

**City of Stevens Point
REGULAR COUNCIL MEETING**

**Council Chambers
County-City Building
1516 Church St**

**September 21, 2015
7:00 P.M.**

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. *Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes on a non-agenda item.
5. Presentation on the Vehicle and Bicycle Parking Analysis.

Consideration and Possible Action on the Following:

6. Minutes of the Regular Common Council meeting of August 17, and the Special Common Council meeting of September 9, 2015.
7. Minutes and actions of the Plan Commission meeting of September 8, 2015.
8. Resolution – Conditional Use Permit – 3296 Church Street – to operate an indoor archery range.
9. Resolution – Conditional Use Permit – 648 Walker Street – to utilize the Traditional Neighborhood Overlay District setback standards to construct a new attached garage.
10. Resolution – Conditional Use Permit – 1200 Crosby Avenue – to perform environmental cleanup activities including dredging in the Wisconsin River and at Pfiffner Pioneer Park.
11. Resolution – Conditional Use Permit – 5225 Joerns Drive – to construct a wireless communication tower.
12. Resolution – Conditional Use Permit – 3500 Prais Street and partially on 3241 Prais Street – to construct parking within and outside the right-of-way on Prais Street, south of Washington School.
13. Resolution – Conditional Use Permit Amendment – 1201 Northpoint Drive – to install exterior heating, ventilation and air conditioning equipment.

14. Ordinance Amendment – Official Street Map of the City of Stevens Point to add Skyward Drive; a variable width private street from its intersection with E.M. Copps Drive to approximately 500 feet north thereof.
15. Minutes and actions of the Public Protection Committee meeting of September 14, 2015 and the minutes of the Special Public Protection Committee of August 17, 2015.
16. Minutes and actions of the Board of Public Works meeting of September 14, 2015.
17. Ordinance Amendment – Amend traffic restrictions on sections of Prais Street and Ellis Street (Sections 9.05(d),(g),(j), 9.06(a) and 16.09 of the RMC).
18. Minutes and actions of the Finance Committee meeting of September 14, and the actions taken at the Special Finance Committee meeting of September 21, 2015.
19. Minutes and actions of the Personnel Committee meeting of September 14, 2015.
20. Amendment to City Administrative Policy 3.01 – Standard Benefits Incorporating the FICA Alternative Plan.
21. Side letter with IAFF Local 484 relating to annual performance evaluations.
22. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of September 14, 2015.
23. Minutes and actions of the Board of Park Commissioners meeting of September 2, 2015.
24. Minutes and actions of the Police and Fire Commission meeting of August 4, 2015 and the Special Police and Fire Commission meeting of August 18, 2015.
25. Minutes and actions of the Airport Commissioners meeting of September 14, 2015.
26. Statutory Monthly Financial Report of the Comptroller-Treasurer.
27. Mayoral Appointments:
Smongeski Health Fund
28. Enter into closed session under Wisconsin Statutes 19.85(1)(e) (the deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) for discussion of resolving an encroachment upon City property within Bukolt Park.
29. Adjournment.

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be

limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

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

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

The
Vehicle and Bicycle
Parking Analysis
can be found on the City Website
at:

<http://stevenspoint.com/DocumentCenter/View/3846>

**City of Stevens Point
REGULAR COUNCIL MEETING**

Council Chambers
County-City Building
1516 Church St

August 17, 2015
7:00 P.M.

Mayor Mike Wiza, Presiding

ROLL CALL: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.

ALSO

PRESENT: City Clerk Moe, City Attorney Beveridge, C/T Ladick, Directors J. Lemke, Ostrowski, Schatschneider, Schrader, City Assessor Shepro, Administrative Assistant Pazdernik, Nate Enwald, Portage County Gazette; Brandi Makuski, City Times; Sari Lesk, Stevens Point Journal, Larry Lee, WSAU.

2. Salute to the Flag and Mayor's opening remarks.

Mayor Wiza stated he would forego his opening remarks due to a fairly long speaker list.

3. *Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.

Mayor Wiza stated anyone who wished to register to speak, please do so now.

4. Presentation of Outstanding Citizen Certificate to Rollie Vallin.

Mayor Wiza read a proclamation and commended Rollie Vallin's selfless and extraordinary act of heroism in saving a young woman's life on July 5, 2015 at Riverfront Rendezvous. He extended his personal gratitude in Mr. Vallin exhibiting great citizenship.

Interim Police Chief Skibba gave Mr. Vallin a coin of recognition from the Stevens Point Police Department for his quick thinking and action.

5. Persons who wish to address the Mayor and Council for up to three (3) minutes on a non-agenda item.

No one wished to address the Mayor and Council.

Consideration and Possible Action on the Following:

6. Minutes of the Regular Common Council meeting of July 20, 2015.

Ald. Phillips **moved**, Ald. Mrozek seconded, to approve the minutes of the Regular

Common Council meeting of July 20, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

7. Minutes and actions of the Plan Commission meeting of August 3, 2015.

Mayor Wiza clarified item #6 on the Plan Commission minutes. He stated item #6 was a 3-3 tie vote and that meant the motion failed.

Ald. Doxtator **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Plan Commission meeting of August 3, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

8. Resolution – Conditional Use Permit – 1055 Main Street to construct and permit a multiple family use on the second floor.

Ald. Doxtator **moved**, Ald. McComb seconded, to approve the Conditional Use Permit for 1055 Main Street to construct and permit a multiple family use on the second floor.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.
Nays: None. Motion adopted.

9. Ordinance Amendment – Rezone approximately 20 acres between West River Drive and West Zinda Drive from "R-2" Single Family Residence District to "R-3" Single and Two-Family Residence District.

Mayor Wiza stated discussion on this item would be just the rezoning.

Scott Frazer, 1849 West Cottage Street, stated he was in favor of keeping the current zoning single family.

Angela Roltgen, 208 W. Pleasant, stated her family bought their property because it was zoned for single family use. She added the R-2 designation is very compatible with the neighborhood while an R-3 designation would encourage more transition and transient living and distract from the single family neighborhood.

Wes Halverson, 430 W. Mapleridge Dr., stated he is speaking in support of his neighbors maintaining single family zoning. He is concerned the quality of duplexes would not equal the quality of the current homes and those duplexes, used as rental property, would become degraded.

Lynette Kvatek, 216 W. Pleasant, urged the City Council to keep the current zoning. She added there is not a lot of turnover in property ownership and this is a longstanding, stable neighborhood.

Gil Kvatek, 216 W. Pleasant, stated he feels the same as the previous speakers. He stated the neighborhood integrity should come before a builder's bottom line and would like to see this area remain zoned single family.

Eleanor Cichosz, 516 W. Mapleridge Dr., stated she is concerned with the drainage and runoff in the area and is against rezoning.

Thomas Roltgen, 208 W. Pleasant St., stated he feels a change in rezoning would degrade the neighborhood.

Elizabeth Anderson, 1817 W. Zinda Dr., stated she bought the property adjacent to the empty lots and she is concerned rezoning to twin homes/duplexes would allow for rental properties. She added she is concerned about the water/wetland area and how future construction would affect drainage.

Kenneth Anderson, 1817 W. Zinda Dr., stated he bought in this neighborhood with the understanding that it was zoned single family. He added with the reopening of Jackson School, this would encourage more single family construction.

Mark Brandt, 460 W. Mapleridge Dr., stated rezoning would not benefit the neighborhood. He added he wants to know his neighbors and not have transitional living spaces for people.

Ald. Mrozek stated she understands the uniqueness of the neighborhood. She added once the property is rezoned, there would be nothing to prevent Mr. Pritchard from selling the property and another builder constructing twin homes that would not be up to the quality and standards of what Mr. Pritchard builds.

Ald. Kneebone stated she is opposed to this rezoning. She stated these people bought with the specific understanding this was single family and it would be unfair to try to change the zoning at this time. She is concerned about the wetlands, drainage and an increase in building density with proposed zoning changes.

Ald. McComb stated she does not think this is a good idea and the construction of multi-family homes would add to road congestion.

Ald. Ryan **moved**, Ald. Kneebone seconded, to deny rezoning of the approximately 20 acres between West River Drive and West Zinda Drive from "R-2" Single Family Residence District to "R-3" Single and Two-family Residence.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.
Nays: None. Motion adopted.

10. Memorandum of Understanding between the City of Stevens Point and the Stevens Point Area Public School District regarding the construction of buildings at Mead Park.

Mayor Wiza stated this was a great example of cooperation between two public entities to do good in the community.

Ald. Doxtator **moved**, Ald. Mrozek seconded, to approve the Memorandum of Understanding between the City of Stevens Point and the Stevens Point Area Public School District regarding the construction of buildings at Mead Park.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.
Nays: None. Motion adopted.

11. Minutes and actions of the Personnel Committee meeting of August 10, 2015 and actions taken at the Special Personnel Commission meeting of July 17, 2015.

Ald. Slowinski stated he would abstain from this vote.

Ald. Phillips **moved**, Ald. Patton seconded, to approve the minutes and actions of the Personnel Committee meeting of August 10, 2015 and the actions taken at the Special Personnel Committee meeting of August 17, 2015.

Call for the Vote: Ayes: All.
Nays: None.
Abstain: Ald. Slowinski.

12. Memorandum of Understanding between the City of Stevens Point and the IAFF Local 484.

Fire Chief Finn stated the extension to October 1, 2015 would allow the Fire Department to reevaluate and refine the evaluation process.

Ald. Mrozek **moved**, Ald. Oberstadt seconded, to approve the Memorandum of Understanding between the City of Stevens Point and the IAFF Local 484.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.
Nays: None. Motion adopted.

13. Minutes and actions of the Public Protection Committee meeting of August 10, 2015 and the Special Public Protection meeting of August 17, 2015.

City Clerk Moe recapped the actions of the Special Public Protection meeting of August 17, 2015. He stated this was held to approve a Team Schierl and Mada Pink Week Activities that required a partial street closing on a section of Fourth Avenue. The motion was adopted.

Ald. Slowinski **moved**, Ald. Van Stippen seconded, to approve the minutes and actions of the Public Protection Committee meeting of August 10, 2015 and the actions of the Special Public Protection meeting of August 17, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

14. Ordinance Amendment – Amend deposit amount for possession of Marijuana (Section

24.52(4)(a) of the RMC).

Pete Shuda, 800 Third Street, stated he was opposed to this ordinance amendment and thought the fine should be increased to deter drug sales and use.

Ben Kollick, 1372 North Second Drive, stated the fine should reflect the severity of the crime and he is in favor of this ordinance amendment.

Ald. Morrow stated in his profession he deals with drug abuse on a daily basis and is not in favor of this amendment.

Ald. Kneebone stated the fine for cruelty to animals, exposing a minor to pornography and battery to a firefighter all carry a \$100.00 fine while possession of 5 grams of marijuana carries a \$300.00 fine for a first offense. She asked if these fines reflect the severity of the crime.

Ald. Doxtator **moved**, Ald. Van Stippen seconded, to approve the ordinance amendment reducing the deposit amount for possession of marijuana from \$300.00 to \$100.00.

Ald. Patton stated that marijuana is much more powerful today and he is not in favor of this amendment and it is still illegal.

Ald. Kneebone stated drug abuse education is better than punitive fines to curb use/abuse.

Ald. Phillips stated he was against the amendment and asked that it be postponed until February. He believes the state will address this in February and municipal changes should wait until a clear determination is made at the state level.

Call for the Vote: Ayes: Ald. McComb, Kneebone, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.

Nays: Ald. Morrow, Phillips, Patton, Slowinski. Motion adopted.

15. Minutes and actions of the Board of Public Works meeting of August 10, 2015.

Ald. McComb **moved**, Ald. Oberstadt seconded, to approve the minutes and actions of the Board of Public Works meeting of August 10, 2015.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.

Nays: None. Motion adopted.

16. Ordinance Amendment – Amend parking restrictions on sections of Phillips Street and Dixon Street and amend the speed limit on Main Street in the Downtown area (Sections 9.05(a),(g),(j) and 9.02(b)2 of the RMC).

Ald. Ryan **moved**, Ald. Doxtator seconded, to approve to amend the parking restrictions on sections of Phillips Street and Dixon Street and amend the speed limit on Main Street in the downtown area.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.
Nays: None. Motion adopted.

17. Minutes and actions of the Finance Committee meeting of August 10, 2015.

Ald. Phillips stated the cost of the handrails at the Lincoln Center were extravagant and asked if they could have been done in-house for less.

C/T Ladick stated both he and Director Schatschneider looked at the handrails as well as the contract regarding facility management. He stated according to the contract, the County is to handle the facilities portion of bids and contracts.

Ald. Patton asked if a City Director would be able to solicit for bids and forward them onto the County Facilities Manager.

C/T Ladick stated it was important for one entity to solicit and review bids.

Director Schatschneider stated the current handrails were iron, rusted, worn and chipped. He stated they will be replaced with stainless steel, which is more expensive but also more durable. Dir. Schatschneider stated it is a good value.

Ald. Morrow **moved**, Ald. Van Stippen seconded, to approve the minutes and actions of the Finance Committee meeting of August 10, 2015.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.
Nays: None. Motion adopted.

18. Resolution – Budget Amendment related to the creation of an IT position and settlement of the labor agreement with the Stevens Point Police Officers Organization.

Ald. Slowinski **moved**, Ald. Van Stippen seconded, to approve the budget amendment related to the creation of an IT position and settlement of the labor agreement with the Stevens Point Police Officers Organization.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Patton, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Mrozek, Doxtator.
Nays: None. Motion adopted.

19. Minutes and actions of the Board of Water and Sewerage Commissioners meeting of August 10, 2015.

Ald. Doxtator **moved**, Ald. Morrow seconded, to approve the minutes and actions of the Board of Water and Sewerage Commission meeting of August 10, 2015.

Call for the Vote: Ayes: Ald. Doxtator, Mrozek, Ryan, Oberstadt, Van Stippen, Slowinski, Kneebone, Patton, McComb, Phillips, Morrow.
Nays: None. Motion adopted.

20. Minutes and actions of the Police and Fire Commission meeting of July 7, 2015 and the Special Police and Fire Commission meeting of July 21, 2015.

Ald. Morrow **moved**, Ald. Phillips seconded, to approve the minutes and actions of the Police and Fire Commission meeting of July 7, 2015 and the Special Police and Fire Commission meeting of July 21, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

21. Minutes and actions of the Transportation Commission meeting of August 13, 2015.

Ald. McComb **moved**, Ald. Kneebone seconded, to approve the minutes and actions of the Transportation Commission meeting of August 13, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

22. Minutes and actions of the Airport Commissioners meeting of August 10, 2015.

Ald. Mrozek **moved**, Ald. Doxtator seconded, to approve the minutes and actions of the Airport Commissioners meeting of August 10, 2015.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

23. Statutory Monthly Financial Report of the Comptroller-Treasurer.

Ald. Slowinski **moved**, Ald. Phillips seconded, to approve and place on file the Statutory monthly Financial Report of the Comptroller-Treasurer.

Call for the Vote: Ayes: All.
Nays: None. Motion adopted.

**24. Mayoral Appointments:
Police and Fire Commission**

Ald. Kneebone stated diversity is needed on this Commission and questioned why a woman was not selected.

Ald. Oberstadt asked Mayor Wiza to outline the qualifications of Mr. Moore.

Mayor Wiza stated there were several qualified candidates to choose from. He stated Mr. Moore stood out because he has more knowledge and experience with the Police and Fire Commission as well as municipal government.

Ald. McComb stated she was disturbed by the lack of diversity on this Commission and asked when another opening would allow for a female appointment.

Mayor Wiza stated an opening would occur next year.

Ald. Patton **moved**, Ald. Morrow seconded, to approve the Mayoral Appointment of Jerry Moore to the Police and Fire Commission.

Call for the Vote: Ayes: Majority.
Nays: Minority. Motion adopted.

25. Transfer of title of Edgewater Manor from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point.

Mayor Wiza stated this agenda item is about the City accepting the transfer of Edgewater from the Redevelopment Authority. He said it would not be about funding, leasing, selling, fixing or remodeling the property.

Director Ostrowski stated the Redevelopment Authority met on August 11, 2015. He stated statutorily, the RA can only operate under a redevelopment plan and Edgewater is not part of a redevelopment plan. He stated the RA has no power to accept funding or to borrow for any repairs. Dir. Ostrowski added the only way the RA would have any power would be if a redevelopment plan was established. He stated the cleanest way to handle Edgewater would be to have one entity involved therefore, the RA voted to transfer the facility over to the City of Stevens Point. Dir. Ostrowski stated this vote would be to accept the transfer, then a meeting in September would be held to discuss the options and then convene a meeting in October to make a final decision concerning future plans for the facility.

Mayor Wiza stated this was the cleanest way to handle Edgewater. He stated this vote is about the City accepting the transfer and not about a loan, repairs or the sale of Edgewater. Mayor Wiza added that on September 9, 2015 there would be a special meeting to discuss options concerning Edgewater. He stated then in October another special meeting would be held to discuss what to do with the property.

Ald. Patton asked what the legal ramifications would be if the City Council did not accept the transfer and voted to return it to the Redevelopment Authority.

Director Ostrowski stated it would become a struggle and Edgewater would continue to operate, but would not renew leases and eventually it would shut down. He added there are very little options available to the RA concerning Edgewater. Dir. Ostrowski stated Edgewater Manor was never part of a redevelopment plan and statutorily, the RA has no power to operate or carry out any plans for the facility.

Ald. McComb asked if the transfer was accepted, who would handle the finances and would the City have control of the checkbook and trust fund.

Director Ostrowski stated the City currently does not have power over the Housing Trust Fund account or the checkbook and these are separate accounts. He recommended the checkbook, all proceeds and liabilities transfer to the City but not to transfer the Housing Trust Fund.

Ald. Van Stippen asked why the Housing Trust Fund would not be transferred to the City.

Dir. Ostrowski stated the trust fund serves a unique purpose for the City in that it has provided loans to low income individuals and he would not want to see the principle reduced in the trust fund.

C/T Ladick stated all options concerning the Housing Trust Fund needs to be considered.

Ald. McComb asked if the transfer was accepted tonight, does a decision on the trust fund need to occur as well or can that be made at a later time.

City Attorney Beveridge stated he was uncomfortable with the direction of the conversation as this was not an agenda item for discussion.

Ald. Mrozek asked for clarification concerning Edgewater assets, which would include the Housing Trust Fund.

City Attorney Beveridge said the Housing Trust Fund is completely separate from Edgewater and does not need to be owned or controlled by the same entity.

Dir. Ostrowski stated the Housing Trust Fund is really the only source of funds for redevelopment in the City. He added if Edgewater cannot survive on its own, cannot pay its debts, then consideration needs to be given if the City should continue to own it. Dir. Ostrowski said there were two opportunities to sell Edgewater for approximately \$1 million, which would have provided income to the City. He recommended the Housing Trust Fund stay with the RA.

Barb Jacob, 1616 Depot St., urged the City Council to accept the transfer of Edgewater from the Redevelopment Authority.

Mary Meyer, 1450 Water Street, Apt. 302, asked the City to accept Edgewater from the Redevelopment Authority. She stated Edgewater currently has a 10% vacancy rate, up from a previous 30% vacancy rate.

Cathy Dugan, 615 Sommers St., stated the City needs to assist Edgewater and there are many opportunities to do that. She added the City is better equipped to assist Edgewater and the residents.

Ald. Slowinski **moved**, Ald. Van Stippen seconded, to approve and accept the transfer of Edgewater from the Redevelopment Authority to the City of Stevens Point.

Call for the Vote: Ayes: Ald. Morrow, Phillips, McComb, Kneebone, Slowinski, Van Stippen, Oberstadt, Ryan, Doxtator.
Nays: Ald. Patton, Mrozek. Motion adopted.

26. **Enter into closed session under Wisconsin Statutes 19.85(1)(e) (the deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining**

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING**

**Portage County Public Library
1001 Main Street
Pinery Room**

**September 9, 2015
6:00 P.M.**

Mayor Mike Wiza, Presiding

ROLL CALL: Ald. Mrozek, Ryan, Oberstadt, Van Stippen, Kneebone, Patton (6:11 p.m.), Phillips, Morrow.

EXCUSED: Ald. Doxtator, Slowinski, McComb.

ALSO

PRESENT: City Clerk Moe, City Attorney Beveridge, C/T Ladick, Director Ostrowski, Int. Chief Skibba, Jim Hamilton, Former Director CDA, Sari Lesk, Stevens Point Journal, Brandi Makuski, City Times, Nate Enwald Portage County Gazette, Larry Lee WSAU, Mary Meyer, Edgewater Manor Spokesperson.

The meeting was called to order by Mayor Wiza at 6:00 p.m. A quorum not present, Mayor Wiza recessed the meeting at 6:01 p.m. to await the arrival of Alderperson Patton.

The meeting was reconvened at 6:11 p.m. with the arrival of Ald. Patton.

Mayor Wiza stated the purpose of this meeting was to provide the Alderpersons with an accurate history of Edgewater Manor as well as options to consider the sale or renovation of the property. He stated City staff would provide financial, legal and developmental information and options.

Mayor Wiza stated no public comment would be taken at this time. He added this meeting would be for discussion and information only. Mayor Wiza said another meeting would be held in October to make a decision concerning Edgewater.

Mayor Wiza allowed one spokesperson, Mary Meyer, five (5) minutes to speak on behalf of Edgewater Manor residents.

Mary Meyer addressed the Alderpersons by stating both the Hi-Rise and Fireside have waiting lists. She added 27 seniors currently residing at Edgewater have vouchers and the remainder have a small Social Security benefit. Ms. Meyer stated just getting the word out in the community about all the attributes Edgewater has to offer has resulted in a 13% vacancy rate. She encouraged the City Council to vote to fund Edgewater's improvements.

Mayor Wiza stated no approval or action will be taken at this time. He introduced Jim Hamilton, former Director of the CDA to provide a brief history of Edgewater.

2. Discussion of Edgewater Manor history, current status, and future options (discussion only).

Mr. Hamilton provided the Alderpersons with a memo dated October 22, 2009 which at the time outlined the background and options for Edgewater. He provided a brief history of the development of the CDA, Edgewater Manor and the Housing Trust Fund. Mr. Hamilton added the Housing Trust Fund provided no interest loans to low-income residents who were able to improve approximately 326 properties within the City. He said this provided a ripple effect within the community because local contractors were used for the renovations, other owners were prompted to improve their property and improvements that were made impacted the assessed value of the properties and ultimately helped the City. Mr. Hamilton stated in the event the property was in such disrepair, it was removed and the land sold to Central Wisconsin Habitat for Humanity who in turn built a new home on the site. He stated the loan was repaid when the property was either sold or refinanced.

Mr. Hamilton stated the renovations to the Hi-Rise were over \$5 million and the cost for Edgewater would be significant. He added that elderly housing needs to remain competitive and incorporate amenities that have become standard such as internet. Mr. Hamilton added that there does come a time when the lifecycle of a property ends and needs to be sold.

Ald. Kneebone asked for clarification on the number of vouchers utilized.

Mr. Hamilton stated there were 80 vouchers used in 2009 and currently there are 27 in use. The vouchers have either been surrendered or are used at a different facility.

Ald. Phillips asked how many Habitat for Humanity houses were built with Housing Trust Fund assistance.

Mr. Hamilton stated approximately 12.

Ald. Morrow asked if there was a process in place that ensured repayment was made once the Housing Trust Fund loan was provided to the property owner.

Mr. Hamilton stated repayment occurred when the property was sold or refinanced.

Ald. Van Stippen asked if any of the properties were foreclosed or defaulted on loans.

Mr. Hamilton stated yes, the City did lose some money, but overall the property was improved and the City got the increased value.

City Attorney Beveridge discussed the legal options of what the City Council could do with regard to Edgewater Manor. He stated the powers of the Redevelopment Authority are limited by state statute. The powers of the City Council are broader and there would be no difference between Edgewater than with any other property the City would own. He stated a loan for Edgewater would follow current existing protocol with bonds and loans and the sale of Edgewater would be no different than selling any other City owned property. City Attorney Beveridge added that restrictive covenants could be placed on the sale of the property to insure it remains as low income housing, senior housing, etc., but could potentially discourage a potential buyer or drive down the price of the property. He stated the legal restrictions are relatively narrow and it is up to the City Council as to what to do with the property.

Mayor Wiza stated legally these are the broadest options – selling it with or without restrictions, leasing it or maintaining ownership.

City Attorney Beveridge also pointed out the façade would become a liability if an injury occurred and the City failed to repair the exterior of the building. He also stated within the next six months the façade would need to be addressed.

Director Ostrowski reviewed the possible options available to the Alderpersons. He stated the needs analysis done by the architect outlined renovations which could run as high as \$4.6 million. Dir. Ostrowski said not all of the items on the needs analysis would have to be done. He said other options could include doing the largest repairs, i.e., the façade and parking lot. Dir. Ostrowski reminded everyone the façade would need to be addressed by the summer of 2016. He said if the City Council is considering keeping the property for the long-term, it may be advantageous to consider making other repairs, such as windows, air conditioning and the elevator at the same time as it would be more costly in the future. Dir. Ostrowski stated once repairs are underway, there is no way to know what problems might be encountered.

Director Ostrowski stated the second option would be to sell the property, list with a realtor or put up a for sale sign with a sale price. He added the other options would be negotiating with a potential buyer or putting out an RFP. Dir. Ostrowski stated there has been interest in the past from individuals but both of those proposals were denied. He stated given the problem with the façade, any offer would probably come in at a reduced price.

Dir. Ostrowski stated the third option would be to look for other funding options, such as Section 42. He said it would be challenging to get an application in on time as it is due by the end of the year.

C/T Ladick provided five financial scenarios which included both optimistic and pessimistic projections of funding Edgewater. He added that it would be difficult to predict the future because the extent of the repairs needed are not fully known, such as the case with the façade.

C/T Ladick stated he wanted to provide all of the possibilities so everyone would have a good understanding of all of the risks and can accept those risks. He pointed out the difference between G.O. and revenue bonds and cautioned that should there be a default on a revenue bond, the City would be downgraded to junk bond status. C/T Ladick stated it would be important to understand the risks and the possibilities as well as what risks the City Council is willing to accept.

Ald. Patton stated the only option would be to advance the money for repairs.

C/T Ladick stated he agreed with the City Attorney concerning the façade issue and once the City has been notified of needed repairs and fails to make those repairs, the City would be liable should an accident occur.

Ald. Patton asked if there were other funding sources available.

Mayor Wiza stated the only financial option at the present time is for the City to borrow on behalf of Edgewater.

Ald. Morrow asked if there was a savings/investment that was set aside for the unexpected repairs.

C/T Ladick stated ongoing maintenance is important but not everything can be planned or budgeted for. He said there is \$100,000 budgeted for building repair but that may not cover everything and there needs to be continual reinvestment.

Mayor Wiza stated there is no crystal ball as to know what repair would be needed or expected. He said the study from AGL outlined a number of repairs both essential and cosmetic and just fixing the essential problems does not enhance the marketability of the property.

Mr. Hamilton stated the repair to the Hi-Rise Manor it cost roughly \$85,000 per unit. If that is projected to Edgewater, it would cost \$6.8 million, not \$2.275 million. Half would still be \$3.4 million which would include a total rehab making Edgewater viable for the next 20 years.

Ald. Oberstadt asked what the worst and best case scenario would be for the taxpayers and how much taxes would go up.

C/T Ladick stated the worst case scenario would be \$5.4 million advanced from the City for 20 years. This would increase the current levy rate of \$9.84 to \$10.03, approximately 19 cents per \$1,000. On a \$100,000 property, it would mean a \$19.00 increase in taxes.

Ald. Van Stippen asked if there is taxpayer money currently being used to subsidize Edgewater.

C/T Ladick replied the voucher program is funded through the federal government but no local taxpayer dollars are used. He added that shortfalls have been covered by the Housing Trust Fund.

Ald. Van Stippen asked if there was a projected sale price point for the sale of Edgewater.

Director Ostrowski stated when proposals were solicited, three proposals were received: \$500,000, \$525,000 with a request for TIF money and the last was \$1.5 million. All offers were denied. He said last year there was a \$1.5 million offer with the known façade issue. Dir. Ostrowski stated there seems to be interest in the property but he does not know what to expect for an offer. He stated possibly \$1 million, perhaps as much as \$1.5 million.

Ald. Van Stippen asked if that proposal included restrictive covenants.

Dir. Ostrowski stated the offer included a 10 year commitment to keep the facility senior housing with no more than a 1% rental increase per year and included some upgrades with different levels of care within the facility. He said if the sale occurred, the money would go into the Housing Trust Fund. Dir. Ostrowski added \$1.5 million in government invested securities at 4% would yield an additional \$60,000 into the Housing Trust Fund. He said the average property project cost is \$20,000 which would help two to three low-income property owners per year.

Mayor Wiza stated no loans from the Housing Trust Fund have been made in the past four years.

Ald. Mrozek asked if the \$2.275 million included any cosmetic improvements.

Director Ostrowski said the \$2.275 million included the façade, elevator, generator, windows and some carpet in the common room – nothing cosmetic in the individual units.

Mayor Wiza discouraged the Alderpersons from considering a bare-bones minimum renovation project just to get by. He said the residents of Edgewater deserve better. He said whatever decision is made, will be difficult and thanked the audience and the Alderpersons for attending. Mayor Wiza said as elected officials, we represent over 26,000 people and need to do what is in the best interest of everyone.

Ald. Mrozek asked Mr. Hamilton, based on his experience with the Hi-Rise project, could he provide a summary of what unexpected problems were encountered during that renovation.

Mr. Hamilton stated the Hi-Rise Manor was entirely gutted and units were reconfigured to various sizes to accommodate various disabilities. He said there are currently 81 units at Edgewater and after reconfiguration there would be fewer units at a cost of more than \$4 million. He added upgrades done to the Hi-Rise elevator alone were \$400,000.

Mayor Wiza concluded by stating City staff would be available to the alderpersons to answer any questions.

3. Adjournment.

The meeting was adjourned at 7:47 p.m.

REPORT OF CITY PLAN COMMISSION
September 8, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Wiza, Commissioner Anna Haines, Commissioner Bob Brush, Commissioner Garry Curless, and Commissioner Dave Cooper.

EXCUSED: Alderperson Mary Kneebone and Commissioner Daniel Hoppe

ALSO PRESENT: Community Development Director Michael Ostrowski, City Attorney Andrew Beveridge, Comptroller/Treasurer Corey Ladick, Parks and Rec. Director Schrader, Alderperson Phillips, Alderperson Morrow, Alderperson Oberstadt, Nate Enwald, John Holdridge, Reid Rocheleau, Don Keck, Barb Jacob, Brian Bartoszek, Kelly Zagrzebski, Connie Check, John Prais, Al Walkush, Gary Hintz, Sandy Filtz, Chad Spreda, Melissa Spreda, Travis Haines, Jeff Kraemer, Rick Rettler, Chase Rettler, Adelle Spaay, Kevin Spaay, Mark Erwin, Bobbie Erwin, Jim Willner, Mary Willner, Jeff Budelier, Rick King, Peter Schau, Trevor Roark, Judy Young, David Pederson, Jaime Klasinski, Jay Johnson, Dian Jahn, and Ward Wolff.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the August 3, 2015 Plan Commission meeting.
3. Request from Sandra Filtz for shared parking at 5208 Heffron Court (Parcel ID 2308-02-2000-27).
4. **Public Hearing** – Request from Gary Hintz, representing Bucks and Bulls Archery, for a conditional use permit to operate an indoor archery range at 3296 Church Street (Parcel ID 2308-04-3008-16).
5. Action on the above.
6. **Public Hearing** – Request from Chad and Melissa Spreda for a conditional use permit to utilize the Traditional Neighborhood Overlay District setback standards to construct a new attached garage at 648 Walker Street (Parcel ID 2408-29-3006-01).
7. Action on the above.
8. **Public Hearing** – Request from Ryan J. Baeten, representing Natural Resource Technology Inc., on behalf of Wisconsin Public Service, for a conditional use permit to perform environmental cleanup activities including dredging in the Wisconsin River and at Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05).
9. Action on the above.

10. Request from Kraemer Construction for a conceptual project review of a multiple use development at 532 Division Street (Parcel ID's 2408-29-4010-24 and 2408-29-4010-25) and 508-20 Vincent Street (Parcel ID 2408-29-4013-39).
 11. **Public Hearing** – Request from Peter Schau, representing Central States Tower III, LLC., for a conditional use permit to construct a wireless communication tower at 5225 Joerns Drive (Parcel ID 2308-02-2000-22).
 12. Action on the above.
 13. **Public Hearing** - Request from Jay Johnson, representing Washington School, for a conditional use permit to construct parking within and outside the right-of-way on Prais Street, south of Washington School, 3500 Prais Street (Parcel ID 2408-28-4018-02) and partially on 3241 Prais Street (Parcel ID 2408-33-1001-16).
 14. Action on above.
 15. **Public Hearing** – Request from Don Keck, representing the Stevens Point School District, for a conditional use permit amendment to install exterior heating, ventilation, and air conditioning equipment at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).
 16. Action on above.
 17. **Public Hearing** – Request from Mark and Roberta Erwin to amend the City of Stevens Point Comprehensive Plan Extraterritorial Land Use Map (Map 8.7A) for the purposes of classifying a future land use designation, Commercial / Office, for 1230 Second Street (County Parcel ID 020-24-0817-12.03).
 18. Action on above.
 19. **Public Hearing** – Request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to add Skyward Drive; a variable width private street from its intersection with E.M. Copps drive to approximately 500 feet north thereof (see attached exhibits).
 20. Action on above.
 21. Adopt the Portage County Bicycle and Pedestrian Plan.
 22. Request from the City of Stevens Point to exercise its repurchase option due to failure to build by the property owner at 4908 Whitetail Drive (Parcel 2408-15-4004-27).
 23. Director's Update.
 24. Adjourn.
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1. Roll call.

Present: Wiza, Haines, Brush, Curless, Cooper

Discussion and possible action on the following:

2. Report of the August 3, 2015 Plan Commission meeting.

Motion by Commissioner Cooper to approve the report of the August 3, 2015 Plan Commission meeting; seconded by Commissioner Curless. Motion carried 5-0.

3. Request from Sandra Filtz for shared parking at 5208 Heffron Court (Parcel ID 2308-02-2000-27).

Director Ostrowski explained this property is in the Stevens Point Industrial Park. Ms. Filtz is looking at splitting the property, however, it will create two parcels with a single parking lot. According to our zoning code, we require action by the Plan Commission with confirmation by the City Council in order to approve a shared parking area. Staff would recommend approval.

Motion by Commissioner Curless to approve the request for shared parking at 5208 Heffron Court (Parcel ID 2308-02-2000-27) with the condition that handicap stalls be designated to serve each building and marked and signed appropriately; seconded by Commissioner Haines. Motion carried 5-0.

4. **Public Hearing** – Request from Gary Hintz, representing Bucks and Bulls Archery, for a conditional use permit to operate an indoor archery range at 3296 Church Street (Parcel ID 2308-04-3008-16).

Mayor Wiza declared the public hearing open.

Gary Hintz, 609 Walter Street, stated he has had a conditional use for his business at 3272 Church Street and he is just moving to the 3296 Church Street location with the same floor plan and set up.

Mayor Wiza declared the public hearing closed.

5. Action on the above.

Director Ostrowski explained this is a simple relocation of the business, and staff has no issues with this request.

Motion by Commissioner Haines to approve the request from Gary Hintz, representing Bucks and Bulls Archery, for a conditional use permit to operate an indoor archer range at 3296 Church Street (Parcel ID 2308-04-3008-16) with the following conditions:

1. All building codes shall be met.
2. Outdoor shooting shall be prohibited.

3. The handling of bows shall adhere to all local, state, and federal regulations.
4. A half wall or barrier shall be constructed to fully separate the shooting lanes near the front of the store, preventing patrons entering the facility from impeding the shooting lanes when in operation. An updated site plan shall be submitted and reviewed by the Community Development Department.
5. All exterior doors shall be kept closed so as to fully confine the archery range.
6. All refuse containers shall be screened from view.
7. All shooting within the proposed ranges shall be monitored and supervised at all times by an instructor or staff member.

seconded by Commissioner Curless. Motion carried 5-0.

6. **Public Hearing** – Request from Chad and Melissa Spreda for a conditional use permit to utilize the Traditional Neighborhood Overlay District setback standards to construct a new attached garage at 648 Walker Street (Parcel ID 2408-29-3006-01).

Mayor Wiza declared the public hearing open.

Melissa Spreda, 648 Walker Street, explained they would like to take down the current garage and rebuild a new one in the same place, with a reduced setback.

Commissioner Curless asked if the building being taken down was the garage or the shed, to which Mrs. Spreda stated both, and replaced with a three car garage.

Commissioner Brush asked if any of the trees would be taken down, to which Mrs. Spreda stated none are planned to be removed with this construction.

Mayor Wiza declared the public hearing closed

7. Action on the above.

Motion by Commissioner Brush to approve the request from Chad and Melissa Spreda for a conditional use permit to utilized the Traditional Neighborhood Overlay District setback standards to construct a new attached garage at 648 Walker Street (Parcel ID 2408-29-3006-01) with the following conditions:

1. Ingress/egress from West Street shall be vacated.
2. Driveways shall be no less than nine feet in width and no more than 20 feet in width in the required front yard setback.
3. Driveways shall be no closer than 30 feet from any other driveway and no closer than three feet to any side lot line.
4. Driveways shall be at least five feet from hydrants and utility poles.
5. All necessary building permits shall be obtained for the proposed work.
6. All other applicable ordinance requirements shall be met.

7. Staff shall have the right to make minor modifications to the plans.

seconded by Commissioner Cooper. Motion carried 5-0.

8. **Public Hearing** – Request from Ryan J. Baeten, representing Natural Resource Technology Inc., on behalf of Wisconsin Public Service, for a conditional use permit to perform environmental cleanup activities including dredging in the Wisconsin River and at Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05).

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

9. Action on the above.

Director Ostrowski explained the request is to dredge the pond and a portion of the river to remove contaminants, and cap the areas. The anticipated start date is October of this year and it should be completed by the end of the year.

Commissioner Curless asked if the DNR would need to give approval, to which Director Ostrowski explained they are working with the EPA, but would have to be compliant to both the DNR and EPA standards.

Motion by Mayor Wiza to approve the request from Ryan J. Baeten, representing Natural Resource Technology Inc., on behalf of Wisconsin Public Service, for a conditional use permit to perform environmental cleanup activities including dredging in the Wisconsin River and at Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05) with the condition that a City zoning permit shall be obtained prior to work occurring; seconded by Commissioner Curless. Motion carried 5-0.

10. Request from Kraemer Construction for a conceptual project review of a multiple use development at 532 Division Street (Parcel ID's 2408-29-4010-24 and 2408-29-4010-25) and 508-20 Vincent Street (Parcel ID 2408-29-4013-39).

Director Ostrowski explained that Kraemer Development is proposing to purchase the old Cooper Motor site and the property south of Klasinski Clinic for a mixed use development. The discussion today is just a review of the concept. From this, the developer can modify the plans to address concerns, prior to bringing the project back for approval.

Jeff Kraemer, Kraemer Development, explained this is concept is provide to get feedback, so we can take that back and make a formal application and work through some of the comments and concerns. He stated that the north side of the plan is for an approximate 2,000 square foot restaurant with a drive thru, the next space is a 6,000 square foot commercial space with an

outdoor plaza, and the next section would be a housing project with about 40-50 units. There would be approximately 3,000 square feet of amenity space to give a community type feel for the building. Lastly, there would be a 20,000 square foot office building. There is defined parking areas which would be shared but enough available to meet all of the parking requirements. For this project they would be asking to vacate Vincent Street, which would allow a more complete development. Access to the rear portion of the Ella's property would still need to be worked out.

Commissioner Cooper asked at 40-50 units, what would be the number of bedrooms would be. Mr. Kraemer stated approximately 120-150 bedrooms with parking designated for those units.

Commissioner Brush asked what is on the west side of the site and would you provide screening, to which Mr. Kraemer answered residential, and we would provide a buffer area with landscaping.

Commissioner Haines asked with this design, where does it fall in our zoning code, to which Director Ostrowski answered that the area would be, rezoned to P.U.D. to provide for a more cohesive development.

Commissioner Brush asked if Vincent Street is vacated, would that eliminate an exit, to which Director Ostrowski answered it would not.

Commissioner Curless asked if the older Klasinski buildings would be purchased to which Mr. Kraemer confirmed.

Commissioner Brush asked if the only ingress and egress would be on Division Street, to which Mayor Wiza added north on Vincent Street as well.

Commissioner Brush asked to see another concept plan that would have other options to be considered. He asked about ideas like providing underground parking and giving the area more greenspace. Mr. Kraemer explained that the underground parking is an issue due to the high water table in that area, and putting parking on grade under the building is extremely expensive.

Commissioner Curless asked about switching the office building with the apartment building to which Mr. Kramer stated he would like to focus the high density apartment next to Division Street. It is important to keep the apartments towards Division because it is closer to campus and gives the appearance of being included in the campus.

Commissioner Haines asked about Ella's and if they would like to be sandwiched between the four story building and the bank. She pointed out the plaza is a nice touch, but worries about pedestrians crossing four lanes of traffic without using the light.

Mayor Wiza said this development is different and the apartments are smaller, but there will be ample parking for the retail and professional area. The plaza gives a nice public space.

Commissioner Cooper stated he likes the mixed use, but is concerned with Division Street and Fourth Avenue being a bad intersection. Mayor Wiza pointed out there are traffic lights there now.

Commissioner Curless and Haines asked about how the units compared with other complexes in the area, to which Travis Haines of Candlewood stated the Gerrard building has 18 units with 56 residents.

Commissioner Brush stated he would like to see the concept showing more of the surrounding properties and how it would look all together.

Reid Rocheleau, does not understand the mixed use concept and said the commercial areas should be developed first before the residential. He does have a concern for the traffic and does not like the idea of a four story building.

Tori Jennings, 1632 Ellis Street, said she is excited to see this proposal and this could be a turning point for Division Street. She feels the plan needs to have zero setbacks bringing more structure onto Division Street and that there is no need to emphasize the parking.

Barb Jacob, 1616 Depot Street, feels this is one of the better projects she has seen for this area. She is not sure that pushing the buildings towards Division Street is a good idea because if there is a reason to widen the street, the building will be in the way. She feels there is a need for more housing and less of the office space.

Trevor Roark, 601 Washington Avenue, stated the site needs work, and this plan represents progress. The mixed use is important in giving the area sustainability, but does have a concern for the amount of pavement, compared to buildings. He also feels that bike parking is key to this area as well.

Mayor Wiza stated this is a good start to a vision of the site.

11. **Public Hearing** – Request from Peter Schau, representing Central States Tower III, LLC, for a conditional use permit to construct a wireless communication tower at 5225 Joerns Drive (Parcel ID 2308-02-2000-22).

Director Ostrowski stated this is a request for a new communication tower in the city's industrial park. He said we have the review authority, but we are limited on what restrictions can be enforced. The applicant has looked at co-location, but that is not feasible at this time.

Mayor Wiza declared the public hearing open.

Peter Schau, Central States Tower III, LLC, explained he is here to represent the applicant and would be able to answer any questions.

Mayor Wiza declared the public hearing closed.

12. Action on the above.

Motion by Commissioner Cooper to approve the request from Peter Schau, representing Central States Tower III, LLC, for a conditional use permit to construct a wireless communication tower at 5225 Joerns Drive (Parcel ID 2308-02-2000-22) with the following conditions:

- 1. Applicable City permits shall be obtained (building, right-of-way, etc.).**
- 2. Any other pertinent requirements from the Federal Aviation Administration (FAA) shall be met.**

seconded by Commissioner Haines. Motion carried 5-0

13. **Public Hearing** - Request from Jay Johnson, representing Washington School, for a conditional use permit to construct parking within and outside the right-of-way on Prais Street, south of Washington School, 3500 Prais Street (Parcel ID 2408-28-4018-02) and partially on 3241 Prais Street (Parcel ID 2408-33-1001-16).

Director Ostrowski stated this request is slightly different than other parking lot requests in that it involves part private property and part of the street. The area is zoned R-2 Single Family where schools are a conditional use. The parking at the south of the school is currently parallel, and this request is for reverse angle parking. Ellis Stone has submitted four sets of plans, and after staff review, we recommend the reverse angle for better visibility when leaving the stalls.

Mayor Wiza declared the public hearing open.

Trevor Roark, 601 Washington Avenue, feels this plan greatly increases the safety in the area, but recommends the addition of bike parking.

Mayor Wiza declared the public hearing closed.

14. Action on above.

Commissioner Haines asked for clarification that the parking would be angled, but reverse angle by backing in to the stalls. Her concern is how that is safer. Director Ostrowski stated at exiting there is better visibility.

Commissioner Brush said he liked the concept but did have a concern for the flow of traffic and how much room there would be to back up.

Commissioner Curless asked how many stalls they would really gain. Jay Johnson, Ellis Stone, stated the current parking is approximately 23 stalls and the new angled parking would be about 63 spaces.

Commissioner Brush asked if lighting would be added and would the parking be only in the day time hours. Mr. Johnson stated the plan does not include lighting.

John Prais asked what would happen to the east to west traffic if vehicles are backing up, to which Mr. Johnson stated it would stay the same as it is now.

John Powell, 3601 Roberts Street, feels that the traffic on Wilshire Boulevard is heavy and that angled parking will be difficult.

Mayor Wiza added that the stalls are designed for traffic from the west to the east and if they are going the other direction they will have to go around the block to park.

Jack Reid, 3600 Robert Street, asked if a traffic study has been conducted regarding this and what the results were for the northbound traffic on Wilshire.

Kathy Wiesbrot, 3609 Simonis Street, stated that parking in the neighborhood is an issue and that this parking plan is excellent. Most of the parking will be full by the time the parents arrive to drop off students.

Motion by Commissioner Cooper to approve the request from Jay Johnson, representing Washington School, for a conditional use permit to construct parking within and outside the right-of-way on Prais Street, south of Washington School, 3500 Prais Street (Parcel ID 2408-28-4018-02) and partially on 3241 Prais Street (Parcel ID 2408-33-1001-16) with the following conditions:

1. Reverse angled parking shall be installed. The degree of angled shall be approved by the City Engineer.
2. Sidewalks and curb shall be installed south of the parking area during the time of construction.
3. Pedestrian crosswalks shall be painted/installed across Prais Street, where applicable, to connect with the walkways/sidewalks by Washington School.
4. Signage shall be posted at each end of the parking area identifying the type of parking and proper use.
5. The speed limit shall be reduced to 15 miles per hour on Prais Street between Saint Paul Street and Wilshire Boulevard. Signage shall be placed near the intersection referenced.
6. A final site and landscape plan shall be submitted to City staff for review and approval.
7. Applicable City permits shall be obtained (building, right-of-way, etc.).
8. An intergovernmental agreement shall be entered into between the City and School District for the use and maintenance of the area.

seconded by Commissioner Haines.

Commissioner Curless added that it would be true to have 90% of the stalls filled by the same persons day after day.

Motion carried 5-0.

15. **Public Hearing** – Request from Don Keck, representing the Stevens Point School District, for a conditional use permit amendment to install exterior heating, ventilation, and air conditioning equipment at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).

Director Ostrowski explained the life skills building at SPASH was before the commission for approval and the building is near completion but the HVAC screening was not approved prior to installation. The school has provided screening options to keep the units where they are. Upon staff review, we would recommend the west side to have fencing or evergreen shrubs to screen the units. On the north side, staff would recommend the movement of the units to the east side of the building and have screening installed there as well. Staff would also recommend painting the equipment on the roof to match the roof color.

Mayor Wiza declared the public hearing open.

Don Keck, Stevens Point School District, stated the items could be screened sufficiently with the similar fencing to the trash dumpsters. He added to put them on the east side with the fence screening, they would not fit.

Mayor Wiza declared the public hearing closed.

16. Action on above.

Commissioner Haines asked what was meant by the room needed for the units, to which Mr. Keck stated there needs to be access to all three sides of the units for maintenance and with relocating to that area, there would not be enough room for the units and screening.

Commissioner Curless asked if they were used for heating, to which Mr. Keck stated they are gas fired make up air units.

Motion by Commissioner Curless to approve the request from Don Keck, representing the Stevens Point School District, for a conditional use permit amendment to install exterior heating, ventilation, and air conditioning equipment at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21) with the following conditions:

1. **The small mechanical equipment on the west side of the building shall be screened with either fencing/wall to match the building, or evergreen bushes at a minimum height of the mechanical units.**

2. Relocate the make-up air handling unit to the west side of the building and screen it on the south and east side with the same exterior materials on the main building. The materials shall match in color and type. The service door to the unit shall face south or west, and shall match in color with the other service doors.
3. All mechanical or venting equipment on the roof shall be screened or painted to match the color of the roof.
4. All new plans shall be approved by City staff prior to construction.

seconded by Commissioner Brush.

Commissioner Haines asked how difficult would it be to move, and what would not fit if relocated, to which Mr. Keck answered they would be unable to fence the unit if it was moved.

Mayor Wiza asked about a gated fence to which Mr. Keck stated there is a need to access three sides of the unit as well as keep air flow.

Commissioner Curless asked about room on the east side, to which Mr. Keck stated there is duct work there.

Commissioner Cooper asked if it could be screened right where the unit is.

Commissioner Curless withdrew the original motion.

Commissioner Brush asked for an overhead diagram to better view the plans.

Motion by Commissioner Haines to approve the request from Don Keck, representing the Stevens Point School District, for a conditional use permit amendment to install exterior heating, ventilation, and air conditioning equipment at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21) with the following conditions:

1. The make-up unit on the north side of the building shall be screened with the same materials and look of the main building, up to the cement board siding. Furthermore, additional landscaping in the form of evergreen shrubs should be placed around the screening wall. The shrubs shall have a height of no less than five feet at the time of planting and should form a wall around the unit enclosure. The screening wall should then have a service door that faces either east or west and should match in color with the other service doors.
2. The small mechanical equipment on the west side of the building shall be screened with either fencing/wall to match the building, or evergreen bushes at a minimum height of the mechanical units.
3. All mechanical or venting equipment on the roof shall be screened or painted to match the color of the roof.
4. All new plans shall be approved by City staff prior to construction.

seconded by Commissioner Cooper. Motion carried 5-0.

17. **Public Hearing** – Request from Mark and Roberta Erwin to amend the City of Stevens Point Comprehensive Plan Extraterritorial Land Use Map (Map 8.7A) for the purposes of classifying a future land use designation, Commercial / Office, for 1230 Second Street (County Parcel ID 020-24-0817-12.03).

Director Ostrowski stated the property owner is looking to annex in the future, but at this time this area is not addressed in future land use map of the current comprehensive plan. To proceed with annexation, this must be must be addressed. There is limited development potential in this area, but we would look at identifying it as a commercial type use. Currently, the property has no utilities and if annexed, they do not plan on having any utilities run to the area. The DNR does show some of this general area as wetlands, but there is a potential for light commercial use along the Interstate in the next 20-30 years. Staff recommends moving forward and identifying this area for the future land map.

Mayor Wiza declared the public hearing open.

John Holdridge, Chairman Town of Hull, said this request should not go forward now, so that the boundary agreements could be developed first. The parcel has outstanding issues that should be required to be corrected and resolved prior to this plan.

Aldersperson Morrow explained that there have been issues with Point Log and water flowage issues, which would need to be cleared up first.

Director Ostrowski clarified that the city is not pushing for the annexation of this area at this time.

Roberta Erwin, 533 Second Street N, stated that Point of Beginning has been working on the site regarding the stormwater. The DNR has approved the plan from Point of Beginning. Since they do own multiple properties, they would like to keep all the properties in Stevens Point, so they are dealing with one municipality regarding tax bills and ordinance requirements.

Mayor Wiza declared the public hearing closed.

18. Action on above.

John Holdridge, Town of Hull Chairman, pointed out that the issues are not resolved with this property, and they have not responded back to Point of Beginning and the DNR.

Commissioner Haines stated she preferred to wait until we have done our updated comprehensive plan and consider the other lands in the area and address any boundary agreements. She said she did not see any advantage of annexing it to the City at this time.

Director Ostrowski sated the advantage the city has in amending the Comprehensive Map, and annexing this property, is that we can regulate the property according to our standards.

Commissioner Cooper asked if the property can be annexed if the comprehensive plan map is not amended. Director Ostrowski answered that the proper order of addressing this is to address the land use to be consistent with the comprehensive plan. He stated staff did run this by the

State DOA and they indicated that they would likely give a positive recommendation for annexation as long as the roadway and right of way were addressed.

Mayor Wiza stated the Town Board has given the approval to start the boundary agreement conversations. Mr. Holdridge added that they had been delayed in the past due to a staffing shortage at Portage County Planning and Zoning.

Commissioner Curless asked if the property was annexed, would well and septic be installed, to which Director Ostrowski answered that can be allowed, but utilities are not needed at the site at this time.

Commissioner Haines asked if the property is currently developed and gets annexed to the city, how it can be retro regulated. Director Ostrowski explained that if additional units are added, the B-1 Neighborhood Business District allows for storage buildings as a conditional use and at that time, they would have to meet the city's zoning requirements.

Motion by Commissioner Curless to postpone the request from Mark and Roberta Erwin to amend the City of Stevens Point Comprehensive Plan Extraterritorial Land Use Map (Map 8.7A) for the purposes of classifying a future land use designation, Commercial / Office, for 1230 Second Street (County Parcel ID 020-24-0817-12.03) until the boundary agreements with the Town of Hull are set up and all legal issues are resolved; seconded by Commissioner Brush. Motion carried 5-0.

19. **Public Hearing** – Request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to add Skyward Drive; a variable width private street from its intersection with E.M. Copps drive to approximately 500 feet north thereof (see attached exhibits).

Director Ostrowski explained that this is part of the development agreement with Skyward.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

20. Action on above.

Motion by Commissioner Haines to approve the request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to add Skyward Drive; a variable width private street from its intersection with E. M. Copps Drive to approximately 500 feet north thereof; seconded by Commissioner Brush. Motion carried 5-0.

21. Adopt the Portage County Bicycle and Pedestrian Plan.

Motion by Commissioner Haines to adopt the Portage County Bicycle and Pedestrian Plan; seconded by Commissioner Brush.

Bob Fisch, 1033 Smith Street, said he supports the Portage County Bicycle and Pedestrian Plan and encouraged the commission to approve it.

Commissioner Brush stated it is a good plan to have in place.

Motion carried 5-0.

22. Request from the City of Stevens Point to exercise its repurchase option due to failure to build by the property owner at 4908 Whitetail Drive (Parcel 2408-15-4004-27).

Comptroller/Treasurer Corey Ladick explained that the city subdivision is doing well and has sold eight lots so far this year. There is one remaining lot for sale, and this lot that was purchased in 2008 has not been developed. The city is asking permission to execute the option to buy back the property based on lack of development.

Commissioner Cooper asked if the parcel is worth more now, to which Mr. Ladick stated possibly. Commissioner Haines asked if this was the final lot, to which Mr. Ladick stated no there is one other that is available.

Motion by Mayor Wiza to approve the request from the City of Stevens Point to exercise its repurchase option due to failure to build by the property owner at 4908 Whitetail Drive (Parcel ID 2408-15-4004-27); seconded by Commissioner Curless. Motion carried 5-0

23. Director's Update.

Director Ostrowski explained that there have been meetings to get input from local businesses and organizations. After the information is assembled and tabulated, it will be brought back before you for review of the vision statement.

24. Adjourn.

Meeting adjourned at 7:49 PM.

RESOLUTION

**[3296 CHURCH STREET]
(BUCKS N BULLS)**

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **3296 Church Street (Parcel ID 2308-04-3008-16)**, LOT 3 CSM#8295-32-125&A BNG PRT NW SW S4 T23 R8 516/299-300 642584 (786476-LSE) 791920-1, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of operating an indoor archery range, as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

- 1) All building codes shall be met.
- 2) Outdoor shooting shall be prohibited.
- 3) The handling of bows shall adhere to all local, state, and federal regulations.
- 4) A half wall or barrier shall be constructed to fully separate the shooting lanes near the front of the store, preventing patrons entering the facilities from impeding the shooting lanes when in operation. An updated site plan shall be submitted and reviewed by the Community Development Department.
- 5) All exterior doors shall be kept closed so as to fully confine the archery range.
- 6) All refuse containers shall be screened from view.
- 7) All shooting within the proposed ranges shall be monitored and supervised at all times by an instructor or staff member.

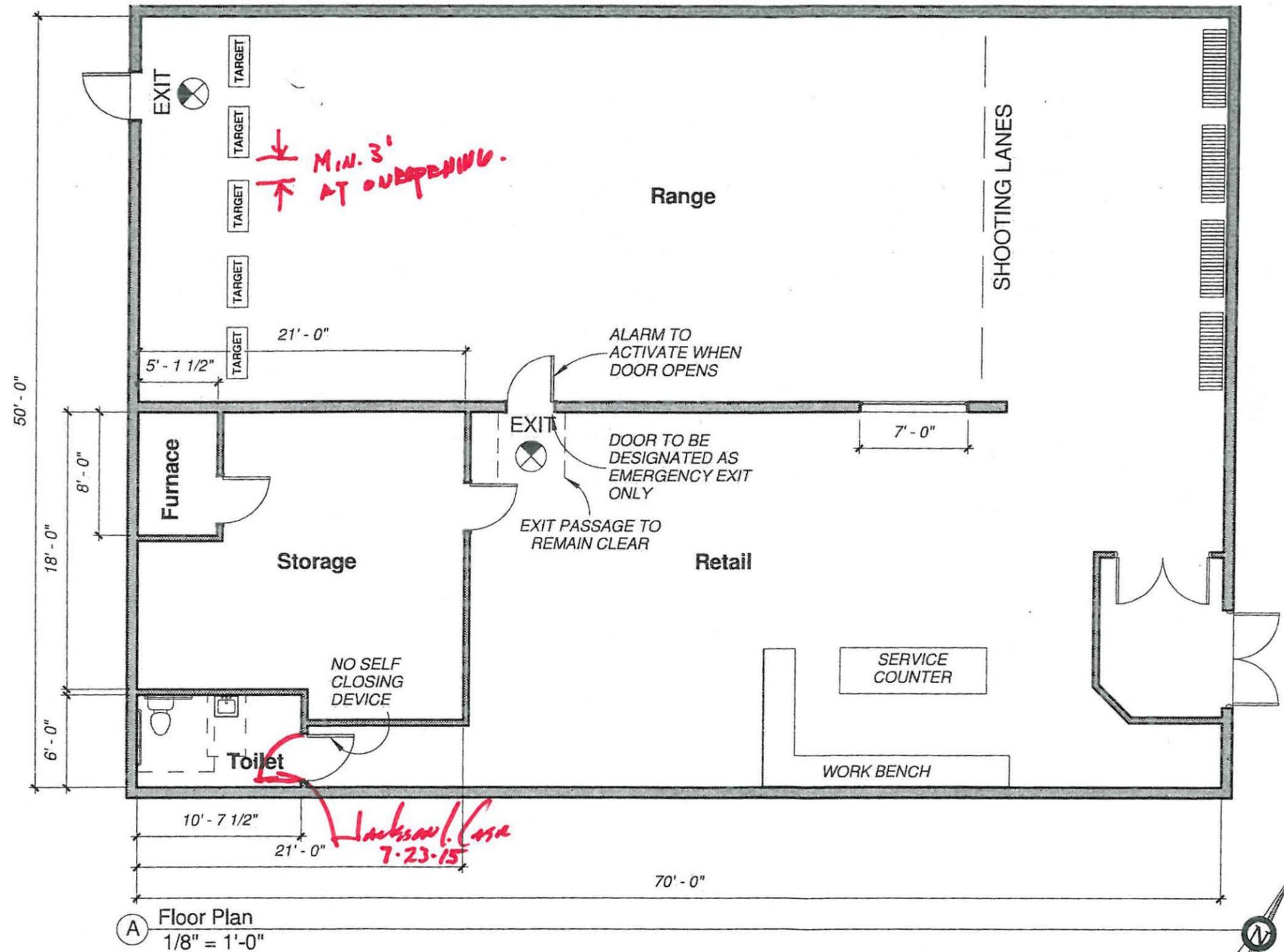
Such approval constitutes a Conditional Use Permit under the City's ordinances.

Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: September 21, 2015
Adopted: September 21, 2015

Drafted by: Michael Ostrowski
Return to: City Clerk



(A) Floor Plan
1/8" = 1'-0"

Jackson I. Case
7-23-15

Jackson I. Case
7-22-2015



G UZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777

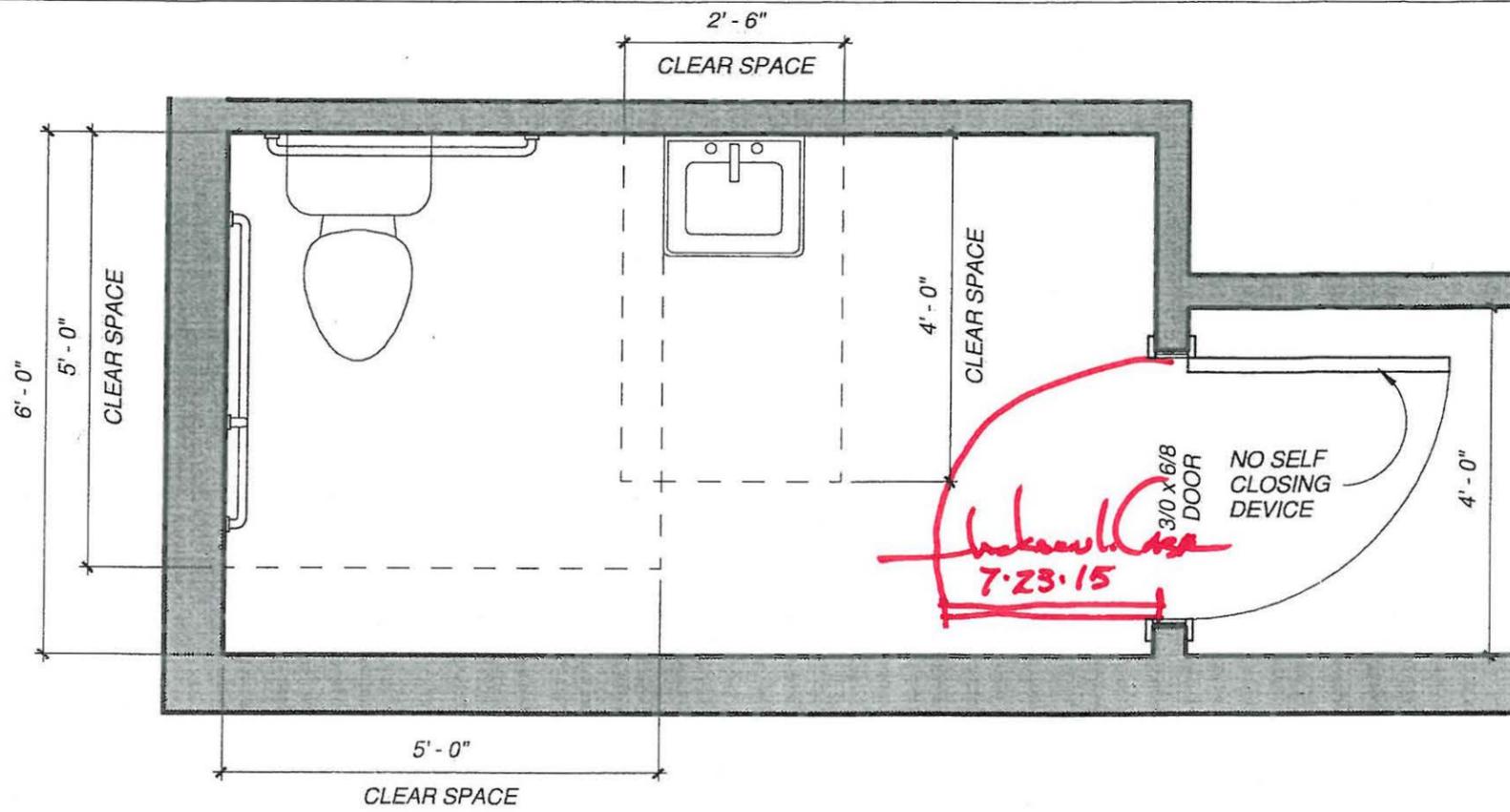
Bucks and Bulls Archery

3296 Church St. Suite D&E
Stevens Point, WI 54481

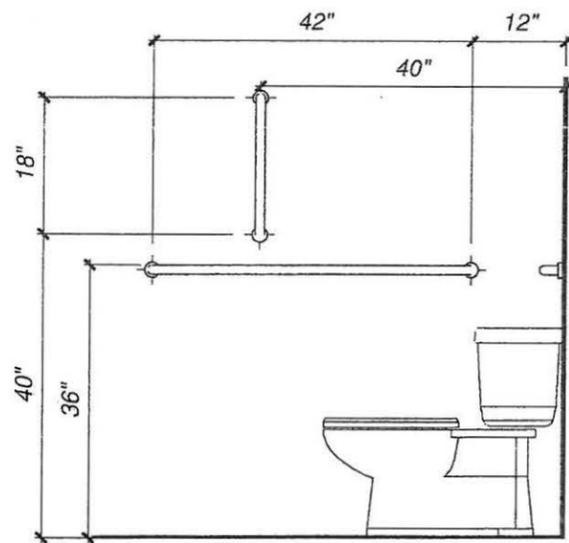
Project #:
1556

Date:
07/22/2015

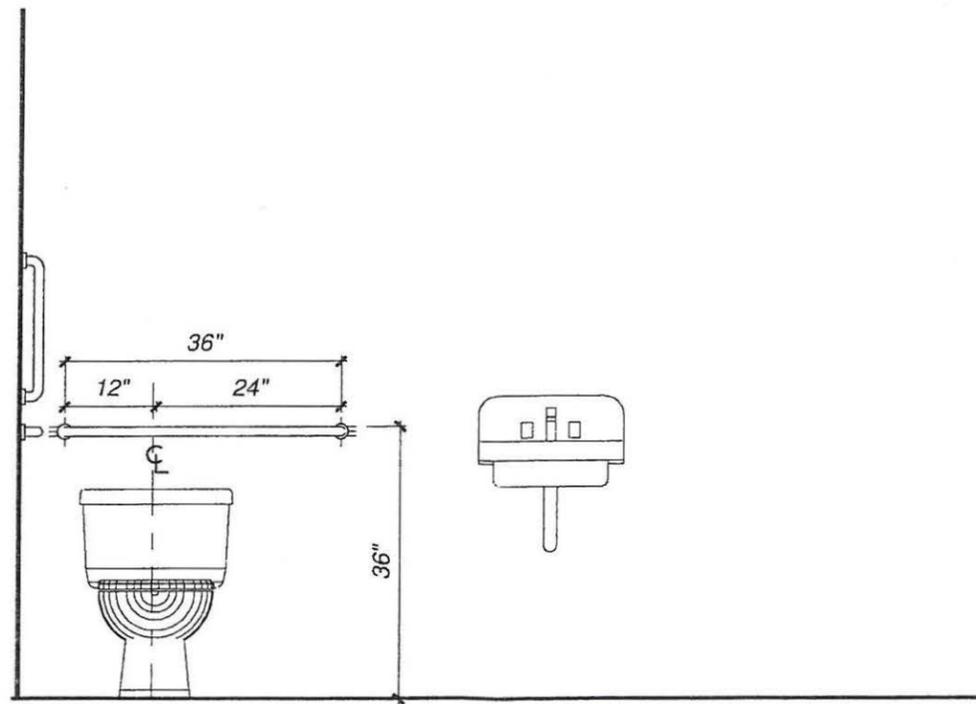
Page:
1 of 2



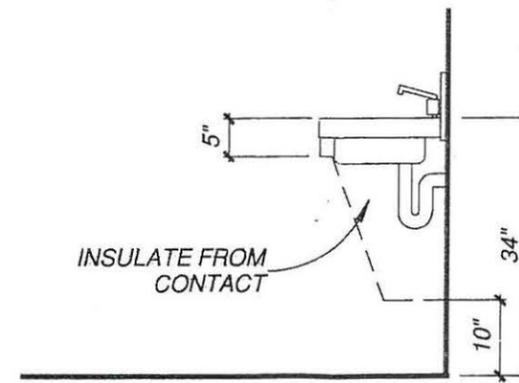
1 Bathroom Plan
1/2" = 1'-0"



2 Bathroom Detail 1
1/2" = 1'-0"



3 Bathroom Detail 2
1/2" = 1'-0"



4 Bathroom Detail 3
1/2" = 1'-0"



GUZMAN CASE CORPORATION
3525 Patch St. Stevens Point, WI 54481
(715) 344-6777

Bucks and Bulls Archery

3296 Church St. Suite D&E
Stevens Point, WI 54481

Project #:
1556

Date:
07/22/2015

Page:

RESOLUTION

[648 WALKER STREET – SPREDA]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **648 Walker Street (Parcel ID 2408-29-3006-01)**, described as E 65' LOTS 74, 75 & 76 BLK11 J A WALKER ADD BNG PRT NW SW S29 T24 R8 715411, City of Stevens Point, Portage County, Wisconsin, hereby be granted a Conditional Use Permit for the purposes of constructing a new attached garage using "R-TND" Traditional Neighborhood Development Overlay District setback requirements, as shown on the attached plans, with the following conditions:

1. Ingress/egress from West Street shall be vacated.
2. Driveways shall be no less than nine feet in width and now more than 20 feet in width in the required front yard setback.
3. Driveways shall be no closer than 30 feet from any other driveway and no closer than three feet to any side lot line.
4. Driveways shall be at least five feet from hydrants and utility poles.
5. All necessary building permits shall be obtained for the proposed work.
6. All other applicable ordinance requirements shall be met.
7. Staff shall have the right to make minor modifications to the plans.

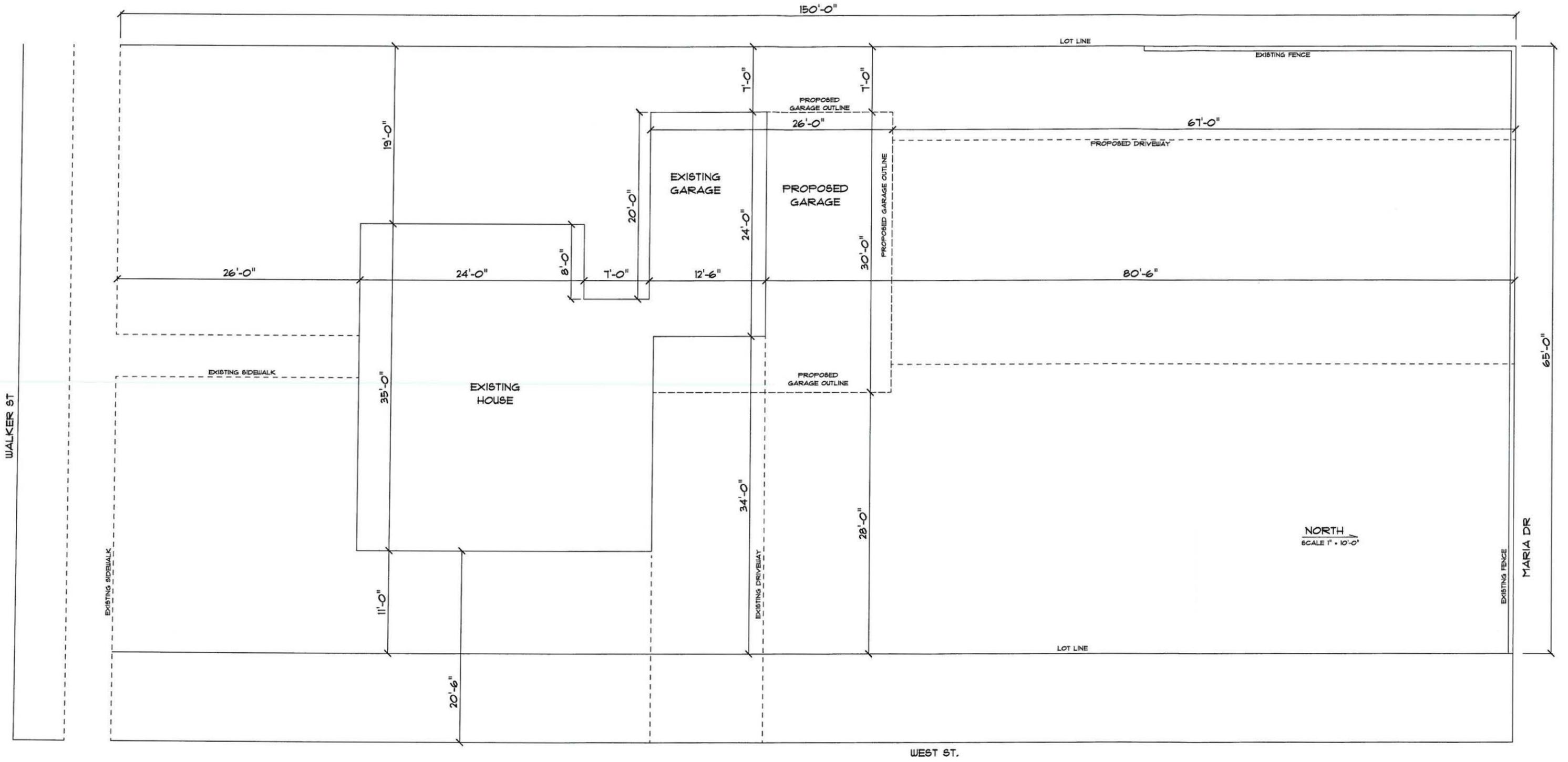
Such approval constitutes a Conditional Use under the City's ordinances.

Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: September 21, 2015
Adopted: September 21, 2015

Drafted by: Michael Ostrowski
Return to: City Clerk



RESOLUTION

[WPS – PFIFFNER PIONEER PARK POND AND RIVER]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located on the **Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05) and adjacent portion of the Wisconsin River**, described as THAT PRT OF NENE S31 T24 R8 & NWNW S32 T24 R8 LYG ELY WIS RIVER, N OF MAIN ST WLY OF CROSBY AV, EXC PRSOLD CENTRAL CO 185/136 (INCL PRT BLKS 1 & 19 S E & O) RR ROW 179/546 - 273/409 452/554, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of performing environmental cleanup activities including dredging, as shown on the attached plans. The Conditional Use Permit is subject to the following conditions:

- 1) A City Zoning permit shall be obtained prior to work occurring.

Such approval constitutes a Conditional Use under the City's ordinances.

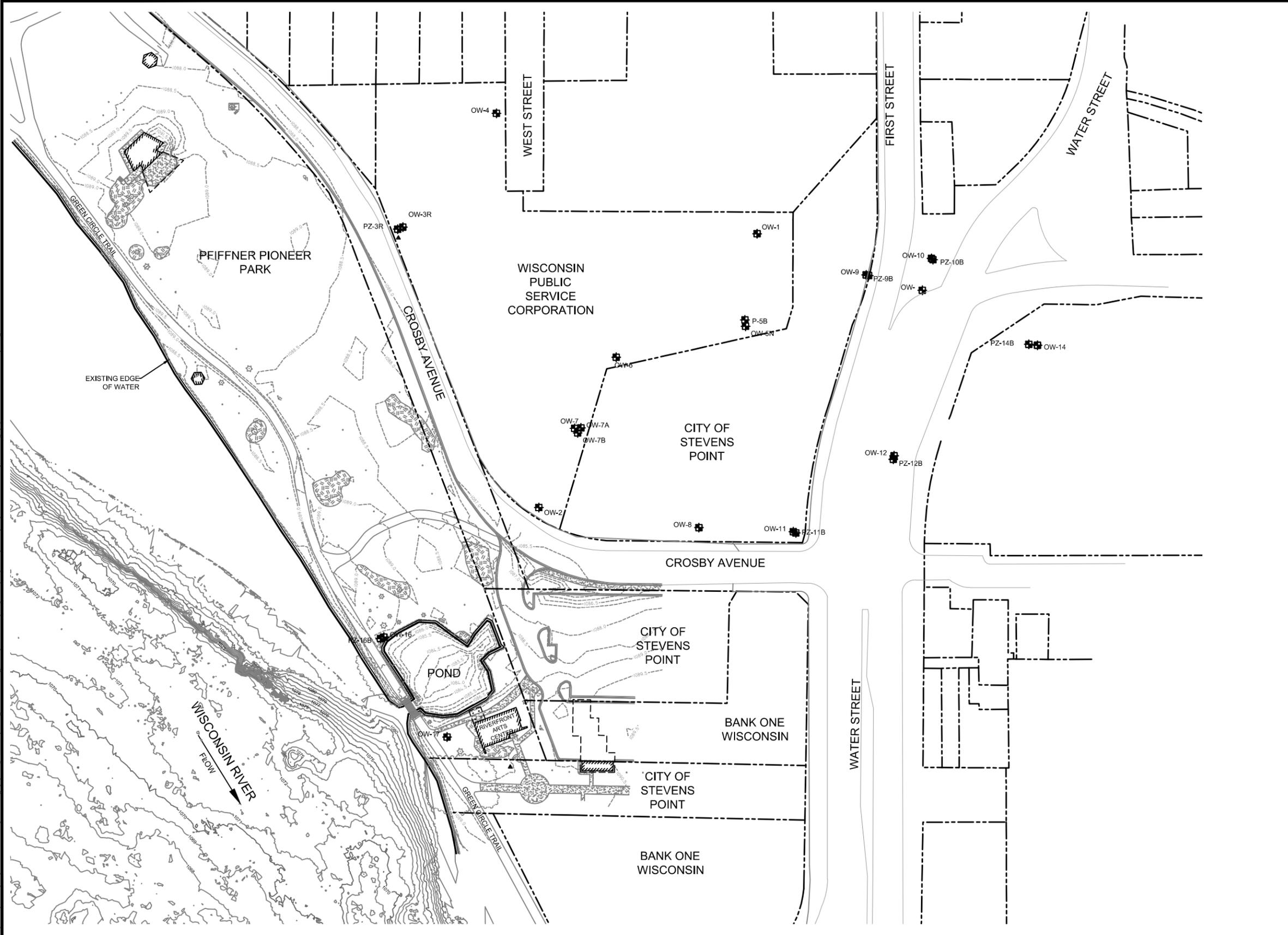
Approved: _____
Mike Wiza, Mayor

Attest: _____
John Moe, City Clerk

Dated: September 21, 2015
Adopted: September 21, 2015

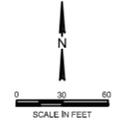
Drafted by: Michael Ostrowski
Return to: City Clerk

Y:\ACADData\Projects\1177\STP\19-6\01177C080-00.dwg Layout1 150730.jpg
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 REFERENCES: Y:\ACADData\Projects\1177\STP\19-6\Portage-co-ft.dwg; Y:\ACADData\Projects\1177\STP\19-6\Pre-Final RD (95%design)\1177-PFRD-Bosemap.dwg



	WATER TABLE OBSERVATION WELL
	PIEZOMETER
	APPROXIMATE PROPERTY BOUNDARY
	JUNE 2007 BATHYMETRIC CONTOUR, FT
	APRIL 2014 GROUND SURFACE MAJOR CONTOUR, 2.5 FT INTERVAL
	APRIL 2014 GROUND SURFACE MINOR CONTOUR, 0.5 FT INTERVAL
	APPROXIMATE SHORELINE
	EXISTING BUILDING
	EXISTING CONCRETE PAVEMENT
	EXISTING LANDSCAPE
	EXISTING CURB & GUTTER
	EXISTING TREE

- CONTRACTOR NOTES:**
- CONTRACTOR SHALL RESTORE SHORELINES DAMAGED OR DEGRADED AS A RESULT OF REMEDIAL ACTION.
 - IF APPLICABLE, CONTRACTOR SHALL DECOMMISSION STAGING AREAS, CONTACT WATER MANAGEMENT PADS, AND CONTACT WATER SYSTEM. RESULTING DEBRIS SHALL BE DISPOSED AT APPROVED LANDFILL.
 - CONTRACTOR SHALL REPLACE DAMAGED PARK FEATURES, INCLUDING, BUT NOT LIMITED TO SIGNS, TREES, BUSHES, LANDSCAPE ZONES, BRIDGE, AND WALKWAYS.
 - CONTRACTOR SHALL REPLACE TOPSOIL, AS NECESSARY, TO RESTORE UPLAND AREA.
 - CONTRACTOR SHALL REMOVE SIGNS AND BUOYS FROM RIVER.
 - CONTRACTOR SHALL REMOVE TRACKING PAD AND DISPOSE IN APPROPRIATE MANNER.
 - CONTRACTOR SHALL REMOVE TEMPORARY FENCE AND GATE.
 - CONTRACTOR SHALL CLEAN SIDEWALKS AND PAVED AREAS IN WORK AREA.
 - CONTRACTOR SHALL RESTORE SITE TO PRE-REMEDIATION CONDITIONS.
 - CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROLS AND DISPOSE OF MATERIALS IN APPROPRIATE MANNER AS DIRECTED BY ENGINEER.



- SOURCE NOTES:**
- TOPOGRAPHIC SURVEY BY REI ENGINEERING, INC. DATED APRIL 14, 2014.
 - COORDINATES REFERENCED TO WISCONSIN COUNTY SYSTEMS, PORTAGE COUNTY, US FT. NAD 83 (2011).
 - ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 - EXISTING PROPERTY LINES ARE BASED ON PORTAGE COUNTY GIS PARCEL MAPPING AND ARE FOR REFERENCE PURPOSES ONLY.
 - BATHYMETRIC SURVEY BY VEOLIA, JUNE 2007.

6.			
5.			
4.			
3.			
2.			
1.			
0.	ISSUED FOR BID	07/13/15	RJB
REVISION:		DATE:	APP'D BY:



PROJECT NO. 1177/19.6	SITE RESTORATION PLAN
DRAWN BY: DMD 10/29/14	
CHECKED BY: RJB 07/13/15	REMEDIAL ACTION CONSTRUCTION FORMER STEVENS POINT MANUFACTURED GAS PLANT SITE WISCONSIN PUBLIC SERVICE CORPORATION STEVENS POINT, WISCONSIN
APPROVED BY: RJB 07/13/15	DRAWING NO: D1177C080-00
	44 SHEET NO. C080

RESOLUTION

**[5225 JOERNS DRIVE]
(CENTRAL STATES TOWER III, LLC)**

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **5225 Joerns Drive (Parcel ID 2308-02-2000-22)**, LOT 1 CSM#5265-19-75 BNG PRT NE NW S2 T23 R8 596428, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit for the purposes of constructing a wireless communication tower as shown on the attached plans. The Conditional Use Permit is subject to the following condition(s):

- 1) Applicable City permits (building, right-of-way, etc.) shall be obtained.
- 2) Any other pertinent requirements from the Federal Aviation Administration (FAA) shall be met.

Such approval constitutes a Conditional Use Permit under the City's ordinances.

Approved: _____

Mike Wiza, Mayor

Attest: _____

John Moe, City Clerk

Dated: September 21, 2015

Adopted: September 21, 2015

Drafted by: Michael Ostrowski

Return to: City Clerk



CENTRAL STATES TOWER III, LLC



NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	03/06/15	TJS
2.	REVISED ACCESS ROAD	04/16/15	TJS
3.	REVISED LEASE AREA	05/26/15	PP
4.	REVISED SHELTER TYPE	06/08/15	MAP
5.	REVISE WITH NEW ECR	06/26/15	BTE
	REVISED EROSION PREVENTION SPECIFICATIONS	07/29/15	KSB

WI-00-5158
POINT
GLENWOOD AVE

5225 JOERNS DR
STEVENS POINT, WI 54481

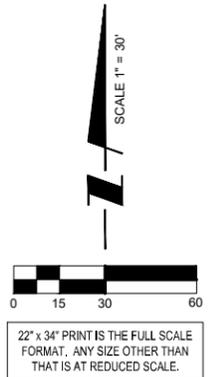
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	02/27/15
PROJECT #:	50-156

SHEET TITLE
LOCATION PLAN

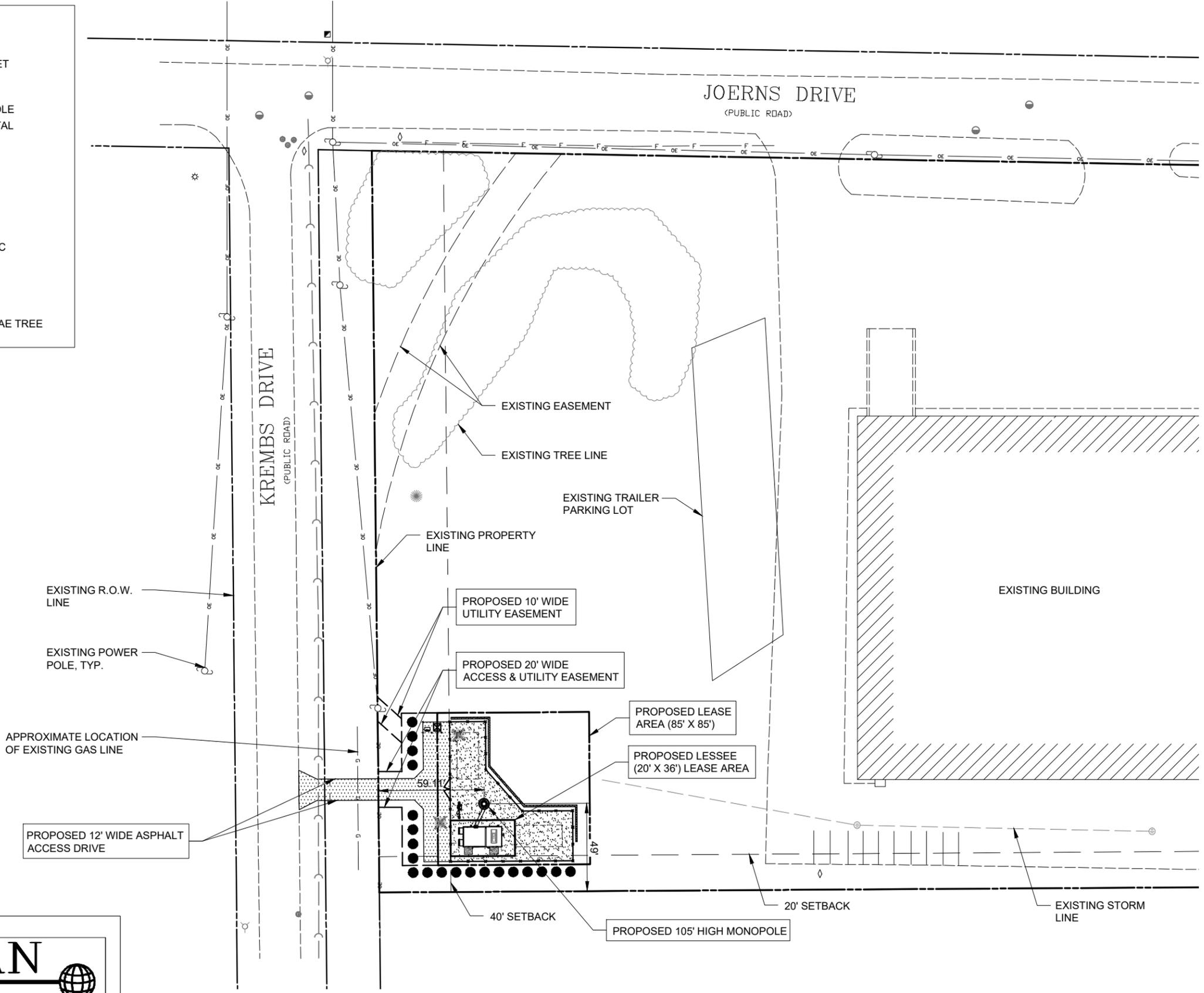
SHEET NUMBER

LP

46



LEGEND	
○	= 1" X 18" IRON PIPE SET
●	= 2" IRON PIPE FOUND
□	= 6" NAIL SET
⊕	= EXISTING POWER POLE
■	= TELEPHONE PEDESTAL
⊙	= LIGHT POLE
⊕	= FIRE HYDRANT
⊕	= STORM INLET
⊕	= WATER MANHOLE
⊕	= MANHOLE
◇	= SIGN
⊕	= GAS POST
— oe —	= OVERHEAD ELECTRIC
— f —	= BURIED FIBER OPTIC
— s —	= SANITARY SEWER
— g —	= GAS LINE
— — —	= PROPERTY LINE
☼	= EXISTING ARBORVITAE TREE

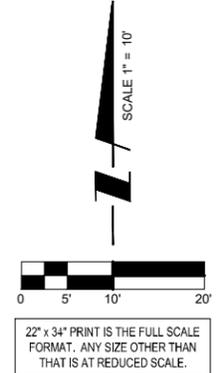


OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

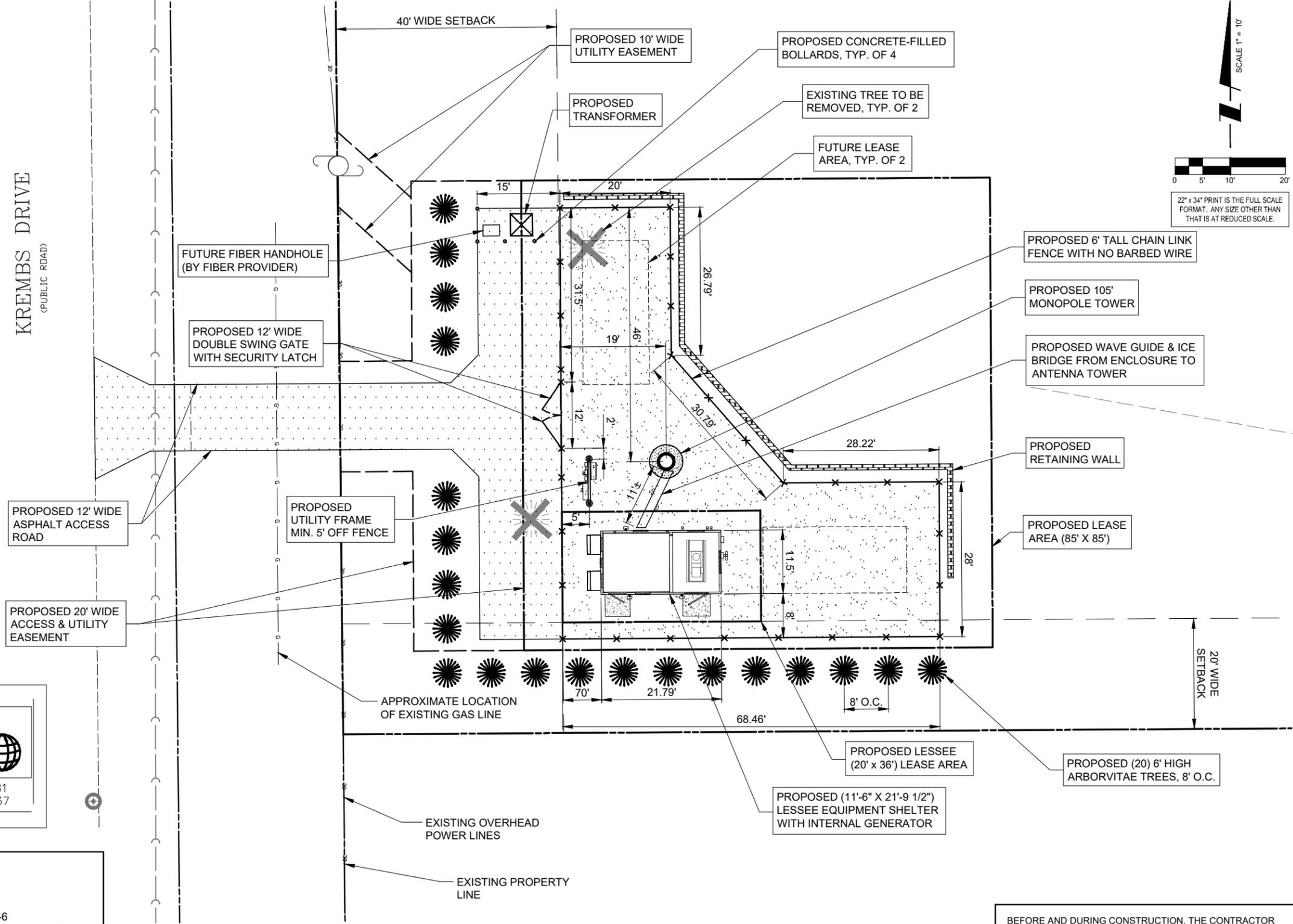
SURVEY PERFORMED BY:

MERIDIAN SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037



KREMBS DRIVE
(PUBLIC ROAD)



SURVEY PERFORMED BY:

MERIDIAN SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

PAVEMENT MATERIAL

ACCESS ROAD (HATCHED)
231± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, CA-6
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

LEASE SITE
270± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

CENTRAL STATES TOWER III, LLC

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	03/06/15	TJS
2.	REVISED ACCESS ROAD	04/16/15	TJS
3.	REVISED LEASE AREA	05/26/15	PP
4.	REVISED SHELTER TYPE	06/08/15	MAP
5.	REVISE WITH NEW ECR	06/26/15	BTE
	REVISED EROSION PREVENTION SPECIFICATIONS	07/29/15	KSB

WI-00-5158
POINT GLENWOOD AVE
5225 JOERNS DR
STEVENS POINT, WI 54481

DRAWN BY: BTE
CHECKED BY: TAZ
DATE: 02/27/15
PROJECT #: 50-156

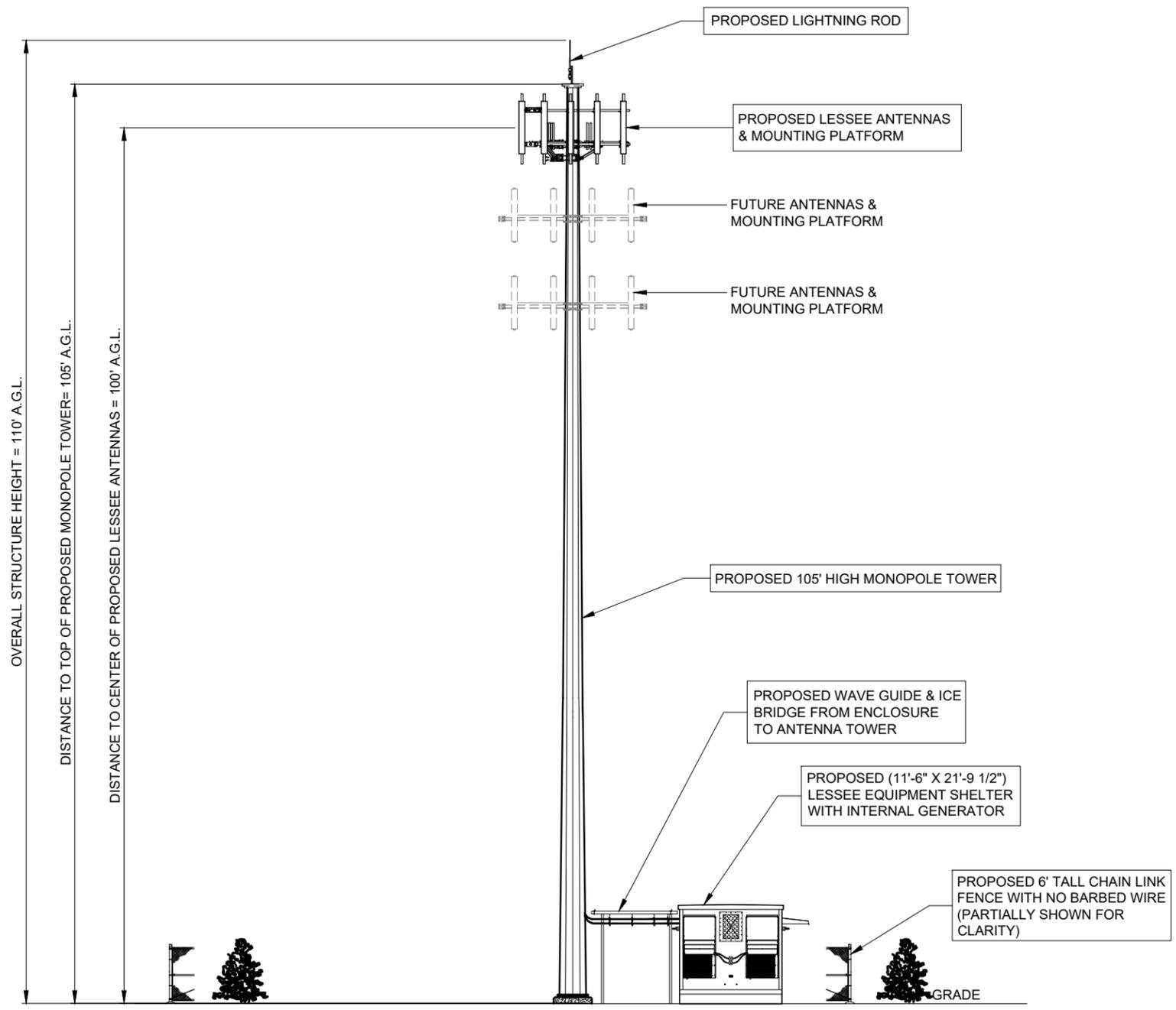
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1
47



SCALE: 1/8"=1'-0"

22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.



1 WEST SITE ELEVATION
SCALE: 1/8" = 1'-0"



CENTRAL STATES TOWER III, LLC



REVISIONS	
NO.	DESCRIPTION
1.	ISSUED FOR REVIEW
2.	REVISED ACCESS ROAD
3.	REVISED LEASE AREA
4.	REVISED SHELTER TYPE
5.	REVISE WITH NEW ECR
	REVISED EROSION PREVENTION SPECIFICATIONS

WI-00-5158
POINT
GLENWOOD AVE
5225 JOERNS DR
STEVENS POINT, WI 54481

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	02/27/15
PROJECT #:	50-156

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1
48

RESOLUTION

[3500 PRAIS STREET – WASHINGTON SCHOOL PARKING]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the properties located at **3500 Prais Street (Parcel ID 2408-228-4018-02) and partially on 3241 Prais Street (Parcel ID 2408-33-1001-16)**, described as PRT OF NENE & NWNE S33 & PRT SESE S28 LYG N OF MAIN ST, S OF PRAIS ST, W OF WILSHIRE, & E OF FRONTENAC S33 & S28 T24 R8 43.87A M/L 123/181; 330/690-94; 336/177; 336/179; 123/267 671/185; CSM 5/57; 790059 790388-AOC, City of Stevens Point, Portage County, Wisconsin, are hereby granted a Conditional Use Permit for the purpose of constructing a parking lot within and outside of the right-of-way as shown on the attached plans. The Conditional Use Permit is subject to the following conditions:

1. Reverse angle parking shall be installed. The degree of angled shall be approved by the City Engineer.
2. Sidewalk and curb shall be installed south of the parking area during the time of construction.
3. Pedestrian crosswalks shall be painted/installed across Prais Street, where applicable, to connect with the walkways/sidewalks by Washington School.
4. Signage shall be posted at each end of the parking area identifying the type of parking and proper use.
5. The speed limit shall be reduced to 15 miles per hour on Prais Street between Saint Paul Street and Wilshire Boulevard. Signage shall be placed near the intersection referenced.
6. A final site and landscape plan shall be submitted to City staff for review and approval.
7. Applicable City permits shall be obtained (building, right-of-way), etc.).
8. An intergovernmental agreement shall be entered into between the city and School District for the use and maintenance of the area.

Such approval constitutes a Conditional Use under the City's ordinances.

Approved:

Mike Wiza, Mayor

Attest:

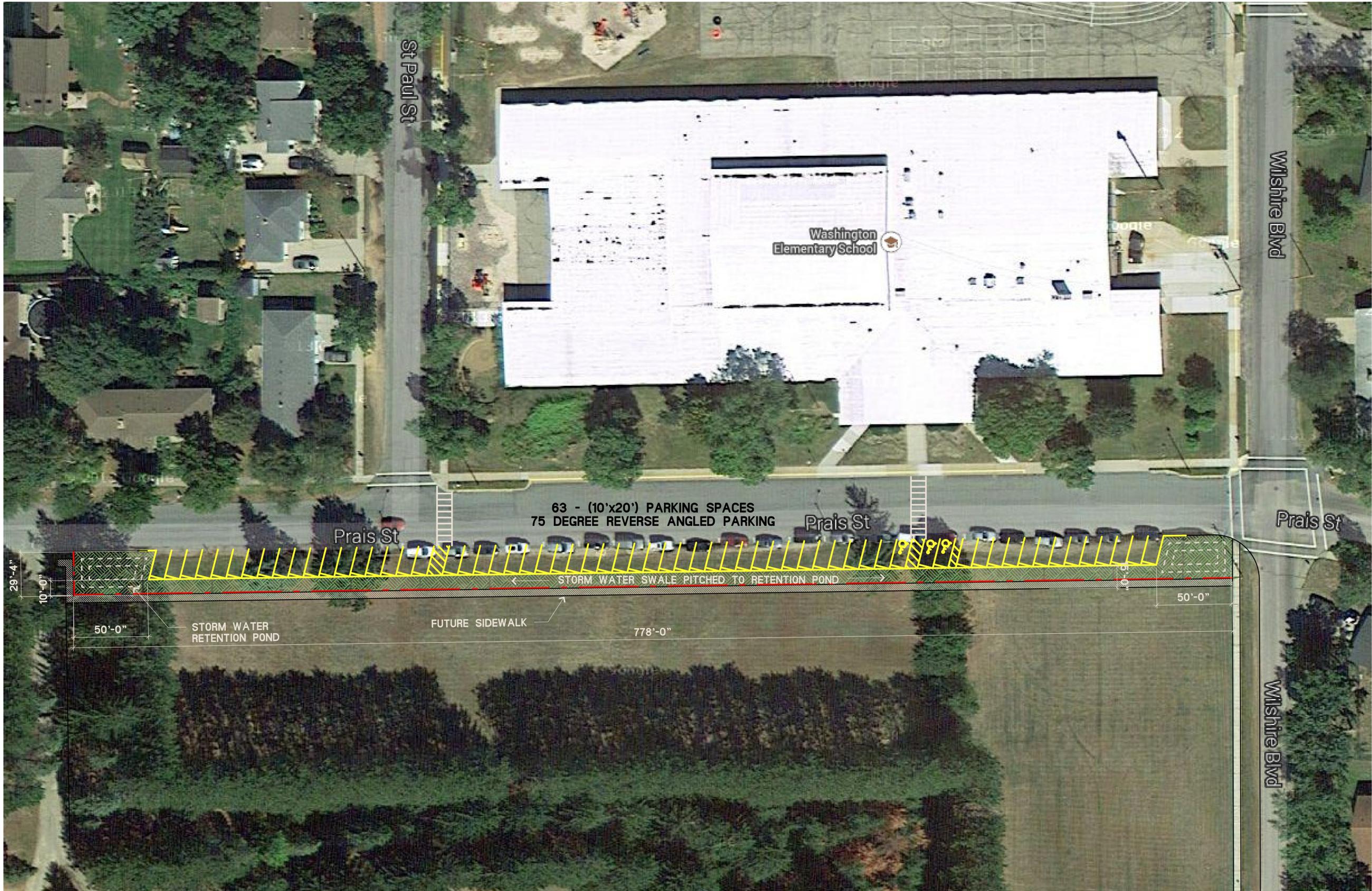
John Moe, City Clerk

Dated: September 21, 2015

Adopted: September 21, 2015

Drafted by: Michael Ostrowski

Return to: City Clerk



1 PROPOSED NEW PARKING LOT - OPTION 8

SCALE: 1" = 30'-0"



REVISIONS

ellis
 ELLIS STONE
 CONSTRUCTION CO.
 P.O. Box 366 Stevens Point, WI 54481-0366
 (715) 345-5000, Fax: (715) 345-5007, www.ellisstone.com

**PROPOSED NEW PARKING LOT
 FOR WASHINGTON ELEMENTARY SCHOOL**
 3500 PRAIS STREET
 STEVENS POINT, WI 54481

**PROPOSED NEW PARKING LOT
 FOR WASHINGTON SCHOOL**

DRAWN BY:
 SC
 CHECKED BY:
 JAY
 FILE:
 15047 - washington
 schl parking lot.dwg
 DATE:
 7-29-15

PROJECT No.
 15047
 SHEET No.

C1.8

RESOLUTION

**[1201 NORTH POINT DRIVE – LIFE SKILLS CENTER]
CONDITIONAL USE PERMIT AMENDMENT**

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the properties located at **1201 North Point Drive (Parcel ID 2408-29-2100-21)**, described as PRT NENW S29T24R8 COM SE COR 2ND ST.N&N POINT S171F E264F S669F W94F S126F W170F TO EL 2ND S64F E370F S61F E1121F MOL TO SEC/L N TO N POINT W ALG N POINT TO POB (SPASH) 452/428-89, City of Stevens Point, Portage County, Wisconsin, are hereby granted a Conditional Use Amendment for the purpose of installing exterior heating, ventilation and air conditioning equipment as shown on the attached plans. The Conditional Use Permit Amendment is subject to the original conditions and the following additional conditions:

1. All new plans shall be approved by City staff prior to construction.
2. The small mechanical equipment on the west side of the building shall be screened with either fencing/wall to match the building, or evergreen bushes at a minimum height of the mechanical units.
3. Relocate the make-up air handling unit to the west side of the building and screen it on the south and east side with the same exterior materials on the main building. The materials shall match in color and type. The service door to the unit shall face south or west, and shall match in color with the other service doors.
4. All mechanical or venting equipment on the roof shall be screened or painted to match the color of the roof.
5. All new plans shall be approved by City staff prior to construction.

Such approval constitutes a Conditional Use under the City's ordinances.

Approved:

Mike Wiza, Mayor

Attest:

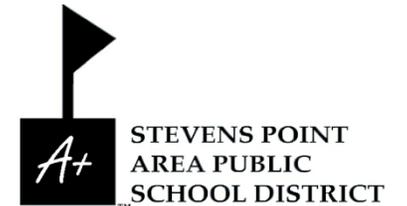
John Moe, City Clerk

Dated: September 21, 2015

Adopted: September 21, 2015

Drafted by: Michael Ostrowski

Return to: City Clerk



SPASH - LIFE SKILLS CENTER – NORTHEAST VIEW – HVAC ENCLOSURE
OPTION 1 – Match Building Siding

August 10, 2015



8 0 2 5 1 6 0
Tx:4020085

RESOLUTION

793024

**[1201 NORTH POINT DRIVE– STEVENS POINT AREA
SCHOOL DISTRICT – LIFE SKILLS CENTER]**

CYNTHIA A. WISINSKI
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
01/23/2014 3:00 PM

REC FEE: 30.00
PAGES: 4
FEE EXEMPT:

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **1201 North Point Drive (Parcel ID 2408-29-2100-21)**, this property being zoned "R-2" Single Family Residential District, and described as PRT NENW S29T24R8 COM SE COR 2ND ST.N&N POINT S171F E264F S669F W94F S126F W170F TO EL 2ND S64F E370F S61F E1121F MOL TO SEC/L N TO N POINT W ALG N POINT TO POB (SPASH) 452/428-89, City of Stevens Point, Portage County, Wisconsin, hereby be granted a Conditional Use Permit for the purpose of constructing an educational/community center, Life Skills Center, as shown on the attached plans. The Conditional Use Permit is subject to the following conditions:

- All building codes shall be met and building permits obtained.
- Accessible parking stalls shall be installed within the parking area directly south of the facility.
- A lighting plan shall be submitted, to be reviewed and approved by the Community Development Department.
- The applicant shall re-submit renderings that include additional architectural elements and materials that better compliment the site and surrounding facility. These plans shall be reviewed by the Plan Commission and approved by the Common Council.
- The building's north façade shall incorporate additional architectural design elements.
- Refuse containers are to be provided for this facility, the screening materials shall be those that complement the main materials of the exterior façade of the facility.
- An updated landscaping plan shall be submitted, providing additional screening in the form of trees and shrubbery. Such plan shall be reviewed by the Plan Commission and approved by the Common Council.
- Minor modifications to the design and site plan can be approved by staff.

Such approval constitutes a Conditional Use under the City's ordinances.

Approved: _____

Andrew J. Halverson, Mayor

Attest: _____

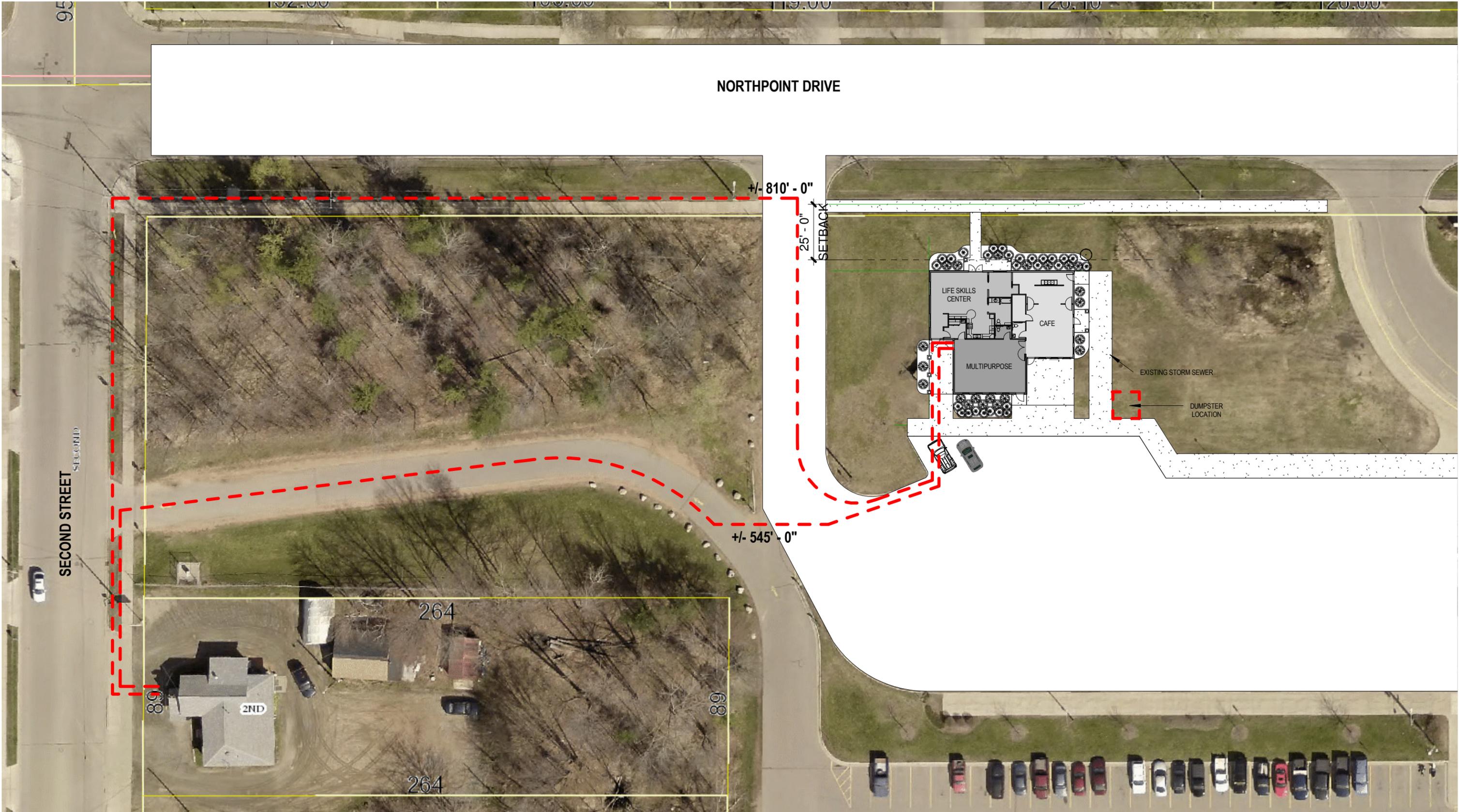
John Moe, City Clerk

Dated: January 20, 2014

Adopted: January 20, 2014

Drafted by: Michael Ostrowski

Return to: City Clerk



NORTHPOINT DRIVE

SECOND STREET
SECOND

+/- 810' - 0"

25' - 0"
SETBACK

LIFE SKILLS CENTER
CAFE
MULTIPURPOSE

EXISTING STORM SEWER

DUMPSTER LOCATION

+/- 545' - 0"

264

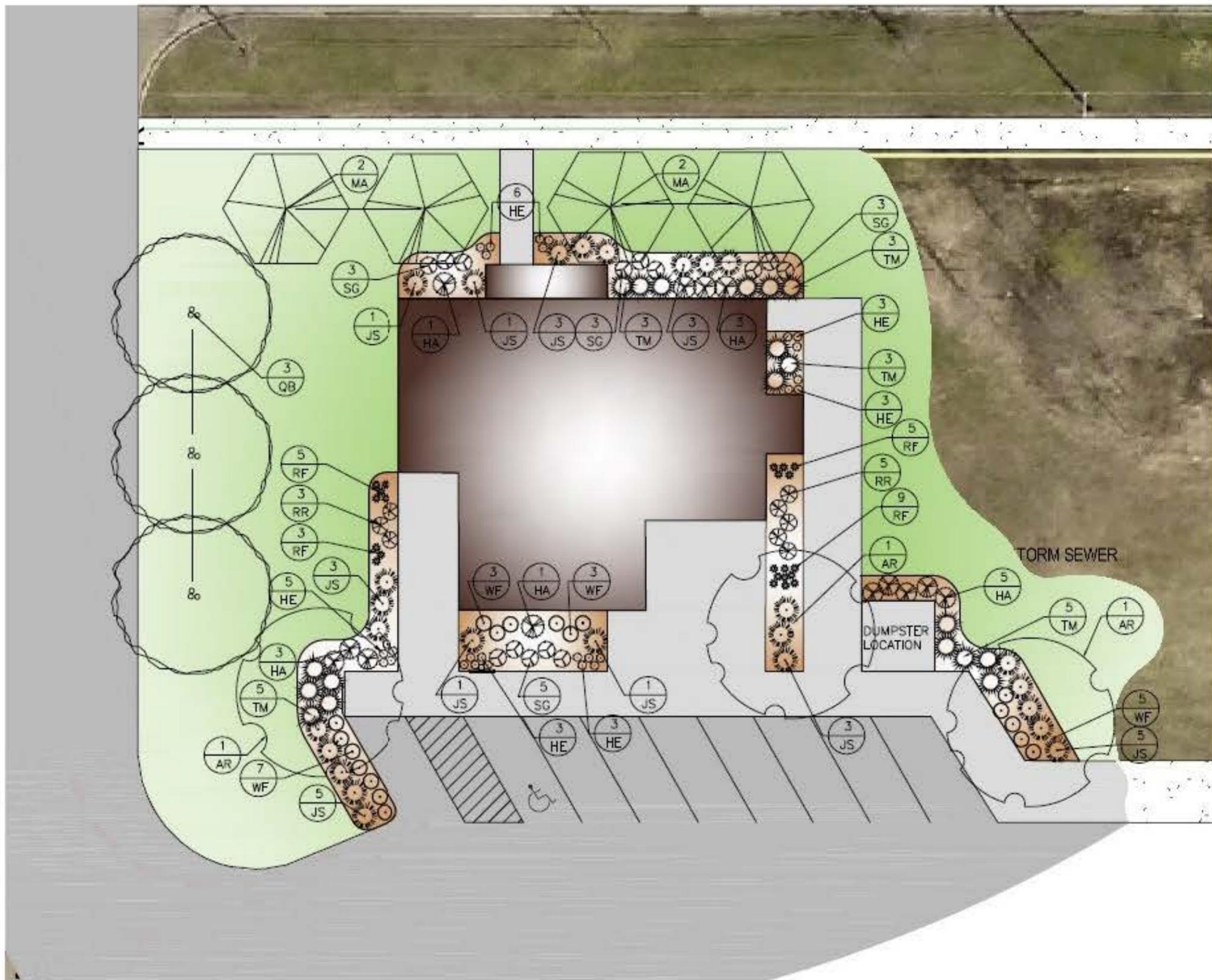
2ND

89

89

264

NORTHPOINT DRIVE



GENERAL NOTES:

1. CONTACT DESIGNER'S OFFICE 3 WORKING DAYS PRIOR TO THE START OF INSTALLATION/CONSTRUCTION.
2. 2" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PROVIDED PRIOR TO PLANTING.
3. SEED/PERILLITE/CRIMP MAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SPECIES LISTED.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. EXISTING LANDSCAPE EDGING OF EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
7. 2" BETH BRUSHED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS, UNLESS OTHERWISE NOTED BY OWNER.
8. FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
9. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MANHOLE TRENCH, SEE LISTINGS, CONDUITS AND SERVICE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRENCH FOR THE INSTALLATION OF SUEI UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
AR	MA	RED BURNING NORTHOOD	NORTHOOD MAPLE	2" CAL.	30"X20"X	3
HA	MA	WHITE CORNICLE	CORNICUTE FLOWERING ORNAMENTAL	1 1/2" CAL.	18"X15"X	4
QB	MA	ORIENTAL BLOSSOM	ORIENTAL BLOSSOM	2" CAL.	18"X15"X	5

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
HA	RF	HYDRANGEA HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	3"	3'-5"X18"	13
JS	RF	ANDERSON'S SARGOL	ANDERSON'S SARGOL	3"	18"X15"X	25
RR	RF	ROSA 'SWEET PEARL'	PEARL ROSE	3"	3'X15"X	8
SG	RF	SPYRIDER 'SUNSHINE'	SUNSHINE SPYRIDER	3"	2'X15"X	14
TM	RF	TRICOLOR 'SUNSHINE'	SUNSHINE TRICOLOR	3"	4'X15"X	19
WF	RF	WEIBULLIA FLORIDA 'DARK HORSE'	DARK HORSE WEIBULLIA	3"	3'X15"X	18

PERENNIALS	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
HE	HE	HEDERA HELIX 'HELIUM'	HELIUM HEDERA	2" POT	18"X15"X	25
RF	RF	RUNICUS RALEA 'SOLISTAR'	BLACK EGG RUSH	2" POT	18"X15"X	22

LANDSCAPE REQUIREMENTS:

- REQUIREMENT: ADD TREES AT MINIMUM RATE 1 TREE PER 40 LINEAL FEET PARKING AREA. 106 LF. OF PARKING/20 = 3 TREES REQUIRED.
- PROPOSED: 3 TREES
- REQUIREMENT: ADD SHRUBS AT MINIMUM RATE 1 SHRUB FOR EVERY 30 INCHES OF BUILDING PACKAGE. 88 LF. BUILDING PACKAGE/30" = 29 SHRUBS REQUIRED.
- PROPOSED: 27 SHRUBS
- PERMANENT LANDSCAPING REQUIREMENT: 5' PARKING LOT PERMANENT LANDSCAPE BED: 1 SHRUB FOR EVERY 10 SQUARE FEET OF LANDSCAPED AREA = 326 SF./10 = 33 SHRUBS REQUIRED.
- PROPOSED: 23 SHRUBS

PRELIMINARY LANDSCAPE PLAN

LIFE SKILLS CENTER
STEVENS POINT AREA SENIOR HIGH
CITY OF STEVENS POINT
PORTAGE COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Wipody Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (PH) 715.344.9922 (FAX)



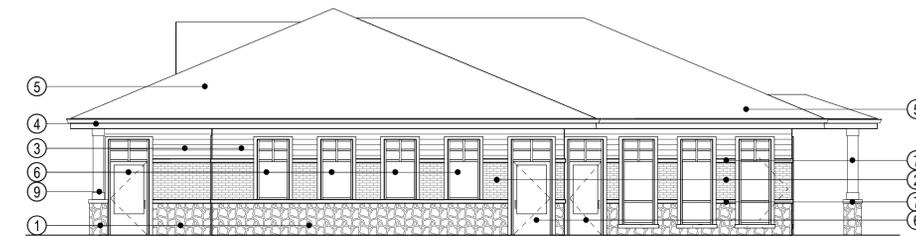
PORT OF WISCONSIN, INC. UNDER THE AUTHORITY OF CONTRACT NO. 2010-0010, DESIGN AND CONSTRUCTION OF RECREATIONAL CENTER, INCLUDING IDENTIFICATION, DESIGN, RECONSTRUCTION AND OTHER WORKS IN CONNECTION WITH THE SAID CONTRACT, BETWEEN THE PORT OF WISCONSIN AND PORTAGE COUNTY, WISCONSIN, INC.



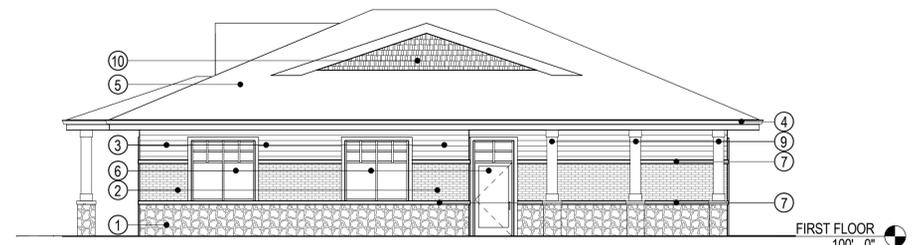
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

KEY TO EXTERIOR MATERIALS
1. ADHESIVE APPLIED CULTURED STONE VENEER - TYP.
2. ADHESIVE APPLIED BRICK VENEER - TYP.
3. CEMENT BOARD SIDING AND TRIM - TYP.
4. PRE-FINISHED METAL FASCIA, GUTTERS, DOWNSPOUTS AND EXTENSIONS
5. ASPHALT SHINGLES - TYP.
6. ALUMINUM DOORS & WINDOWS
7. PRECAST CONCRETE ACCENT BAND/ SILL - TYP.
8. INSULATED STEEL DOOR
9. PAINTABLE COLUMN COVERS - TYP.
10. CEMENT BOARD SHAKES AND TRIM - TYP.

EXTERIOR ELEVATIONS GENERAL NOTES
SEE ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR DOWNSPOUT INFORMATION (TO GRADE OR TO STORM SEWER).
SEE ROOM FINISH SCHEDULE FOR FINISHING OF EXTERIOR WOOD.
REFER TO THE PROJECT MANUAL / SPECIFICATIONS FOR ALUMINUM FRAME FINISH INFORMATION.
APPROPRIATE FRAME INSTALLATION CONTRACTOR SHALL VERIFY FRAME ROUGH OPENINGS PRIOR TO FABRICATION.
REFER TO EXTERIOR ELEVATIONS FOR WINDOW / CURTAIN WALL MULLION ALIGNMENT WITH EXTERIOR CLADDING PANELS / JOINTS, ETC.
EXTERIOR CLADDING INSTALLATION CONTRACTOR SHALL VERIFY PANEL AND JOINT LOCATIONS PRIOR TO FABRICATION.

PRELIMINARY
NOT FOR CONSTRUCTION

one inch = fifty feet
0 10 25 50 100

one inch = twenty feet
0 5 10 15 20 30 40

one inch = ten feet
0 5 10 15 20

one and one half inch = one foot
0 3" 6" 9" 1'

one inch = one foot
0 1 2

three quarters inch = one foot
0 1 2

one half inch = one foot
0 1 2

three eighths inch = one foot
0 1 2 3 4

one quarter inch = one foot
0 1 2 3 4

one eighth inch = one foot
0 1 2 4 8



Exterior Apartment View—Northwest



Exterior Café View—Southeast

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE
OF THE CITY OF STEVENS POINT**

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That the Official Street Map of the City of Stevens Point be amended by adding the following described private street:

Skyward Drive

A variable width private street from its intersection with E.M. Copps Drive to approximately 500 feet north thereof hereinafter described in and marked Exhibit "A" and a scale map marked Exhibit "B" is attached hereto and made a part of this document.

SECTION II: The City Clerk shall file a copy of the ordinance with the Register of Deeds of Portage County, Wisconsin.

SECTION III: This ordinance shall take effect upon passage and publication.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
John Moe, City Clerk

Dated:
Passed:
Published:

RETURN TO: Stevens Point City Clerk
Drafted by P. Fuehrer, City Engineering

EXHIBIT A

SURVEYOR'S CERTIFICATE

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

A PARCEL OF LAND CONTAINING 34,256 SQUARE FEET (0.786 ACRES) LOCATED IN THE FRACTIONAL NW 1/4 OF THE NE 1/4, AND THE FRACTIONAL NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 23 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 NORTHEAST CORNER OF SECTION 2;

THENCE S 01°50'21" E, 880.38' ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2;

THENCE S 89°41'46" W, 1353.36' TO A POINT ON THE NORTH LINE OF E. M. COPPS DRIVE, ALSO BEING THE SOUTH LINE OF LOT 1 CSM #1442-47-22, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 00°18'14" W, 54.16';

THENCE NORTHWESTERLY 69.79' ALONG THE ARC OF A 133.30' RADIUS CURVE CENTER WHICH LIES SOUTHWESTERLY, THE CHORD WHICH BEARS N 15°18'13" W A DISTANCE OF 69.00';

THENCE N 30°18'12" W, 114.14';

THENCE NORTHWESTERLY, 148.70' ALONG THE ARC OF A 142.00' RADIUS CURVE CENTER WHICH LIES SOUTHWESTERLY, THE CHORD WHICH BEARS N 60°18'14" W A DISTANCE OF 142.00';

THENCE S 89°41'46" W, 105.88';

THENCE S 00°18'14" E, 72.50';

THENCE N 89°41'46" E, 105.88';

THENCE SOUTHEASTERLY, 72.78' ALONG THE ARC OF A 69.50' RADIUS CURVE CENTER WHICH LIES SOUTHWESTERLY, THE CHORD WHICH BEARS S 60°18'14" E A DISTANCE OF 69.50';

THENCE S 30°18'14" E, 38.78';

THENCE SOUTHEASTERLY, 56.64' ALONG THE ARC OF A 147.50' RADIUS CURVE CENTER WHICH LIES SOUTHWESTERLY, THE CHORD WHICH BEARS S 19°18'13" E A DISTANCE OF 56.29';

THENCE S 00°18'14" E, 96.60' TO THE NORTH LINE OF SAID CSM, ALSO THE NORTH RIGHT OF WAY OF SAID E.M. COPPS DRIVE;

THENCE N 89°41'46" E ALONG SAID NORTH RIGHT OF WAY, 100.00', BEING THE POINT OF BEGINNING, THERE TERMINATING;

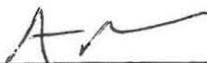
THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236.34, AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING SAME.

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

THIS SURVEY IS SUBJECT TO ROADWAYS, EASEMENTS, AND RESERVATIONS, OF RECORD.

CERTIFIED THIS 19TH DAY OF JUNE, 2015.

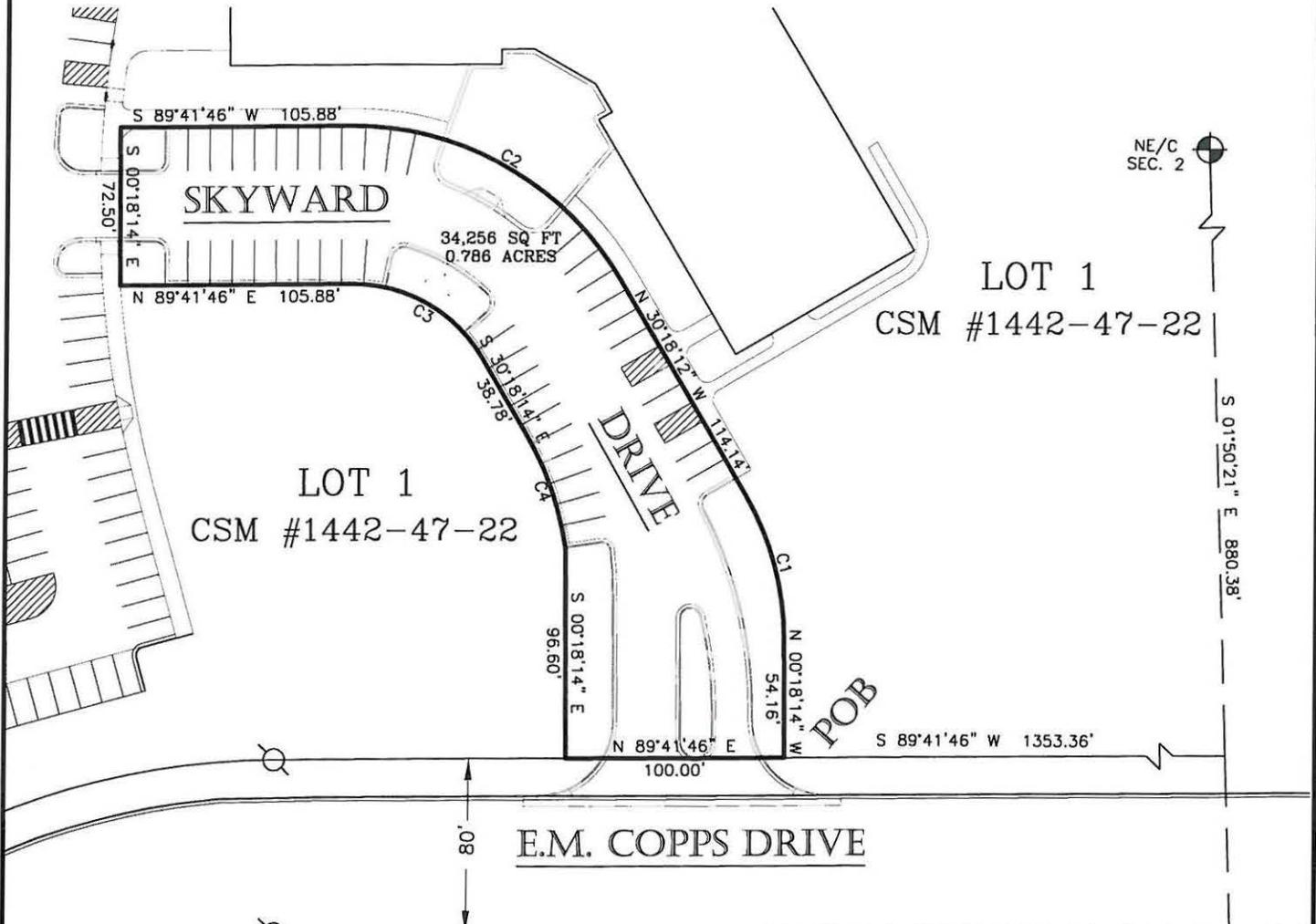
SIGNED:


AARON PARKS

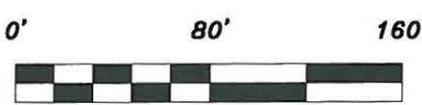
PLS 2861



EXHIBIT B



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	133.30'	69.79'	69.00'	N 15°18'13" W	29°59'59"
C2	142.00'	148.70'	142.00'	N 60°18'14" W	60°00'00"
C3	69.50'	72.78'	69.50'	S 60°18'14" E	60°00'00"
C4	147.50'	56.64'	56.29'	S 19°18'13" E	22°00'01"



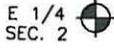
SCALE 1" = 80'

LEGAL DESCRIPTION

OF SKYWARD DRIVE, A PRIVATE ROAD FOR SKYWARD INC., BEING PART OF CSM #1442-47-22, LOCATED IN THE NORTH HALF OF THE NORTHEAST 1/4, OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BASE FOR BEARING

IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, RECORDED TO BEAR S 01°50'21" E (REF CSM #1442-47-22)



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

SKYWARD INCORPORATED
SKYWARD DRIVE
CITY OF STEVENS POINT
PORTAGE COUNTY, WI

Project No.:	14.002
Date:	6-18-15
Scale:	1"=80'

EXHIBIT-B
62

**CITY OF STEVENS POINT
PUBLIC PROTECTION COMMITTEE
Monday, September 14, 2015 – 6:00 P.M.
Lincoln Center – 1519 Water Street**

Present: Alderpersons: Doxtator, Mrozek, Ryan, Van Stippen, Morrow

Also

Present: Mayor Wiza; City Attorney Beveridge; Comptroller/Treasurer Ladick; City Clerk Moe; Alderpersons Slowinski, Kneebone, Patton and Phillips; Directors Schrader, Lemke, Ostrowski and Schatschneider; Interim Police Chief Skibba; Asst. Fire Chief Gemza; Superintendent Laidlaw; Tricia Church; Barb Jacob; Christian and Leah Czerwonka; Cathy Dugan; Larry Theiss; Donald Sejbl; Nate Enwald – Gazette; Brandi Makuski – City Times; Sari Lesk – Journal; Larry Lee - WSAU

1. License List:

- A. New Operator's (Bartender's) Licenses.**
- B. Temporary Class "B" / "Class B" License (Picnic): St. Joseph's Holy Name Society, 1709 Wyatt Avenue, Stevens Point, for St. Joseph's Holy Name Society Pig Roast on October 10, 2015 at St. Joseph's Parish, 1709 Wyatt Ave. Licensed operator on premise: David Ligman. (Beer only)**
- C. "Class A" Liquor and Class "A" Fermented Malt Beverage License: Kwik Trip, Inc., for Kwik Trip 183, 3258 Church Street, Stevens Point; Donald D. Sejbl, agent for license period beginning October 5, 2015.**

Interim Police Chief Skibba said the Police Department does not have any issues with these requests.

Donald Sejbl, Kwik Trip Agent, is available for any questions.

Ald. Mrozek **moved**, Ald. Morrow seconded, approval of license list items 1A-C.

Call for the vote: Ayes, all; nays, none; motion carried.

- D. "Class B" Combination Beer and Liquor License: El Jefe Corporation for The Boss Bar, 920B Clark Street, Stevens Point for license period beginning October 1, 2015.**

Leah Czerwonka, 3280 Thompson Ct, said the preliminary plans have been submitted to the City's Inspection Department. She said they do not want to go any further with the design of the bar until they receive approval for a liquor license.

Ald. Mrozek noted a license will not be issued until a fire inspection is completed.

Mrs. Czerwonka said what they are looking for is approval of a liquor license contingent upon approval from the police, fire and inspection departments.

Ald. Van Stippen asked if this license is held for this specific business for a certain time even if another applicant comes forward for a liquor license.

Clerk Moe said the applicant would have a certain amount of time to start operating the business before the Council could take action to take the license back.

Mayor Wiza noted most liquor licenses are granted before the business is operational. He said no one wants to spend that kind of money in remodeling if they are not sure they can get a liquor license.

Ald. Morrow asked how many licenses are available.

Clerk Moe said if this license is granted, there are no other regular licenses available but the City does have reserve licenses available.

Ald. Mrozek **moved**, Ald. Ryan seconded, to grant the license to El Jefe Corporation for The Boss Bar contingent upon passing of the appropriate inspections.

Call for the vote: Ayes, all; nays, none; motion carried.

2. Request to Hold Event/Street Closings: Pacelli Catholic High School – Annual Homecoming Parade on October 9, 2015.

Larry Theiss, Pacelli High School Principal, said they are asking for a change in their parade route due to the fact that SPASH has a home game the same day as their parade. He said the route change is necessary to avoid the traffic coming to the SPASH game.

Interim Police Chief Skibba said the Police Department reviewed the proposed route for the parade. He said with the size of the parade, the Police Department will be able to assist with the intersection at Second Street.

Ald. Morrow **moved**, Ald. Doxtator seconded, to approve the request to hold event/street closings for Pacelli Catholic High School Annual Homecoming Parade on October 9, 2015.

Call for the vote: Ayes, all; nays, none; motion carried.

3. Observance of Halloween – Date and Time of Trick-or-Treat.

Ald. Doxtator read the letter submitted by Clerk Moe regarding observance options for Halloween.

Mayor Wiza agrees a policy needs to be established and he recommends holding Trick-or-Treat on Halloween from 5:00 p.m. to 8:00 p.m.

Ald. Van Stippen **moved**, Ald. Mrozek seconded, to hold Trick-or-Treat on Halloween from 5:00 p.m. to 8:00 p.m. from this point on.

Ald. Mrozek said she did some research and several communities hold Trick-or-Treat every year on Halloween.

Ald. Kneebone supports establishing Trick-or-Treat hours each year on Halloween at a set time.

Ald. Doxtator asked if the Police Department has any issues with setting Trick-or-Treat hours on Halloween.

Interim Police Chief Skibba said it will work as long as the Police Department can plan for it.

Call for the vote: Ayes, all; nays, none; motion carried.

4. Monthly Inspection Report.

Director Ostrowski stated construction values are doing very well again this year. He noted this report is prior to the hiring of the new Ordinance Enforcement Officer.

Ald. Mrozek **moved**, Ald. Ryan seconded, to approve the report and place it on file.

Call for the vote: Ayes, all; nays, none; motion carried.

5. Adjournment.

Adjournment at 6:14 p.m.

SPECIAL PUBLIC PROTECTION COMMITTEE
Monday, August 17, 2015 – 6:45 P.M.
Council Chambers, 1516 Church Street

Present: Alderpersons: Doxtator, Mrozek, Ryan, Van Stippen, Morrow

Also

Present: Mayor Wiza; City Attorney Beveridge; Comptroller/Treasurer Ladick; City Clerk Moe; Alderpersons Oberstadt, Slowinski, Kneebone, Patton, McComb and Phillips; Directors Schrader, Lemke, Ostrowski, Schatschneider; Assessor Shepro; Asst. to the Mayor Pazdernik; Nate Enwald – Gazette; Brandi Makuski - City Times; Sari Lesk – Journal; Larry Lee - WSAU

1. Request to Hold Event/Street Closings – Team Schierl and Mada – Pink Week activities on September 16-17, 2015 – Request for the closure of a section of Fourth Avenue.

Interim Police Chief Skibba said the Police Department does not have any issues with this request.

Mayor Wiza said they are working with the Streets Department to provide barricades which the organizers would be responsible for setting up and taking down.

Kathy Ostrowski, Team Schierl, is available for any questions.

Ald. Morrow asked if the event is a race.

Ms. Ostrowski replied no, they are requesting to close the street so activities can take place there.

Ald. Van Stippen **moved**, Ald. Morrow seconded, to approve the event and street closing for the Pink Week activities on September 16-17, 2015 for the closure of a section of Fourth Avenue.

Call for the vote: Ayes, all; nays, none; motion carried.

2. Adjournment.

Adjournment at 6:47 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

Monday, September 14, 2015
Lincoln Center – 1519 Water Street
Stevens Point, WI 54481

MINUTES

PRESENT: Mayor Mike Wiza, Comptroller/Treasurer (C/T) Corey Ladick, Director of Public Works Scott Schatschneider and Tricia Church; **Alderspersons:** George Doxtator(1st), Garrett Ryan(3rd), and Mary Kneebone(7th).

EXCUSED: Heidi Oberstadt(4th) and Mary McComb(9th).

ALSO PRESENT:

DIRECTORS: Michael Ostrowski – Community Development and Joel Lemke – Public Utilities and Transportation, and Tom Schrader – Parks and Recreation.

ALDERPERSONS: Denise Mrozek(2nd), Brian Van Stippen(5th), Jeremy Slowinski(6th), Tony Patton(8th), and Mike Phillips(10th).

CITY STAFF MEMBERS: City Clerk John Moe, City Attorney Andrew Beveridge, Streets Superintendent Dennis Laidlaw, Interim Police Chief Martin Skibba, Assistant Fire Chief Joe Gemza.

OTHERS PRESENT: Nate Enwald – P.C. Gazette, Brandi Makuski – Stevens Point City Times, Larry Lee – WSAU, Barb Jacob – 1616 Depot Street, Bob Fisch – 1033 Smith Street, Cathy Dugan – 615 Sommers Street, Neil Prendergast – 1924 Plover Street, and Bruce Gerland – AECOM.

Mayor Mike Wiza called the Board of Public Works meeting to order at 6:16 p.m. on September 14, 2015. The meeting was held at the Lincoln Center located at 1519 Water Street in Stevens Point.

1. Consideration and possible action to accept the Directors Report and place it on file.

Director Schatschneider did not have anything to add to his report.

There were no questions or comments regarding the Director's Report.

Aldersperson Kneebone made a motion to accept the Director's Report and place it on file; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

2. Consideration and possible action to approve the purchase of a Chevrolet Colorado from Len Dudas Motors in the amount of \$26,600.00 to be used for a Parking Enforcement Vehicle.

Director Schatschneider reported a correction in his memo. He explained that initially last year, as part of the 2015 capital borrowing, the intention was to replace the battery in the current Honda Civic Hybrid; however, the cost of a battery is \$4,000.00. He went on to explain that since then there has been other mechanical issues come up with this vehicle so now the recommendation by the police department is to replace it with a small truck.

Aldersperson Phillips stressed his concerns with purchasing a truck due to gas mileage. He stated he purchased a truck because he hauls things and asked what we plan on hauling.

Interim Police Chief Skibba explained that when the Honda Civic was purchased, the role was purely "parking enforcement" by one full time day employee. He explained that there are currently three part time employees which also include night time enforcement. He clarified that the job description has since been changed to "community service officers" that include picking up abandoned bicycles and/or other found property and inventorying them to free up patrol officers. He also pointed out that ergonomically a small truck is easier to get in and out of as well as it being easier to move through snow in the winter months.

Aldersperson Kneebone moved approval the purchase of Chevrolet Colorado from Len Dudas Motors in the amount of \$26,600.00 to be used by the police department; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

3. Consideration and possible action to accept the Prais Street Pedestrian Mall Ordinance Amendments in Sections 9.05, 9.06, and 16.09.

There were no questions or comments regarding these ordinance amendments.

Aldersperson Ryan moved to accept the Prais Street Ordinance Amendment; seconded by Aldersperson Doxtator.

Ayes all; nays none; motion carried.

4. Consideration and possible action to accept the Parking Ordinance Creation Section 9.05(j) for No Parking Here to Corner on Ellis Street at the Reserve Street intersection.

There were no questions or comments regarding the No Parking Ordinance creation.

Aldersperson Doxtator agreed that it is a great idea and made the motion to accept the parking ordinance modification on Ellis Street for No Parking Here to Corner; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

5. Discussion and possible action to approve the Stevens Point School District/Washington Elementary School to construct a proposed parking lot.

Director Schatschneider pointed out that this was presented at the Plan Commission last week and there was a fair amount discussion. He added that he feels this is a good project and recommends moving forward.

Aldersperson Patton agreed that this is a good project. He mentioned over recent years there have been a lot of complaints' regarding vehicles parking right up to the corners causing vision obstructions at intersections.

Cathy Dugan, 615 Sommers Street who resides a block away from this area asked if this project is intended for teachers and staff of Washington School. Mayor Wiza affirmed that is the intension of this project.

Cathy Dugan, 615 Sommers Street also reported that in the past teachers and staff had been invited to use the church parking lot and wondered if that is still available to them. Mayor Wiza replied that that would be a question for the school district.

Cathy Dugan, 615 Sommers Street stressed that in her opinion, the parking is a dangerous safety issue and is not a good situation to have around a school; she is hoping this project will address that as well as alleviate some of the traffic congestion for parents before and after school hours.

Mayor Wiza made the motion to continue to work on the project and give tentative approval based on staff recommendations as outlined in the report; seconded by Aldersperson Ryan.

Ayes all; nays none; motion carried.

6. Consideration and possible action to approve the request for proposals (RFP's) for right-of-way acquisition services pertaining to the Hoover Road Grade Separation Project.

Aldersperson Phillips asked if this would include the whole project area. Director Schatschneider replied that this is strictly the grade separation, the Coye and Heffron would come at a later time.

Aldersperson Phillips asked if it could all be included into one RFP. Director Schatschneider replied that we need to have approval on the 60% from WisDOT. He added that we do not have a clear enough picture on Coye and Heffron to be able to include that work in this scope of services.

Aldersperson Slowinski echoed Aldersperson Phillips asking if this was something we could wait on to simplify and/or have a better picture of Coye and Heffron. Director Schatschneider replied that with land acquisition services and the fact that both projects are so different, it would not make a difference or anything simpler.

Aldersperson Doxtator made a motion to approve the request for RFP's for acquisition services pertaining to the Hoover Road Grade Separation Project; seconded by Aldersperson Kneebone.

Ayes all; nays none; motion carried.

7. Discussion and update on the Traffic Impact Analysis done at the intersection of County Road R and E.M. Copps Drive.

Mayor Wiza clarified that this is strictly a presentation and not the Skyward Developers Agreement.

Director Schatschneider explained that Jeff Sandberg of AECOM has completed a traffic impact analysis for this intersection; however, he is out with the flu. He stated that Bruce Gerland with AECOM is here in his place.

Bruce Gerland with AECOM took the podium to go over and explain the PowerPoint Presentation that was included in the Agenda Packet.

****Due to the length of the presentation, please visit our website to view the PowerPoint slides and follow along with the presentation.****

8. ADJOURNMENT: Mayor Mike Wiza adjourned the September 14, 2015 Board of Public Works Meeting at 6:46 p.m.

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS
POINT, WISCONSIN**

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That subsection 14 of Section 9.05(d) of the Revised Municipal Code, **Two Hour Parking** is hereby **repealed**:

9.05(d) 14. On the north side of Prais Street between Fremont Street and Illinois Avenue.

SECTION II: That subsection 38 of Section 9.05(d) of the Revised Municipal Code, **Two Hour Parking** is hereby **amended** to read as follows:

9.05(d) 38. On the north side of Prais Street between Illinois Avenue and Michigan Avenue.

SECTION III: That subsection 101 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **amended** to read as follows:

9.05(g) 101. On the south side of Prais Street between Illinois Avenue and Michigan Avenue.

SECTION IV: That subsection 125 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **repealed**:

9.05(g) 125. On the north side of Prais Street from Illinois Avenue to 54 feet west.

SECTION V: That subsection 203 of Section 9.06(a) of the Revised Municipal Code, **Stop Signs** is hereby **repealed**:

9.06(a) 203. Prais Street at Illinois Avenue.

SECTION VI: That subsection 204 of Section 9.06(a) of the Revised Municipal Code, **Stop Signs** is hereby **repealed**:

9.06(a) 204. Prais Street at Fremont Avenue.

I

SECTION VII: That Section 16.09 of the Revised Municipal Code, **Creation of Pedestrian Mall** is hereby **amended** by removing the following described area as a pedestrian mall:

Prais Street from the west ROW of Illinois Avenue to the east ROW of Fremont Street.

SECTION VIII: That subsection 150 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **created** to read as follows:

9.05(j) 150. On the north side of Ellis Street from Reserve Street to a point 65 feet east.

SECTION IX: These ordinance changes shall take effect upon passage and publication:

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
John Moe, City Clerk

Dated: September 3, 2015
Approved: September 21, 2015
Published: September 25, 2015

**FINANCE COMMITTEE
SEPTEMBER 14, 2015 AT 6:47 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Ald. Slowinski, Phillips, Patton, Van Stippen and Kneebone

ALSO

PRESENT: Mayor Wiza; C/T Ladick; Clerk Moe; City Attorney Beveridge; Directors Ostrowski, Schrader, Lemke, Schatschneider; Ald. Doxtator, Ryan, Mrozek, Morrow; Interim Police Chief Skibba; Asst. Fire Chief Gemza; Human Resource Manager Jakusz; Deputy C/T Freeberg; Supt of Maint Laidlaw; Brandi Makuski; Nate Enwald; Larry Lee; Barb Jacob; Cathy Dugan; Steve Shepro; Jackson Case; Andrew Green

ITEM #1 – REVIEW OF PROPOSED 2016 CAPITAL BUDGET.

C/T Ladick gave the attached PowerPoint presentation, stating this is just a discussion and that action would be taken at the meeting in October.

Ald. Phillips commented that he worked with the last Mayor on garbage collection. There is \$500,000 for two new garbage trucks and he is sure that the next few years will include buying two more for a total of \$1,000,000. It was determined that the City could save \$130,000 a year in wages if we privatized the garbage, which does not include buying the garbage trucks. He stated that 71% of municipalities in Wisconsin privatize their garbage and questioned why ours should be different when we have to pay this much money. In ten years, \$130,000 would be \$1.3 million, which he would like to move that money into the Road Service Improvements since we are behind on our street sealings and coatings. He would recommend moving towards privatizing garbage and asked everyone else to think about.

C/T Ladick stated that during the October Finance Meeting, any recommendations for changes will be heard and the recommendation at Finance will go to Council for final approval. At the end of October we have a special meeting to present the operating budget, which will be approved in November.

ITEM #2 – EXERCISING THE REPURCHASE OPTION DUE TO FAILURE TO BUILD BY THE PROPERTY OWNER AT 4908 WHITETAIL DRIVE (PARCEL ID 2408-15-4004-27).

C/T Ladick stated there is a requirement, when purchasing a lot in Whitetail Subdivision, that you have to break ground within one year and complete construction within two years. There is someone who purchased a lot in 2008 and has still not broke ground, nor does he have any plans to do so, so at this point we would like to exercise our option to repurchase that lot and sell it to someone who does want to build. We have sold 8 lots this year and only have 1 left, so he is confident that we will be able to resell this quickly.

Motion made by Ald. Slowinski, seconded by Ald. Phillips, to exercise the repurchase option for 4908 Whitetail Drive.

Ayes: All

Nays: None

Motion carried.

ITEM #3 – APPROVAL OF PROPERTY MANAGEMENT AGREEMENT WITH CANDLEWOOD PROPERTY MANAGEMENT, LLC FOR OPERATING AND MANAGING EDGEWATER MANOR.

C/T Ladick stated this agreement was formerly between the Redevelopment Authority and Candlewood but with Edgewater now being transferred from the Redevelopment Authority to the City of Stevens Point, we need to get the name on this agreement changed to reflect the City of Stevens Point.

Ald. Phillips clarified that nothing else is being changed except the name. C/T Ladick responded that we are not changing the terms, it is name only.

Director Ostrowski stated none of the terms will change, but he did state that the agreement does automatically renew at the end of the year if we do not provide them with a 30 day notice. Should we not want to renew, we would need to give them notice prior to December 1. If the City does decide to dispose or sell the property, there is a clause in there that they would get paid an extra month of commission plus a certain percentage of any leases they signed within the prior six months.

Cathy Dugan, 615 Somers, stated that she thinks Candlewood is doing a good job, the residents seem to like them, and would like to see them be able to continue their work.

Motion made by Ald. Patton, seconded by Ald. Kneebone, to approve the property management agreement with Candlewood Property Management, LLC for operating and managing Edgewater Manor.

Ayes: All Nays: None Motion carried.

ITEM #4 – APPROVAL OF CONTRACT FOR ASSESSMENT SERVICES WITH FORWARD APPRAISAL LLC.

C/T Ladick stated this is a contract renewal with Steve Shepro of Forward Appraisal LLC, which is our contracted Assessor. The terms have stayed the same and the prices have also stayed the same, which is \$50,000 per year.

Motion made by Ald. Phillips, seconded by Ald. Patton, to approve the contract for assessment services with Forward Appraisal LLC.

Ayes: All Nays: None Motion carried.

ITEM #5 – REQUEST FROM DBGREEN LLC, FOR FAÇADE IMPROVEMENT GRANT FUNDS IN THE AMOUNT OF \$119,445.00.

C/T Ladick stated this is a request from the Façade Improvement Grant Program. The program originally started with \$300,000, which was transferred from the General Fund. It was originally planned to be a revolving loan fund and was later changed to be a straight grant fund. This request is for a fairly large project involving a large building and typically the limit has been \$30,000 per building; however the size of the building constitutes 3 buildings, so staff is willing to make an exception this time. Staff recommends a maximum of \$90,000, basically giving him credit for 3 buildings, with the requirement that 3 bids be obtained. If approved, this will pretty much take care of the funds left in that program, leaving a small portion. This has been passed at Historic Preservation. One of the items that was discussed was how many bids we want them to get; staff recommendation was for 3 bids. We feel that because these are public dollars, there is that need for accountability; however Historic did approve it with only 2 bids.

Ald. Patton questioned how much money was left. Director Ostrowski replied there is about \$120,000-\$130,000 uncommitted at this time so if this does go forward with the \$90,000, there would be approximately \$30,000.

Ald. Patton questioned what the plan was after these funds are gone. C/T Ladick stated with other approved projects on the horizon, we would need to build up our fund balance before we would have more money to put back into this. Ald. Patton questioned if that would hurt little projects. Director Ostrowski stated the program has been extremely successful and there have been some additional requests that haven't formally been submitted yet, but he does not think they will hit the \$30,000 mark.

Ald. Slowinski questioned if there was any other funds that we could use to offset the cost, so that we are not pulling 100% from this fund. Director Ostrowski replied that this program has been established for 3 years so the property owners have had the opportunity to come forward to request funds.

Motion made by Ald. Phillips, seconded by Ald. Patton, to approve the Façade Improvement Grant for DBGreen in the amount of \$90,000 with the requirement that they have at least 3 bids.

Andrew Green, owner of DBGreen, stated this project is extremely important to Main Street. When it went to Historic Preservation, the recommendation from staff was to go for 3 bids. After that meeting, it was brought back to 2 bids. The concern with 3 bids, or even 2 bids, is there are so many unknowns in these old historic buildings that it is difficult to get bids from 3 contractors that all match. He stated that 3 bids will be extremely difficult to get, especially with this project being a total remodel by removing the façade, without knowing what is underneath it. They have to go source some columns that are exact reproductions from 1908, when columns were made from sandstone, which is difficult and could bring a wide variety of bids with it. He stated that as an owner, it will be extremely difficult for him to go out and get 3 bids that are identical. There is a school of thought that he could do a bid as a design/build, which basically is a time and material project whereas whatever you spend comes to a bottom line total and the overhead and profit of the contractor is shown. If the contractor gets multiple contractors for each line item, that would be equivalent to getting 2 or 3 bids. He stated that for example, window glazing you can get 2 to 3 bids but the other unknowns, you cannot.

Mayor Wiza questioned Mr. Green if he was asking the Committee to reconsider the motion and reconsider taking it down to 2 bids. Andrew Green stated yes but he would like the designer to explain why a design/build type of scenario would also work. He stated he spoke with Director Ostrowski today and he understands why, from the City's standpoint, they want to see multiple bids, but from a practical standpoint, it is difficult to do on something that is historic.

Andrew Green questioned what the process would be if he received 2 bids that came in at \$100,000 and 1 that came in at \$60,000. He believes he would have to take the \$60,000, knowing there is a discrepancy somewhere, so he would like to know what the process would be for working through that.

Ald. Patton questioned if the problem was that he was on a time restriction or that it would be hard on a contractor to make a bid. Andrew Green replied that it is both as he cannot work on the total remodel of the inside until the façade is completed.

Ald. Patton stated he would like to retract his second to the motion unless Ald. Phillips would like to change his motion to allow 2 bids. Ald. Phillips stated he will not change it. He stated there is competitiveness out there and if it was him, he would get 3 bids and sit down with them and tell them that he is not going to go with the highest or the lowest, he would go with the middle bid because it would make the contractors get to the honest amount to do that project.

Ald. Mrozek agreed with Ald. Phillips with regard to obtaining 3 bids. She stated that it sounds like there is a preferred contractor that they really want to go with, so in fairness the City needs to go with 3 bids and from there they can make sound, reasonable decisions.

Cathy Dugan congratulated Mr. Green for the proposal as it is an important building downtown. It has been vacant for a long time and the people who owned it before neglected it for some time. She sees this as a wonderful project but encouraged the interaction with restoration specialists, whether from the area or even the Milwaukee or Madison area. She likes the project, she just wants to see more feedback or input and agrees with Ald. Mrozek that this is obviously a preferred contractor situation.

Jackson Case, 3028 Stanley Street, stated it is wonderful that the City is looking at assisting with the funds. He stated that this building that Mr. Green is trying to rejuvenate is a building that a lot of other people have already looked at and no one else has stayed around long enough to write a check to buy the building. He explained the relationship that he and Mr. Green have is as a team, working together to make the impossible happen. He stated this process is not for a preferred contractor at all, but rather working together, as a team to keep the prices as low as possible. He stated there are two ways they could have started this process. Mr. Green could have said that we need to bid this out to multiple contractors so the first thing we need is a set of documents so thorough that he could get an RFP going for the project. That is an extremely costly thing to do and there is not a whole lot of dollars to spend needlessly. Instead, he hired an architect that can help him through the process of looking at it and getting multiple bids from multiple material suppliers and multiple sub-contractors; therefore creating a larger team of people to do the project in the most efficient way. He said they are trying to keep this project cost effective and trying to get it done so that he can create this beautiful dream downtown in a way that he can afford to do it. It is called design/build and it is not an open checkbook process.

Ald. Van Stippen stated he would be abstaining from the vote due to owning some buildings downtown. He did state that if he was going to vote, he would vote against this motion and require only 2 bids as that is what Historic recommended and because that process is very difficult to adhere to when dealing with historic buildings and finding contractors that can do that sort of work. He applauds Mr. Green for taking on the project and appreciates all his hard work.

Ald. Doxtator stated since it made it through Historic Preservation/Design Review for 2 bids, he would recommend approving a 2 bid process.

Director Ostrowski stated that Jackson is correct in terms of other people trying to do this as his office has been contacted several times regarding this building and yet, it has not been purchased. He stated he would be fine with 2 bids. Another thing that would come into play is that it is a \$238,000 project, making it a \$120,000 request, and the grant would be for \$90,000 so far less than the 50% that would be given, so it will likely come in less with that. Also, any project that is done does have to be submitted, so if there are any costs that are cheaper and they do not find any issues behind the façade, we only pay 50% of the costs, we do not exceed that. They have to submit receipts as to what they found so if they did tuck pointing for a certain percentage of the building, they would have to say what they found through that process. He thinks it is a great project, a huge transformation, and something that is terribly needed for that building. It probably would have sat vacant for a long time due to the size of the building and the lack of parking.

Ald. Slowinski also stated he thinks it is a great opportunity for this building and he does not want to create any issues that could stop this project from moving forward so he would be in support of 2 bids.

Ald. Patton retracted his second on the motion.

Motion died due to no second.

Motion made by Ald. Kneebone, seconded by Ald. Slowinski, to approve the request from DBGreen LLC for Façade Improvement Grant for up to \$90,000, with the requirement of having at least 2 bids.

Director Ostrowski clarified that the owner does not receive any funds until the project is completed. All of the exterior portion of this project must be completed and signed off before

they receive any funds. After inspection of the property, if it is done to Historic Preservation's recommendation, we would get receipts from the owner and we would reimburse up to \$90,000. If they would turn in receipts for \$160,000, we would only reimburse \$80,000, it is 50% of what is spent, up to \$90,000.

Ald. Patton questioned if Director Ostrowski is now ok with just 2 bids because his original recommendation was for 3. Director Ostrowski replied yes, because Historic changed it to 2 and he does see a value with 2 because of the challenges.

Ald. Phillips stated that it is insanity to claim that the project may not go through because of 1 more bid. There are people out there bidding projects every day, they are looking for work.

Ald. Slowinski commented that he is listening to the professionals and that is what he is hearing, and not from just one person, but from many.

Ald. Kneebone stated she was at the Historic Preservation meeting when the Committee decided to go with 2 bids and there was a lot of discussion.

Andrew Green stated he is concerned over having to take the lowest bid. He questioned if that would include change orders because if he was a bidder, he would be smart enough to win the bid and then continue to add change orders and bring it up. The other thing he would like to ask is if the bid could be the overhead and profit, which is a summary of all your costs and at the bottom is overhead and profit.

Barb Jacob, 1616 Depot Street, stated she owns a building that is over 100 years old and it is hard to find someone to do bids for façade. She did hers a few years ago, without funds from the City. She believes 2 bids is fair and feels that they would not have to take the lowest bid.

Ald. Slowinski asked Director Ostrowski to come forward and address the change order issues. Director Ostrowski replied that typically what happens during a project is that the Historic Preservation Commission will grant up to a certain dollar amount and they will have each individual line item identified. A lot of the projects that have been done, have been done with multiple vendors, maybe not a general contractor, so this is a different process due to the scope of it. Historic Preservation has been willing to look at other issues that have come up in other projects so if there are issues, they would be willing to look at it.

Ayes: Ald. Slowinski, Patton and Kneebone Nays: Ald. Phillips
Ald. Van Stippen abstained. Motion carried.

ITEM #6 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Patton, seconded by Ald. Kneebone, to approve the payment of claims in the amount of \$5,542,405.56.

Ayes: All Nays: None Motion carried.

Adjournment at 8:05 P.M.

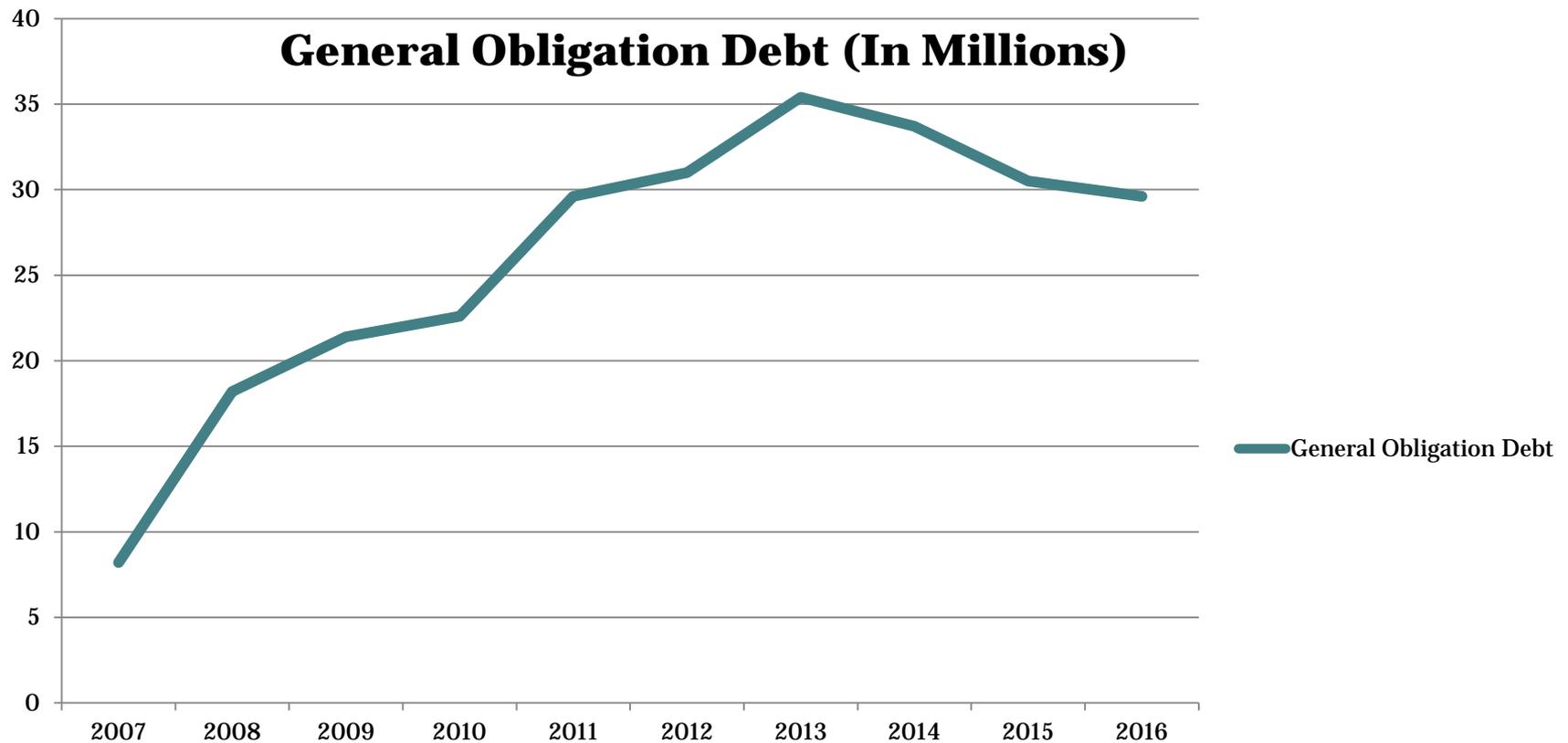
2016 Capital Budget Presentation



Capital Budget Highlights

- **Total Capital Budget: \$3,489,900**
 - **Borrowing: \$2,200,000**
 - **Fund Balance: \$750,000**
 - **Use of Reimbursements/Unspent: \$539,900**
- **Use of \$750,000 of Fund Balance, same as in 2015 budget.**
- **Continued Regeneration of Debt Capacity in preparation for very large projects. (Grade Separation, Bus. 51)**
- **Scheduled 2016 Principal Repayment Progress**
 - **\$3,162,564 Non-TIF Principal Repayment**
 - **\$2,200,000 New Non-TIF Borrowing**
 - **\$962,564 Non-TIF Debt Reduction**

Projected Impact on G.O. Debt



Dept of Public Works-Streets Projects

- **\$1,000,000: Coye and Heffron Project**
 - **\$1,393,981: Total Cost, with \$393,981 coming from Industrial Park Funds**
- **\$600,000: 6th Street Complete Reconstruction**
 - **Project Driven by Need to Replace Utilities**
- **\$300,000: Road Surface Improvements (ie. Chip Seal, Resurface)**

Dept of Public Works- Engineering

- \$45,000: Garage for Pickups
- \$40,000: Traffic Signal-Left Turn Arrows, Division and Northpoint
- \$30,000: Franklin and Division Pedestrian Crossing
- \$17,000: Radio Telemetry Project
- \$15,000: GPS Survey Equipment: Software Updates
- \$15,000: Control Cabinet Replacement
- \$5,000: Traffic Signal Controller
- \$5,000: Camera Loop Detection

Dept of Public Works-Misc

- **\$26,000: Garbage and Recycling Carts**
- **\$13,000: Main Street Landscaping Improvements**
- **\$5,000: Arrow Board**

Fleet Vehicles

- \$500,000: Garbage Trucks (2)
- \$150,000: Street Sweeper (1)
 - \$75,000 to be paid by Stormwater Utility
- \$44,000: PD Sprinter Van
- \$34,000: PD Tahoe

Police Department

- **\$75,000: Computer Equipment-Toughbooks and Docking Stations (Used in Squads)**
- **\$6,500: Office Equipment**
- **\$6,500: Replace Furniture**

Fire Department

- **\$14,000: Turnout Gear**
- **\$12,500: Nozzles**
- **\$11,500: Gear Washer**
- **\$10,000: Fire Equipment**
- **\$8,000: Hose Roller**

Fire Department-Stations

- **\$29,500: Window Replacement**
- **\$7,600: Exterior Lights**
- **\$6,200: Window Sills**
- **\$5,300: Humidifier**

Parks Department

- **\$40,000: Reroof Building (Pool)**
- **\$33,000: Parking Lot (Mead)**
- **\$18,000: Tuck Pointing (Pfiffner)**
- **\$16,000: Refurbish Concrete Floors (Pool-Shower Room)**
- **\$15,000: Parking Lot Paving (Iverson All Purpose Lodge)**
- **\$8,500: Refurbish Concrete Floors (Pool-Bathhouse)**
- **\$7,000: Replace Restroom Stalls/Dividers (Pool)**
- **\$6,000: GIS Street Tree Inventory**
- **\$5,000: Chemical System (Pool)**
- **\$3,000: Resurface 3 Basketball Courts (Various Locations)**
- **\$2,500: Tennis Courts Resurface (Mead)**

Parks-Room Tax

- **\$7,500: Refurbish Shower Room Floors (Willett)**
- **\$7,000: Blacktop West Walkway to Archway (Willett)**
- **\$7,000: Re-roof Building (Riverfront Arts Center)**
- **\$3,500: Blacktop East Entrance Pad (Willett)**

Community Development, Assessor, City Hall, IT

- **\$57,600: Assessor-Revaluation**
- **\$50,000: City Wide Building Maintenance**
- **\$38,000: Document Management Software**
- **\$15,000: Switches for Phone/Data Infrastructure**
- **\$4,000: Community Development-Office Equipment and Tablets**

Transit (Listed in Local Share, 80% Federal Funding for Capital)

- **\$139,000: Buses (2)**
- **\$8,500: Pickup Truck**
- **\$6,000: Support Vehicle**
- **\$4,000: Lawn Mower/Tractor**
- **\$2,200: ADA Automatic Door Opener System**

Airport

- **\$40,000: Fuel Farm Inspection, Painting, and Maintenance**
- **\$5,000: Pavement Maintenance**

PERSONNEL COMMITTEE MEETING
Monday, September 14, 2015 – 8:05 p.m.
Lincoln Center ~ 1519 Water Street

PRESENT: Chairman Phillips; Alderpersons Slowinski, Mrozek, Patton

EXCUSED: Alderperson Oberstadt

OTHERS

PRESENT: Mayor Wiza; C/T Ladick; Attorney Beveridge; Clerk Moe;
Alderperson(s) Ryan, Doxtator, Kneebone; Morrow;
Director(s) Lemke, Schatschneider, Schrader; Assistant Chief
Gemza; Interim Chief Skibba; Barb Jacob; Nate Enwald ~ PC
Gazette; Brandi Makuski ~ SPCT; Larry Lee ~ WSAU: Human Resource
Manager Jakusz

Chairman Phillips called the meeting to order.

1. Amendment to Administrative Policy 2.06 – Promotions and Transfers.
Human Resource Manager Jakusz indicated that the policy formerly addressed promotions and transfers for management employees. Post Act 10 and with the implementation of the pay plan for both hourly and management employees, the policy needed to be amended. Motion by Alderman Slowinski, second by Alderperson Mrozek to approve the amendment to Administrative Policy 2.06. Ayes all, nays none. Motion carried.
2. Amendment to Administrative Policy 2.07 – (relating to step up pay for temporary job assignments).
Several modifications to this section were approved at the August 2015 Personnel Committee meeting. This is the last section of the policy to be amended. The policy amendments to this section will allow for a standardized process for hourly employees in both the Streets and Parks Department when working in a higher classification.

Mayor Wiza reiterated that although this amendment isn't perfect, it provides a known and standardized method to follow when determining what to pay employees working out of their classification and is an improvement over how it has been handled in the past.

Motion by Alderman Patton, second by Alderman Slowinski to approve the amendment to Administrative Policy 2.07. Ayes all, nays none. Motion carried.

3. Amendment to Administrative Policy 2.14 – Hiring Procedures.

This amendment is the result of discussion held at the Special Personnel Committee meeting in August.

Mayor Wiza stated that Alderman Patton suggested a change to the policy.

Motion by Alderman Patton, second by Alderperson Mrozek to approve the amendment to Administrative Policy 2.14. Ayes all, nays none. Motion carried.

4. FICA Alternative for Seasonal Employees.

Human Resource Manager Jakusz referenced the cover memo from Comptroller / Treasurer Ladick that was included in the packet along with the informational piece relating to FICA Alternative Retirement Plans.

Comptroller / Treasurer Ladick stated that the City hasn't been able to afford an increase for the Seasonal Parks employees for several years. He is looking for options that will allow the City a way to provide a pay increase for these employees. He feels the FICA Alternative Plan will allow for this and provide a better deal for these employees. Currently employees pay 6.2% into FICA and the City pays a matching amount. Under the FICA Alternative Plan, employees would pay 7.5% into a retirement account that would be set up in their name; the City would use the pool of funds they'd save from their 6.2% contribution to fund the cost of the pay increase. Comptroller / Treasurer Ladick said he would like to include the School Crossing Guards in this plan as well.

Alderman Slowinski questioned whether employees would have a choice to participate in the FICA Alternative Plan or Social Security Program. Comptroller / Treasurer Ladick stated they would not. All employees in the group the City designates as participants in the FICA Alternative Plan would be in that plan.

Barb Jacob stated that the funds saved by the City in year one would be used to offset a pay increase; what about savings from subsequent years?

Aldersperson Kneebone stated that she is conflicted about this proposal based on her own experience. She stated that she had worked for an employer that was exempt from Social Security and it has resulted in a negative impact on her monthly Social Security benefit. She understands the proposal provides a short-term raise, but feels the long-term needs to be considered as well.

Aldersperson Mrozek asked how many employees work more than a summer or two. Director Schrader replied that just a handful of employees return each year and that no one has been here for 20 years.

Motion by Alderman Patton, second by Alderman Slowinski to approve the implementation of the FICA Alternative Plan. Ayes all, nays none. Motion carried.

5. Discussion and possible action on Side Letter with IAFF Local 484 relating to annual performance evaluations.

Human Resource Manager Jakusz stated that at the August meeting the Personnel Committee approved the extension of the timeline to commence bargaining with IAFF Local 484 to allow time for the FD management staff to meet with union officials and come to an agreement over a new performance evaluation process.

The parties did come to agreement on an updated process that will be utilized by the FD yet this year. The Union has already met and signed off on the side letter.

The Committee asked Assistant Chief Gemza about the modified evaluation process. He replied that he is excited about the new process and stated that many employees have worked hard on drafting the new process and he feels it will be a great improvement.

Aldersperson Mrozek moved to approve the Side Letter with IAFF Local 484 relating to annual performance evaluations, Alderman Slowinski seconded. Ayes all, nays none. Motion carried.

6. Motion by alderman Slowinski, second by Alderman Patton to adjourn into closed session (8:31 p.m.) pursuant to Wisconsin State Statute 19.85(1) (f) [considering medical histories of specific persons which, if discussed in public would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories] to consider a request for leave of absence without pay.

Roll Call: Phillips, Slowinski, Mrozek, Patton

Ayes all, nays none. Motion carried.

7. Motion by Alderman Patton, second by Alderman Slowinski to reconvene into open session (8:47 p.m.) for action on the request for leave of absence without pay.

Roll Call: Phillips, Slowinski, Mrozek, Patton

Ayes all, nays none. Motion carried.

Motion by Alderman Patton, second by Alderman Slowinski to approve an unpaid leave of absence through Tuesday, November 17, 2015. Ayes all, nays none. Motion carried.

8. Adjournment – 8:49 p.m.

September 16, 2015

MEMORANDUM

TO: Members of the City Council

FROM: City Personnel

RE: Amendment to Administrative Policy 3.01 (Standard Benefits)

Included in the packet is the draft of an amendment to Administrative Policy 3.01 – Standard Benefits. This item will need consideration and action if the portion of the Personnel Committee meeting minutes relating to the FICA Alternative Plan is approved.

Please feel free to contact me with any questions.

**** CITY OF STEVENS POINT ****
ADMINISTRATIVE POLICY

Policy Title: Standard Benefits

Policy No. 3.01

Date of Issuance: December 18, 1989

Revision Date: 2-90, 5-90, 10-93, 8-03, 3-07, 9-08, 3-10, 6-13, 11-13, 2-14, 7-14, 11-14,
12-14, 1-15, 2-15

Description: This policy covers all benefits in which employees are eligible to participate. Benefits include State Retirement, Federal Social Security, Health Insurance, Life Insurance, Worker's Compensation and Deferred Compensation. Benefits are administered by the City Personnel Office.

1. Retirement

Regular employees working in excess of 1,200 hours per year qualify for participation in the Wisconsin Retirement System. Employees in both the "Elected" and "General" WRS classifications will pay the employee portion of the benefit. Employees hired on or after July 1, 2011 must have five (5) years of creditable service to be eligible for either a formula or money purchase annuity benefit. Specific information regarding benefits is available from the City Personnel Office or from the Wisconsin Retirement System in Madison. Administration of this benefit will be per the current state law.

2. Social Security

Social Security is a federally-regulated benefit with both employer and employee contributions required. The employee contribution to Social Security is deducted from each paycheck until the maximum allowable deduction is reached. Fire Department employees hired before April 1, 1986 are excluded from participation in Social Security. Those hired on April 1, 1986 or after are included in only the Medicare portion of Social Security.

Parks Seasonal and School Crossing Guard employees are excluded from participation in Social Security, and are required to participate in a FICA Alternative Plan instead. Please see #8 for further information.

3. Health Insurance

City employees are eligible to participate in a comprehensive health insurance program which includes hospitalization, surgical/medical, and major medical coverage.

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8. Temporary and Part-Time Employees

- A. Temporary Employees - Limited fringe benefits are provided **for temporary employees. They are eligible for participation in** ~~except for~~ Social Security **(with the exception of employees who fall under 8B below).**

Employees who work and retirement ~~(provided they work 1,200 hours in the a year and have a reasonable expectation of working the following year)~~ **are eligible for participation in the Wisconsin Retirement System.** Those employees eligible for ~~the Wisconsin Retirement Fund~~ **System benefit** will also be offered Income Continuation and Minnesota Mutual Life Insurance.

Health insurance will be offered only when required by applicable state and federal law, including but not limited to the Patient Protection and Affordable Care Act. Premiums will be based on the number of hours worked in the previous year as a percentage of 2080 hours.

- B. Seasonal Parks employees and School Crossing Guards who do not qualify for the Wisconsin Retirement System will participate in a FICA Alternative Plan rather than Social Security. Employee deductions will be made in compliance with applicable federal regulations.**

- CB.** Part-Time Employees - All benefits will be prorated based on the number of hours worked in the previous year as a percentage of 2080 hours.

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SIDE LETTER OF AGREEMENT

BETWEEN

THE CITY OF STEVENS POINT

AND

THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 484, AFL-CIO

This Side Letter of Agreement is being entered into by the parties in respect to annual performance evaluations. Representatives from the City of Stevens Point and representatives from the International Association of Firefighters Local 484 have met, conferred in good faith and have agreed to amend the terms and conditions of the agreement between the parties dated January 1, 2013 - December 31, 2015. The mutually agreed upon modifications are as follows:

1. The performance evaluation process included with this side letter shall be considered its own clause and will be known as the "Performance Evaluation" article.
2. There are two evaluation forms. The employee evaluation form shall be "Form A" and the Officer evaluation form shall be "Form B"
3. The scoring calculation matrix shall be used in reference to:

Article 4 Seniority and Promotions

B. Promotions to Captain

4. (a) Past Performance

4. Appendix A shall be removed.

All other portions of the aforementioned agreement, not otherwise mentioned in the modifications, shall remain in full force and effect.

The modifications mentioned in this side letter, shall become part of the successor agreement to the January 1, 2013-December 31, 2015 agreement between the City of Stevens Point and the International Association of Firefighters Local 484.

If the above is in accordance with your understanding, please indicate your approval and acceptance in the space provided below.

City of Stevens Point

Stevens Point Firefighters
IAFF Local 484

Mike Wiza
Mayor



Jb Moody
Bargaining Committee

John Moe
City Clerk



Frank Minervini
Bargaining Committee

Gary Wescott, President
Police & Fire Commission



Justin Thomson, President
Local 484



Dan Congdon, Secretary
Local 484

Board of Water and Sewerage Commissioners
Monday, September 14, 2015
12:00 P.M.

MINUTES

PRESENT: Paul Adamski, Eugene Tubbs, Mae Nachman, Carl Rasmussen and Jim Cooper.

ALSO PRESENT: Joel Lemke, Mary Klesmith, Gary Kuplic, Chris Lefebvre, Rob Molski, Jason Draheim and Jaime Zdroik

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ADMINISTRATION

1. Approval of minutes of the August 10, 2015 meeting.

Motion made by Mae Nachman, seconded by Jim Cooper to approve the minutes of the August 10, 2015 Water & Sewerage Commission meeting.

Ayes all. Nays none. Motion carried.

II. ACCOUNTING

2. Discussion and possible action on approval of department claims.

WATER DEPARTMENT

Paul Adamski presented the statement of claims for the Water Utility for August. The balance as of August 1, 2015 was \$4,659,877.81; the bank deposits recorded in August 2015 were \$617,482.04. Checks issued August 2015 numbered 49305 through 49397 were in the amount of \$510,959.07. The net balance on hand August 31, 2015 was \$4,766,400.78.

WASTEWATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Sewage Treatment Utility for August. The balance as of August 1, 2015 was \$6,005,223.85; the bank deposits recorded in August 2015 were \$270,153.22. Checks issued August 2015 numbered 31210 through 31274 were in the amount of \$157,204.92. The net balance on hand August 31, 2015 was \$6,118,172.15.

STORMWATER DEPARTMENT

Paul Adamski also presented the statement of claims for the Stormwater Utility for August. The balance as of August 1, 2015 was \$1,010,901.61. The bank deposits recorded in August 2015 were \$103,262.33. Checks issued August 2015 meeting numbered 1429 through 1449 were in the amount of \$41,053.11. The net balance on hand August 31, 2015 was \$1,073,110.83.

Motion made by Carl Rasmussen, seconded by Eugene Tubbs to approve the department claims for the month of August 2015 as audited and read.

Ayes all. Nays none. Motion carried.

3. **Discussion and possible action on increasing the Storm Water restricted fund.**

Joel reminded the Commission that after the creation of the Storm Water Utility we created a restricted fund for street tree(\$20,000) and street sweeping(\$75,000) activities. Joel received an informal request from the City Forester requesting we increase the funding for street trees an additional \$5,000. Joel recommends we do this. Joel stated that the City Forester has used this money very responsibly. Invoices on these matters are forwarded directly to us for payment.

Motion made by Eugene Tubbs, seconded by Jim Cooper to approve increasing the Storm Water restricted funds by \$5,000.00.

Ayes all. Nays none. Motion carried.

4. **Discussion and possible action on a sewer credit for Four Seasons Comm, LLC-1430 Torun Road.**

Joel explained they have been working toward repairing leaks in order to receive a sewer credit. Joel believes they have found all the leaks. Joel feels this is a legitimate credit because the water that was leaking did not go down the sanitary sewer. Joel also explained to Mr. Hastings that once the credit has been applied no further sewer credits will be given in regards to this matter.

Joel will get the terms in writing before issuing the credit.

Motion made by Eugene Tubbs, seconded by Mae Nachman to approve the sewer credit in the amount of \$13,584.24 for Four Seasons Comm., LLC -1430 Torun Road.

Ayes all. Nays none. Motion carried.

III. WATER OPERATIONS

5. **Report on water distribution operations.**

Reserve Street project is complete. Crew is working with the Storm crew installing swales and storm mains. Things are going well.

The water operation report was distributed and reviewed for the month of August. A total of 418 valves have been operated in 2015.

6. **Report on water supply operations.**

Our pumpage in August was 208,123,000 gallons, an increase of 19,190,000 gallons of water from August 2014.

IV. SEWAGE TREATMENT OPERATIONS

7. **Report on Collection System Maintenance.**

Rob stated everything is going well. The new vac truck should arrive next week once all the options are installed.

The sewer report for the month of August was reviewed by the Commission.

8. **Report on sewage treatment operations.**

Chris stated they produced over 90% of their own electricity even with the generator being down for four days. All permit levels were met. They handled the rainfall events fairly well.

B.O.D. (5 average ppm), Phosphorus (0.420 average ppm) and Suspended Solid (5.41 average ppm) limits were met for the month of August 2015.

9. **Report on selection of engineer for the next WWTP improvements.**

Joel explained there are several projects coming in the next few years for the Wastewater Treatment Plant as shown on the Capital Improvements & Maintenance Plan. We sent out requests for Statements of Qualifications to two engineering firms Donohue and Strand. Both firms sent information back to us and then management graded both firms based on the information received. Donohue came out ahead in the grading process. Our experience with Donohue has been very positive.

They will be meeting with Donohue later this month to do some scoping/planning.

10. **Presentation on the high strength waste project.**

Chris did a PowerPoint presentation on the high strength waste project.

V. STORMWATER OPERATIONS

11. Report on Stormwater operations.

Rob stated the storm main was increased from a 12" to an 18" main on W. Karner St. This should alleviate the high ground water issues in these areas.

VI. DIRECTOR'S REPORT

12. Verbal Report.

Joel said they sent out an offer today for the Water Operator position so we should be fully staffed soon.

Joel said we did put in an offer to Remax for the 1917 Cypress property and we are just waiting to hear back to see if our offer has been accepted.

The next Water & Sewerage Commission meeting will be on Monday, October 12, 2015 at noon.

VII. ADJOURNMENT

Motion made by Eugene Tubbs to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED
12:43pm

BOARD OF WATER AND SEWERAGE COMMISSIONERS

EUGENE TUBBS, SECRETARY

**MEETING MINUTES
BOARD OF PARK COMMISSIONERS
WEDNESDAY, SEPTEMBER 2, 2015**

1. **Roll Call**
2. **Approval of the July 1, 2015 Minutes**
3. **Skateboard Park Rental Policy**
4. **Director's report**
5. **Adjournment**

1. **Roll Call**

Present: Bahling, Freckmann, Glodosky, Hall, Ald. McComb, McDonald, Ald. Oberstadt
Excused: Ald. Slowinski, Okonek, Sorenson
Also Present: Director Tom Schrader, Ald. Mary Kneebone

2. **Approval of the July 1, 2015 Minutes**

Motion by Glodosky, seconded by Hall, to approve the July 1, 2015 minutes and place them on file.

Ayes all; Nays none; Motion carried.

3. **Skateboard Park Rental Policy**

Liz McDonald was asked to review the proposed Skateboard Park Rental Policy to the Commission.

A summary of suggested policy:

- The Stevens Point Skate Park is available for rental for special public events. It is not available for private parties.
- Applicants need to complete a "Special Event Request" form available from the Parks Department. (The initial request for Special events goes before the Park Board for approval.) This application details all the needed information and requires a \$1 Million liability insurance policy.
- A fee of \$500 should be charged which would include rental of the Bukolt Lodge (no separate fee).
- If the Bukolt Lodge is rented for the day the Skate Park is requested to be rented, if the hours do not overlap as determined by staff; the Skate Park could be rented for the hours when the lodge will not be in use. In those cases, the fee would still be \$500, but none of the money would be applied to Lodge rental.
- If possible, rental fees should go into a segregated account for Skate Park maintenance

Part of the rental policy includes the following:

It is anticipated that such requests will be infrequent and the intent of this action is that it should be an infrequent occurrence. The policy will only apply to requests for exclusive use of the park, where it would be closed for use to the public. The intention is not to close it for private parties.

Motion by Glodosky, seconded by Ald. Oberstadt, to adopt the skate park rental policy as presented.

- **The Skateboard Park is available for rental for special public events. It is not available for private parties.**
- **Applicants need to complete a "Special Event Request"**
- **A fee of \$500 should be charged which would include rental of the Bukolt Lodge (no separate fee).**

- If the Bukolt Lodge is rented for the day the Skate Park is requested to be rented, if the hours do not overlap as determined by staff; the Skate Park could be rented for the hours when the lodge will not be in use. In those cases, the fee would still be \$500, but none of the money would be applied to Lodge rental.
- Rental fees should go into a segregated account for Skateboard Park maintenance.

Ayes all, Nays none; Motion carried.

4. Director's report

- Dir. Schrader handed out and went over the 2016 Capital requests as prepared by staff.
- Staff received three proposals for replacement of the playground structure in Koziczowski Park and has decided to purchase the structure from Miller & Assoc. (Burke structure).
- Community Stadium resurfacing project is complete and the stadium is already hosting football for this season.
- Mead restroom shelter about half the concrete floor has been poured, with completion this week. The SPASH students will start the construction of the shelter/restroom in about two weeks.
- Forestry department has been clearing back tree limbs and bushes in areas around the schools. Also Redeemer Lutheran Church helped spread woodchips under 3 playground sets to summer.
- We have had vandalism on playground structure in Atwell/Morton/Conifer Parks.
- We are starting to lose our seasonal staff.
- In October we may be having a joint meeting with the Plan Commission on October 5.

5. Adjournment

Motion by Hall, seconded by Ald. Oberstadt, to adjourn the meeting.

Ayes all; Nays none; Motion carried, 6:50 p.m.



Police and Fire Commission

City of Stevens Point
1515 Strongs Avenue
Stevens Point WI 54481

David Schleibs, President
(715) 346-1508

August 4, 2015
4:01 p.m.

1. **Roll Call:** Commissioners Carlson, Kirschling, Ostrowski, Schleibs and Wescott

Also

Present: Interim Chief Martin Skibba, Chief Bob Finn, Alderperson Tony Patton, Mayor Mike Wiza, City Attorney Beveridge, Chris Mueller – Stevens Point Journal, Lee Ann Spoon

2. **People to be heard and announcements**

None.

3. **Adjourn into closed session (approximately 4:00 p.m.) pursuant to Wisconsin Statutes Section 19.85 (1)(e) [deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session] for discussion on the following:**
 - a. **Update on ambulance contract negotiations with Portage County.**

Commissioner Wescott moved, seconded by Commissioner Kirschling, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

4. **Reconvene into open session (approximately 4:15 p.m.) for possible action.**

Commissioner Kirschling moved, seconded by Commissioner Carlson to reconvene into open session.

Ayes, all; nays, none. Motion carried.

5. **Election of Commission officers**

Commissioner Schleibs tendered his written resignation to Mayor Wiza effective August 5th. Commissioner Schleibs reported that serving the citizens and guiding the public safety operations of the city have been a very rewarding experience. He is proud of the people who work for the police and fire departments and the outstanding level of service the departments provide to the people of Stevens Point and Portage County.

Mayor Wiza thanked Dave for his service and said he intends to have a new commissioner for appointment at the August Common Council meeting.

On behalf of the commission Gary Wescott thanked Dave for his 12 years of dedicated service.

Commissioner Carlson moved, seconded by Commissioner Kirschling, to nominate Gary Wescott as commission president.

Ayes, all; nays, none. Motion carried.

6. Update on Police Chief Recruitment process

All ads have now been placed. The deadline to receive completed applications is September 4. To date, there are four applicants.

7. Consent Agenda

- a. Minutes
- b. Monthly Bills
- c. Fire Chief Finn reported:
 - The SPFD did tent inspections prior to the start of Riverfront Rendezvous. During the event, we staffed a public education tent handing out Fire and EMS materials; participated in the 4th of July parade; participated in the Portage County Emergency Vehicle Display; provided paramedic services each day; and worked with the fireworks vendor to make sure that the fireworks show was a success.
 - Three new probationary Firefighter/Paramedics started with the department. Each probationary Firefighter/Paramedic worked one week on days and then were placed on shift. They are all in training with their respective crews. If the training progresses as planned, they will count as manpower around September 1st.
 - The final class schedule has been approved for the Emergency Services Citizens Academy, which includes the Stevens Point Police Department, Portage County Sheriff's Office, Plover Police Department, Stevens Point Fire Department and Portage County Ambulance. The academy runs from September 8th through November 10th.
 - The management team of the SPFD attended a three day FEMA class at UWSP for Multi-Hazard Emergency Management for Higher Education. The class consisted of representatives from different schools in the UW system, along with representatives from UWSP, Portage County Health Department and the SPPD. The class contents were about how to operate and plan for the use of an Emergency Operation Center (EOC), in the event that a major incident happened on a UW system campus.
 - Donation
- d. EMS Report

e. Interim Police Chief Marty Skibba reported:

July:

- July, OWI Grant enforcement, 3 deployments (16 total deployments).
- July, Firearms training (Less lethal, live fire)
- July 3-4th, Riverfront Rendivous, Auxiliary and Officer patrol during event.
- July 7th, Portage Co. Space and Property approved remodel request within SPPD.
- July 14-16th, Interim A.C. Babl participated in Emergency Planning course with UWSP and SPFD representatives.
- July 17th, Auxiliary fundraiser at Trigs raised \$384.00.
- July 20th, Council approved Supervisory side letter establishing Corporal rank.
- July 20th, Council approved ammendment to Police rank structure ordinance.
- July 23rd, SPPD sponsered NCCPA monthly meeting, Officer Ahrens and Bink presented "Micro Policing, and Officers passion".
- July 24th, Movie in the Park, Police Night. Auxiliary and Officers and family members handed out snacks during the event.

August:

- August, OWI Grant enforcement, 3 deployments (16 total deployments).
- August, Firearms training (Less lethal, live fire).
- August 1st, Violet Thompson Benefit 5K, Auxiliary providing traffic control.
- August 1st, Corn on the Curb, Contractual Officer patrol (2)
- August 8th, Boys and Girls Club Bike a thon, Auxiliary providing traffic control.
- August 10-12th, SPPD Administration attending Chiefs conference.
- August 12th, Officers Radsek and Kontos to be recognized by Noon Optimist Club for involvement with youth.
- August 17th, Salvation Army meeting, develop protocol with PTSO, WSO, WRPD, PPD and Human Services related to residents needs.
- August 20th, Meeting with Community Development, Landlords and SPPD.
- August 22nd, Guns & Hoses Charity Softball Game
- August 22nd, United Way Duathlon, Auxiliary providing traffic control.

Officers Lee and Marchel are currently in Step 3 of the Field Training program and performing satisfactorily. Solo patrol is projected for early September.

Commissioner Wescott moved, seconded by Commissioner Carlson, to accept the consent agenda items.

Ayes, all; nays, none. Motion carried.

8. Adjournment

The meeting adjourned at 4:44 p.m.



Police and Fire Commission

City of Stevens Point
1515 Strongs Avenue
Stevens Point WI 54481

Gary Wescott, President
(715) 346-1508

August 18, 2015
4:01 p.m.

1. **Roll Call:** Commissioners Carlson, Moore, Ostrowski, and Wescott
Commissioner Kirschling, excused

Also Present: Interim Chief Martin Skibba, Chief Bob Finn, Alderperson Tony Patton, Alderperson Mary Kneebone, Brandi Makuski – Stevens Point City Times, Lee Ann Spoon
2. **2016 Capital budget review – Police, Fire and EMS**

Included in the packets were 2016 capital requests from Police, Fire and EMS which were formally submitted to the Comptroller's office. Chief Finn reported that he did increase his request for office equipment by \$2,000.00.
3. **2016 operating budget review – Police, Fire and EMS**

Police, Fire and EMS operating budgets are due by the respective departments to the Comptroller's office by August 31st.
4. **Update on police building/remodeling project**

Window Enhancements began the window tinting project on August 10th.

Interim Chief Skibba believes all renovations will be complete by the end of the year.
5. **Strategic review of remaining work load for 2015 (Chiefs, Assistant Chiefs and Commissioners)**

President Wescott would like the chiefs and commissioners to think about the workload and identify what needs to be completed between now and year end. There are obvious tasks that are currently being worked on, such as search and screen for police chief and finalization of department budgets.

The strategic plans for the police and fire departments were distributed to possibly give the chiefs some guidance as they formulate their list of tasks to accomplish prior to year end. This topic will be discussed at the October PFC meeting.

6. Update on police chief recruitment

To date there are 15 applicants. The application deadline is September 4, 2015.

7. Adjourn into closed session (approximately 5:15 p.m.) pursuant to Wisconsin Statutes Section 19.85 (1)(e) [deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session] for an update on ambulance contract negotiations with Portage County.

Commissioner Carlson moved, seconded by Commissioner Ostrowski, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

8. Adjournment

The meeting adjourned at 4:55 p.m.

Airport Commission
Monday, September 14, 2015
12:00 P.M.

MINUTES

PRESENT: Paul Adamski, Eugene Tubbs, Mae Nachman, Carl Rasmussen and Jim Cooper.

ALSO PRESENT: Joel Lemke, Mary Klesmith, Gary Kuplic, Rob Molski, Chris Lefebvre, Jason Draheim, and Jaime Zdroik.

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I. ADMINISTRATION

1. Approval of minutes of the August 10, 2015 meeting.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the minutes of the August 10, 2015 Airport Commission meeting.

Ayes all. Nays none. Motion carried.

II. ACCOUNTING

2. Discussion and possible action on approval of department claims.

AIRPORT

Paul Adamski also presented the statement of claims for the Airport for August. The balance as of August 1, 2015 was \$182,647.51. The bank deposits recorded in August 2015 were \$68,782.59. Checks issued in August 2015 numbered 1349 through 1375 were in the amount of \$96,942.35. The net balance on hand August 31, 2015 was \$154,487.75.

Motion made by Eugene Tubbs, seconded by Carl Rasmussen to approve the department claims for the month of August 2015 as audited and read.

Ayes all. Nays none. Motion carried.

III. AIRPORT MANAGERS REPORT

3. Written report provided.

Jason stated it was standard month at the Airport. The runway crack sealing was completed in preparation for re-surfacing. Jason explained there is always a spike in fuel sales in July due to the EAA but fuel sales will be getting back to average.

Joel stated a quality control inspection was done by Eastern Aviation Fuels/Shell and it went very well.

4. Verbal report.

See Item #3.

The next Airport Commission meeting will be on Monday, October 12, 2015 immediately following the Board of Water & Sewerage Commission meeting.

IV. ADJOURNMENT

Motion made by Mae Nachman to adjourn the meeting.

Ayes all. Nays none. Motion carried.

MEETING ADJOURNED
12:46pm

AIRPORT COMMISSION

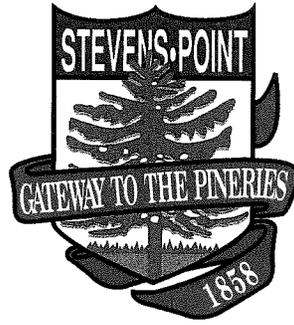
EUGENE TUBBS, SECRETARY

**COMPTROLLER-TREASURER REPORT
for the period ending July 31, 2015**

	Bal July 1, 2015	Receipts	Disbursements	Bal July 31, 2015
GENERAL OPERATING CASH	\$1,633,408.99	\$10,958,800.33	\$3,514,850.10	\$9,077,359.22
WATER & SEWER (CASH & INVEST) (includes airport, transit , stormwater)	\$12,944,450.14	\$2,930,612.20	\$3,360,087.51	\$12,514,974.83
	Bal July 1, 2015	TRANSFER IN	TRANSFER OUT	Bal July 31, 2015
INVESTMENTS				
GENERAL	\$24,429,139.59	\$4,513,047.93	\$4,719,854.68	\$24,222,332.84
SPECIAL REVENUE	\$598,249.11	\$0.00	\$0.00	\$598,249.11
DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL PROJECTS	\$9,813,936.30	\$65,405.98	\$9,500.00	\$9,869,842.28
ENTERPRISE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$2,254,016.84	<u>\$0.00</u>	<u>\$0.00</u>	\$2,254,016.84
TOTALS	<u>\$37,095,341.84</u>	<u>\$4,578,453.91</u>	<u>\$4,729,354.68</u>	<u>\$36,944,441.07</u>

EXPENDITURES:	BUDGET	YTD	%	REVENUES	BUDGET	YTD	%
GENERAL GOVT	\$3,356,475.00	\$1,398,820.44	41.68%	GENERAL	\$21,955,766.00	\$16,169,613.68	73.65%
POLICE	\$5,107,435.00	\$2,959,688.47	57.95%				
FIRE	\$4,879,636.00	\$2,856,845.23	58.55%				
PUBLIC WORKS	\$5,768,897.00	\$3,055,217.41	52.96%				
PARK & REC	\$2,093,323.00	\$1,134,067.72	54.18%				
CAPITAL PROJECTS	\$750,000.00	\$203,454.01	27.13%				
DEBT SERVICE	\$5,665,506.00	\$4,233,520.12	74.72%				
YTD TARGET	58.33%						

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax: 715-346-1530



Mike Wiza
Mayor
mwiza@stevenspoint.com
715-346-1570

September 8, 2015

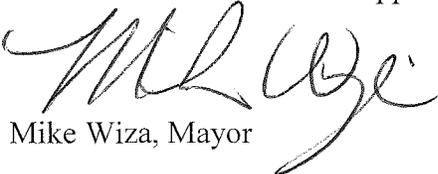
Members of the Common Council
Stevens Point, Wisconsin

The following appointments are recommended for your consideration.

Smongeski Health Fund Committee – 1 year term expires September 1, 2015.

Reappoint Marge Molski	800 St. Paul Street
Reappoint William Zimdars	3924 Doolittle Drive, Apt.6

Your confirmation of these appointments would be appreciated.


Mike Wiza, Mayor

Marge Molski
800 St. Paul Street
Stevens Point, WI

I was employed by the City of Stevens Point for 24 years, 14 as a Community Development Specialist and 10 as Personnel Manager retiring in 1998. My next venture was to run for Alderperson of the 8th District in 2000 . I served as Alderperson of the 8th District for 12 years. I am currently a Commissioner of the Redevelopment Authority and the Smongeski Health Committee.

Bill Zimdars

Stevens Point resident since 1968

Represented District 3 on County Board for 14 years

Served on County Library Board

Has served on the Smongeski Fund for about 8 years

Served as a poll worker in many polling places

Member of Portage County Alcohol and other Drug Abuse Prevention Committee

Married 60 years in February

4 Children

7 Grandchildren

2 Great Grandchildren