

**City of Stevens Point
REGULAR COUNCIL MEETING**

Council Chambers

February

20, 2012

County-City Building

7:00 P.M.

Mayor Andrew J. Halverson, presiding

Roll Call: Present: Ald. Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks entered the meeting at 7:41 PM., Moore.

Also

Present: City Attorney Molepske, City Clerk Moe, C/T Schlice, Directors Schrader, Ostrowski, Lemke, Halverson; Assessor Siebers, Police Chief Ruder, Emergency Management Director McGinty, Fire Chief Kujawa, Human Resources Manager Jakusz, Asst. to the Mayor Pazdernik, Paralegal Becky Kalata, B.C. Kowalski-Stevens Point Journal, Matt Brown-Portage Co. Gazette, Officer Uitenbroek

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

Mayor Halverson declined to make remarks due to the length of the agenda.

3. Consideration and possible action of the minutes of the Common Council meeting of January 16, 2012 and the Special Common Council meeting of February 13, 2012.

Ald. O'Meara **moved**, seconded by Ald. R. Stroik, to approve the minutes and actions of the Common Council meeting of January 16, 2012 and the Special Common Council meeting of February 13, 2012.

Roll Call: Ayes: All.
Nays: None. Motion carried.

4. *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.

Henry Korger, Item 7
David Brandt, Item 7
Reid Rocheleau, Items 7, 26, 32
Paul Wachowiak, Item 11
Bob Gifford, Item 23
Bridget Maniaci, Items 21, 23
Bill White, Item 26
Mildred Neville, Item 26
Krista Olson, Item 26

5. Presentation of Mayoral Commendation to Noah Lamaide.

Mayor Halverson presented a commendation to Noah Lamaide, a sixth grader who started giving to charity at the age of nine, giving his birthday gifts to Operation Bootstrap for other children. He started a website for charity in October, 2010 to help others in the community and also raised \$10,500 for his grandmother's home that was facing foreclosure.

6. Presentation by Kent Hall - High Flyer Award Update: Bird City Wisconsin.

Dr. Kent Hall, said Stevens Point was the first to be recognized as a bird city in Wisconsin. He said the award must be applied for each year and he has applied for the High Flyer Award and feels the city is in a good position to receive it again. He said the goal is to recognize bird conservation in all of its facets.

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

Reid Rocheleau, 408 Cedar St., Whiting, discussed Robert's Rules of Order and rules the chair should follow.

Henry Korger, 3200 Water St., felt the Council meetings should be opened with a prayer like Portage County and Congress.

Ald. Wiza clarified that Portage County opens their meetings with an invocation.

David Brant, 3001 Lampman Dr., voiced his displeasure with the lack of seating.

Consideration and Possible Action on the Following:

8. Resolution - Proclaiming May 5, 2012 as International Migratory Bird Day.

Ald. O'Meara **moved**, seconded by Ald. Wiza, to adopt the Resolution - Proclaiming May 5, 2012 as International Migratory Bird Day.

Roll Call: Ayes: Ald. Moore, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Beveridge.
Nays: None. Motion carried.

9. Minutes and actions of the Plan Commission meeting of February 6, 2012.

Ald. O'Meara **moved**, seconded by Ald. Beveridge, to approve the minutes and adopt the actions of the Plan Commission meeting of February 6, 2012.

Roll Call: Ayes: Majority.
Nays: Ald. Trzebiatowski. Motion carried.

10. Minutes and actions of the Board of Public Works meeting of February 13, 2012.

Ald. R. Stroik **moved**, seconded by Ald. Moore, to approve the minutes and actions of the Board of Public Works meeting of February 13, 2012.

Roll Call: Ayes: Ald. Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Moore.
Nays: None. Motion carried.

11. Preliminary Resolution - Potential Assessment for Replacement of Non-standard

Sanitary Sewer Laterals and Installation of Curb and Gutter on Sections of Fourth Ave.

Paul Wachowiak, 1620 Meadow View Lane, spoke with several property owners affected by the installation of curb & gutter. They felt the expense was significant to fix a small water issue in the area and he encouraged the Engineering Dept. to look at better cost effective solutions.

Ald. Wiza **moved**, seconded by Ald. Suomi, to approve the **Preliminary Resolution - Potential Assessment for Replacement of Non-standard Sanitary Sewer Laterals and Installation of Curb and Gutter on Sections of Fourth Ave.**

Roll Call: Ayes: Ald. Moore, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, **Wiza, O'Meara, Suomi, Beveridge.**
Nays: None. Motion carried.

12. Preliminary Resolution - Potential Assessment for Replacement of Non-Standard Water Services and Non-Standard Sanitary Sewer Laterals on Sections of Michigan Ave.

Ald. O'Meara **moved**, seconded by Ald. Slowinski, to adopt the **Preliminary Resolution - Potential Assessment for Replacement of Non-Standard Water Services and Non-Standard Sanitary Sewer Laterals on Sections of Michigan Ave.**

Roll Call: Ayes: **Ald. Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Moore.**
Nays: None. Motion carried.

13. Public Hearing - Conditional Use Permit - 3201 Channel Dr., 3209 Channel Dr., and City Property - to dredge portions of property of the South Channel of the McDill Pond lake bed south of Heffron St.

Mayor Halverson declared the public hearing open.

As no one wished to speak, Mayor Halverson declared the public hearing closed.

14. Resolution on the above.

Ald. Slowinski **moved**, seconded by Ald. R. Stroik, to approve the **Conditional Use Permit - 3201 Channel Dr., 3209 Channel Dr., and City Property - to dredge portions of property of the South Channel of the McDill Pond lake bed south of Heffron St.**

Ald. Wiza asked if proper permits have been obtained for the dredge material.

Mayor Halverson said the City is responsible for the dredging and applied for the permit. The dredging will be monitored and a disposal plan is in place.

Roll Call: Ayes: Ald. Moore, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, **Wiza, O'Meara, Suomi, Beveridge.**
Nays: None. Motion carried.

15. Public Hearing - Amendment to the Zoning Ordinance - amend the Height Limitation Zoning Ordinance (HLZO) to change the maximum elevation height from 1155 feet to 1253 feet of a portion of the property located at 4204 Highway 66.

Mayor Halverson declared the public hearing open.

As no one wished to speak, Mayor Halverson declared the public hearing closed.

16. Ordinance Amendment on the above.

Ald. Moore **moved**, seconded by Ald. R. Stroik, to approve the Amendment to the Zoning Ordinance - amend the Height Limitation Zoning Ordinance (HLZO) to change the maximum elevation height from 1155 feet to 1253 feet of a portion of the property located at 4204 Highway 66.

Ald. Wiza asked if there were FAA concerns as this was relatively close to the airport.

Mayor Halverson replied no. This proposal complies with the ILS approach pattern around the airport.

Roll Call: Ayes: Ald. Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Moore.
Nays: None. Motion carried.

17. Public Hearing - Conditional Use Permit - 929 Main St. - Operate a Tavern.

Mayor Halverson declared the public hearing open.

As no one wished to speak, Mayor Halverson declared the public hearing closed.

18. Resolution on the above.

Ald. Moore said he will abstain from this item.

Ald. R. Stroik **moved**, seconded by Ald. Wiza, to approve the **Conditional Use Permit - 929 Main St. - Operate a Tavern.**

Ald. Trzebiatowski said there is no reference in the resolution stating this is a beer and wine license and that the establishment will close at midnight.

Mayor Halverson said these items could be added as conditions and the Resolution could be amended.

City Atty. Molepske said the business would be limited to wine and beer and a condition to limit intoxicating liquors could be added now.

Ald. Trzebiatowski **moved**, seconded by Ald. Molski, to amend that this be conditional only for a beer and wine license, not a liquor license, and that the closing at midnight be adhered to.

Ald. Wiza asked what the reason is for closing at midnight.

Ald. Moore, representing the applicant, said Mr. Kurszewski wants to close at midnight.

Amendment:

Roll Call: Ayes: Majority.
Nays: Minority. Motion carried.

Resolution:

Roll Call: Ayes: Ald. R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Beveridge. Ald. Moore abstained.
Nays: None. Motion carried.

19. Public Hearing - Amend Sign Ordinance - Number and size of signs on a property.

Mayor Halverson declared the public hearing open.

As no one wished to speak, Mayor Halverson declared the public hearing closed.

20. Ordinance Amendment on the above.

Ald. Molski **moved**, seconded by Ald. Wiza, to approve the amended Sign Ordinance-Number and size of signs on a property.

Roll Call: Ayes: Ald. **Beveridge, Suomi, O'Meara, Wiza, M. Stroik, Slowinski,**
Trzebiatowski, Molski, R. Stroik, Moore.
Nays: None. Motion carried.

Ald. R. Stroik **moved**, seconded by Ald. Slowinski, to suspend the rules and place items # 25-31 ahead of item 21 for members of the public that wish to participate in those items. As no objections were heard, the agenda order was changed.

25. Minutes and actions taken at the Personnel Committee meeting of February 13, 2012.

Ald. Molski **moved**, seconded by Ald. M. Stroik, to approve the minutes and actions taken at the Personnel Committee meeting of February 13, 2012.

Roll Call: Ayes: All.
Nays: None. Motion carried.

26. Minutes and actions of the Finance Committee meeting of February 13, 2012.

Bill White, 2708 Lakeland Ave., Madison, was asked by Neighborhood Advocates to review both the senior housing and student housing proposals. He said if not for TIF, these projects would not occur. He recommended a market study to see what would be the impact of these projects. He asked the Council to be aware of the obligations for any environmental clean-up. He asked that Council members consider the project seriously.

Mildred Neville, 1709 Jefferson St., said she would feel more comfortable with this project if the cost was **finalized before approving the developer's agreement.**

Reid Rocheleau, 408 Cedar St., Whiting, felt these housing projects along with the McDill Dam repair project are being rushed. He expressed his displeasure with the McDill Dam Operation and Management 1/3 split between the City, County and Plover.

Ald. Brooks entered the meeting at 7:41 p.m.

Krista Olson, 3317 Della Street, representing McDill Lake District, urged the Council to approve the McDill Dam operational plan. She said there is a ten month window to use the grant money and four have already passed. If delays continue, it could jeopardize the grant money which will pay for 50% of the repair.

Ald. R. Stroik clarified Mr. Rocheleau's above reference on the 1/3, 1/3, 1/3 split is for the Hwy HH & R, not the McDill Dam.

Mayor Halverson agreed. He said the McDill Dam agreement is between the City of Stevens Point, the Lake District and Portage County. He said there is a great deal of cooperation between the intergovernmental agencies. There is, however, a revelation of documents that are concerning as to how the original construction project was handled. He felt approving the agreement is a positive step, but feels

further review by the City Attorney regarding these revelations is necessary.

Ald. R. Stroik **moved**, seconded by Ald. O'Meara, to approve the minutes and actions taken at the Finance Committee meeting of February 13, 2012.

Ald. R. Stroik said he spoke with Mr. James Cooper regarding the development agreement and said the offer to purchase is accepted and he will match up to \$50,000 for environmental clean-up with the current developer if the need should arise.

Ald. Trzebiatowski **moved**, seconded by Ald. Wiza, to pull the developer's agreement, item #4, for further discussion.

Roll Call: Ayes: All.
Nays: None. Motion carried.

Call for the vote on the minutes and actions taken at the Finance Committee meeting of February 13, 2012.

Roll Call: Ayes: Ald. Moore, Brooks, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik, Wiza, O'Meara, Suomi, Beveridge.
Nays: None. Motion carried.

Item #4 - Developer's Agreement:

Ald. R. Stroik **moved**, seconded by Ald. O'Meara, to approve the Developer's Agreement.

Roll Call: Ayes: Ald. Beveridge, O'Meara, Wiza, M. Stroik, R. Stroik, Brooks, Moore.
Nays: Ald. Suomi, Slowinski, Trzebiatowski, Molski. Motion carried.

27. Minutes and actions taken at the Public Protection Committee meeting of February 13, 2012, and the minutes taken at the Special Public Protection Committee meeting of January 16, 2012.

Ald. R. Stroik **moved**, seconded by Ald. Slowinski, to approve the minutes and actions taken at the Public Protection Committee meeting of February 13, 2012, and the minutes taken at the Special Public Protection Committee meeting of January 16, 2012.

Roll Call: Ayes: All.
Nays: None. Motion carried.

28. Minutes of the Special Personnel / Finance Committee meeting of January 16, 2012.

Ald. Moore **moved**, seconded by Ald. Molski, to approve the minutes and actions taken at the Special Personnel / Finance Committee meeting of January 16, 2012.

Roll Call: Ayes: All.
Nays: None. Motion carried.

29. Minutes and actions taken at the Board of Water & Sewage Commissioners meeting of February 13, 2012.

Ald. Slowinski **moved**, seconded by Ald. M. Stroik, to approve the minutes and actions taken at the Board of Water & Sewage Commissioners meeting of February 13, 2012.

Roll Call: Ayes: Ald. Moore, Brooks, R. Stroik, Molski, Trzebiatowski, Slowinski,
M. Stroik, Wiza, O'Meara, Suomi, Beveridge.
Nays: None. Motion carried.

30. Minutes and actions taken at the Police and Fire Commission meeting of February 7, 2012.

Ald. Wiza **moved**, seconded by Ald. Moore, to approve the minutes and actions taken at the Police and Fire Commission meeting of February 7, 2012.

Ald. Trzebiatowski said for the past seven years he has asked for a monthly Police activity summary report and has not received one yet.

Director McGinty said **a sample report will be created and if it meets the Council's approval**, a report will be provided on a regular basis in the future.

Roll Call: Ayes: All.
Nays: None. Motion carried.

31. Minutes and actions taken at the Transportation Commission meeting of January 26, 2012.

Ald. M. Stroik **moved**, seconded by Ald. Slowinski, to approve the minutes and actions taken at the Transportation Commission meeting of January 26, 2012.

Roll Call: Ayes: All.
Nays: None. Motion carried.

21. Public Hearing - Conditional Use Permit - 532 Division St. and adjacent southern lot - construction of a 29-unit apartment complex, along with two retail/office buildings.

Mayor Halverson declared the public hearing open.

Reid Rochleau, 408 Cedar St., Whiting, expressed his displeasure with the purchase and development process of the property.

Bridget Maniaci, Alderperson from Madison, discussed student housing and development issues in Madison. She provided TIF information to Council members.

Cindy Nebel, 1100 Phillips St., said the OMNA board opposes both proposals and feels further exploration is necessary and that other properties will be devalued if the complex is built.

Travis Haines, 6597 Oak Dr., Amherst, Stevens Point property owner, was not in support of taxpayer incentives for housing. He also questioned the need for more student housing in Stevens Point. He preferred to see the TIF funds produce jobs.

Henry Korger, 3200 Water St., discussed the history of student housing in Stevens Point and felt the student apartment complex is wrong for that area.

Dr. Matthew Riordan, 500 Vincent St., Klasinski Clinic, read a letter **detailing the Clinic's plans to expand**. He asked alderpersons to deny the conditional use permit for a more fitting redevelopment plan.

Mike Wimme, property owner of 500, 508, 520 and 608 Vincent Street, said the Klasinski Clinic has recently invested substantial funds in their properties and added 50 jobs to the community. He said additional expansion by the Clinic on the Cooper property

would add 50-75 jobs in the community. He asked that the Council vote the conditional use permit down.

Mary Ann Laszewski, 1209 Wisconsin St., said the equivalent of twenty rooming houses will be empty if the complex is built. She was against the complex.

Bill White, 2708 Lakeland Ave., Madison, Neighborhood Advocate, discussed the conditional use permit of the complex and felt expansion of a business in the area was a better option. He encouraged Council members to say no.

Paul Wachowiak, 1620 Meadow View Lane, felt there were better alternatives to the development of this site that do not involve housing, but involve jobs and asked that evidence for additional housing be presented. He requested that the conditional use be tabled.

Cathy Dugan, 615 Sommers St., was against the development and asked that the Council not approve the complex. She asked that the Council organize a series of public meetings to gather public input.

Dr. Andrew Crow, 5001 Partridge Way, Dentist at the Klasinski Complex, said he will not invest in the area if the complex is built and asked Council members to vote no.

Dr. Tom DeRoche, 508 Vincent St., Podiatrist at the Klasinski Complex, stated he was concerned that the added student pedestrian traffic would interfere with his business. He said he would not invest with the Klasinski development and would look elsewhere for expansion if the student complex is built.

Dr. John Fuller, 500 Vincent St., representing the physician owners of the Ambulatory Surgery Center at the Klasinski Complex, said they employ 15 people at the Ambulatory Surgery Center. They would like to add an additional surgical suite, administrative offices with additional parking but require additional space to expand.

Dr. Josh Spiegel, Pediatric Dentist, owner First Impressions, 3216 Business Park Dr., employs 22 people at his office and is looking to expand his office space by 50%. He has been working with the Klasinski Group for expansion options to stay in the Stevens Point area. He asked Council to be aware of other expansion opportunities other than the student housing complex.

Jeannette Friess, 1917 College Ave., said she is against using TIF money for housing and felt it should be reserved for employing people.

Jamie Klasinski, 5427 Oakwood Ave., feels the building would be a detriment, an eyesore, and does not fit with the area architecture. He asked the Council to do **what's right** for the city.

David Brant, 3001 Lampman Dr., UWSP student and landlord, is against the complex and said it will not bring the jobs that Stevens Point needs. He was concerned about property values dropping and the dangers of extra pedestrian traffic in that area. He urged members to vote against the project.

Rachel Hanson, 1624 College Ave., is an active UWSP student and said most students do not want the complex. She urged members to vote against it as there are many vacancies on and off campus.

Roger Hackler, 1025 Park St., was concerned about potential vehicle and pedestrian traffic involving the complex.

Jeff May, 21 Oakcrest, felt all developers should be held to the same standards. He said this issue is not only about city tax dollars, it concerns safety issues, shifting of blight, and new developments conforming to present neighborhoods which this project does not. He is against the development.

Dave Plaisance, 3241 Nicolet Ct., said landlords, neighbors and OMNA do not want this project. He stressed that employment was a priority over student housing.

Rich Sommer, 4224 Janick Circle, said this is spot zoning and is not a green project. He felt this will have a negative impact on surrounding properties and a professional market study should be done. He asked members to vote no.

Mildred Neville, 1709 Jefferson St., **discussed LaCrosse's plan to reinvest in their housing** market. She urged members to look at the plan. She voiced concern pertaining to the dangers of hundreds of students crossing Division St.

Virginia Groshek, 1524 Fourth Ave., said her property borders the Klasinski and Cooper Motors lots. She prefers to see jobs in the area and encouraged the Council to listen to the people and vote no.

Barb Jacob, 1616 Depot St., felt a substantial amount of money will leave the city if the complex is approved. She said the best project needs to be considered for this site and is against the project.

Bob Wierzba, Nelsonville, City property owner, asked those Council members representing his properties in Stevens Point to vote no.

Dallas Pankowski, 2331 Aspen Ln. Plover, Stevens Point property owner, felt the decision tonight was easy and that the Klasinski Clinic should be allowed to expand. He asked members to vote no.

Lee Gostomski, 930 Highland Dr., Plover, Stevens Point property owner, discussed pedestrian safety and felt the project should be turned down in favor of the Klasinski Clinic expansion.

Steve Wierzba, 2540 Welsby Ave., opposed the project **and didn't feel the City** should pay for student housing.

Derrick Schyvinck, 2501 Ellis Street, encouraged the Council members to deny the complex and **consider Klasinski's project**.

Katie Kloth, 1587A Church St., was against the complex.

Bonnie Rosenthal, 8021 CTH N, Almond, Stevens Point property owner, was for the Klasinski Complex expansion.

Rick Froehlich, 4309 Heffron St., asked members to vote against this project.

Seth Cratsenberg, 1716 Ellis St., was against the complex.

Norm Meyers, 416 Union St., asked that members vote according to their constituents' wishes.

As no one further wished to speak, Mayor Halverson declared the public hearing closed.

22. Resolution on the above.

Ald. Wiza **moved**, seconded by Ald. Moore, to **deny** the Conditional Use Permit - 532 Division St. and adjacent southern lot - construction of a 29-unit apartment complex, along with two retail/office buildings.

Ald. Brooks said he was not aware of the Klasinski expansion project and will vote no.

Ald. R. Stroik also recently became aware of the Klasinski project. He read correspondence from Mr. Cooper, property owner. Mr. Cooper decided to retire and close his business, and spoke **with the Klasinski's, UWSP, and Saint Michael's Hospital** in approximately March, 2009, to determine if anyone was interested in redeveloping the property prior to listing it with a real estate agent. At that point, there was no interest by any of those parties. Approximately one year later, in March, 2010, John Riordan, renewed talks with Mr. Cooper about the facility. One idea at that time was partial retail and housing apartments on that site. At that time, Mr. Cooper felt the deal was in order and then one of the doctors partners backed out at the last minute due to environmental concerns. At that point, John Riordan, told Mr. Cooper the Klasinski deal was off as they thought the property would be completely clean upon transfer. Mr. Cooper then began negotiations with the current developer. **Ald. Stroik said the Klasinski's** now are asking for a significant amount of money to make their project happen.

Ald. R. Stroik asked if it is legal to vote the complex down because there might be a better option for the property.

Ald. Wiza said his motion was not because of the possibility of another project, rather because conditional use standards are not met and that the housing will adversely affect the neighborhood's normal use and growth.

Mayor Halverson asked City Atty. Molepske to clarify.

City Atty. Molepske said if all the current conditions were met and the denial was strictly because of another project, then it could be a legal issue. But if there is the consensus among Council members that all conditions are not met, the motion and adoption would be valid. He said he would discuss other legal options in a closed session if legal concerns are raised.

Mayor Halverson said the motion was simply to deny.

Ald. O'Meara said Mr. Cooper is losing money yearly by lost opportunity and paying property taxes. If he is unable to develop the property in a timely fashion, he could lose all money he has invested in it. **Ald. O'Meara suggested accepting the** conditional use and ask **Klasinski's to go into negotiations** with the developer to work out an agreement.

Ald. Moore said he followed this project from the beginning. Initially it was to be a commercial project with rentals above the commercial properties which he thought was a good idea for the area. Now he feels this current project is spot zoning and is too large for the area and dangerous for the number of pedestrians attempting to cross Division Street.

Ald. Molski said she spoke with numerous people this week, none of whom are for the project, mainly because of pedestrian traffic concern and the impediment of development in the area.

Ald. Beveridge said there are other businesses currently developing in Stevens Point that will add jobs to the community. He felt there was some prejudice against students living in the area. He thought the developer has a good plan and it would

clean up the property **and didn't think the City should interfere with a private seller** and private developer. He questioned what other developers might think who may want to come into the City if this complex is denied. He felt this development would lower taxes and spark development in an area of the City that has been stagnant for a long time.

Ald. Slowinski was not convinced that the benefit of this development outweighs the negative impact that this will have on the community including traffic and empty student rentals throughout the city.

Roll Call: Ayes: Ald. Suomi, Wiza, M. Stroik, Slowinski, Trzebiatowski, Molski, Brooks, Moore.
Nays: Ald. Beveridge, O'Meara, R. Stroik. Motion carried.

23. Public Hearing - Conditional Use Permit - 1017 Third St. - construction of a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patio homes.

Mayor Halverson declared the public hearing open.

Katie Kloth, 1587A Church St., was against an apartment structure and suggested a remediation program for the property utilizing Juncea (Indian mustard) or sunflowers that would extract toxins out of the soil.

Reid Rocheleau, 408 Cedar St., said this is fast tracking and this is the same developer as the student housing. He is against this project.

Cindy Nebel, 1100 Phillips, representing OMNA, asked that the building be put on hold with retail consideration for the property. She said those living in student rental neighborhoods do not dislike being there, but would like their issues heard.

Len Szymkowiak, **3119 Martha's Lane**, said he has been having difficulty renting his properties. He feels additional housing is not necessary and opposed the development project.

Rich Sommer, 4224 Janick Circle, North, discussed fair housing in Stevens Point and oppose s this project. He said there recently was a statewide senior housing study that revealed Door and Portage counties are the most saturated with senior housing.

Paul Wachowiak, 1620 Meadow View Ln., asked that the conditional use permit be denied or postponed for more public input and felt the alternative should involve jobs. He felt the location would be ideal for the nursing college that might locate in Stevens Point.

Henry Korger, 3200 Water St., discussed vacancy issues in Stevens Point and is against additional housing developments.

Dallas Pankowski, 2331 Aspen Ln., Plover, Stevens Point property owner, said he rents long term to senior individuals and wants to continue renting to them. He said he receives very few calls from seniors anymore. He was against the project.

Mary Ann Laszewski, 1209 Wisconsin St., said approximately one million dollars in rent money will leave this community if the senior complex is built along with deterioration of vacated rental properties. She opposed the project.

Jeff May, 21 Oakcrest, questioned where tenants and guests would park with this project. He said Pioneer Parkplace Apartments already provides senior housing in the area and it is experiencing vacancies. He would prefer to see a retail business on this

site.

James Mendyke, 5538 Claret Ct., Pioneer Parkplace Apartment owner, rents to 55 and over individuals and is finding it difficult to rent out his apartments. He opposed the project.

Bill White, 2708 Lakeland Ave., Madison, Neighborhood Advocate, reminded the Council they have the power to make the decision on the conditional use permit. He felt there was a saturation of elderly housing already and was against the project.

Edith Pankowski, 2331 Aspen Ln., Plover, asked why the developers were not here to present their plans.

Mayor Halverson said they just left.

Barb Jacob, 1616 Depot St., said she does not feel additional housing is necessary and requested more housing studies. She felt this project was being rushed. She urged members to vote no.

Eric Schyvinck, 2501 Ellis St., felt the site should be utilized for bioremediation. He asked members to reconsider use for this site.

Bonnie Rosenthal, 8021 CTH N, Almond, Stevens Point property owner, asked alderpersons to keep the pocketbooks of the citizens of Stevens Point in mind when making their decision. She said a similar situation in Beaver Dam cost their city in excess of \$1 million in clean-up fees. She was against the development.

Mildred Neville, 1709 Jefferson St., said apartments will not draw people to Stevens Point and encouraged business development on the site.

Noah Eschenbach, 2324 Ellis St., asked why this project was not guaranteed senior housing.

Bob Cyran, 933 Third St., said he spoke with several individuals in his neighborhood and not one was in support of this project.

Roger Hackler, 1025 Park St., expressed concern about contamination on the site.

Dave Eschenbauch, 10353 Krogwold Rd., Amherst Junction, City property owner, asked Council members to vote no or put the project on hold in order to gather more information. He **doesn't feel** there is a need in the community for additional senior housing. He said he called five elderly housing facilities and all had vacancies.

Bob Wierzba, 3090 CTH Q, Nelsonville, City property owner, is opposed to the project and would like to see jobs brought to the community.

Bridget Maniachi, 916 E. Gorham St., Apt. F, Madison, Alderperson from Madison, recommended exhausting all options for the property and asked Council members to do market research analysis to see if the senior development is still necessary.

Michael Kaczmarek, 1717 Fremont St., asked that members vote no.

As no one further wished to speak, Mayor Halverson declared the public hearing closed.

24. Resolution on the above.

Ald. Brooks said the two projects cannot be compared as they are very different despite the fact that the developer is the same. He felt it met all the conditional use requirements for the neighborhood. He said he will be in favor of the project.

Ald. Brooks **moved**, seconded by Ald. O'Meara, to approve the Conditional Use Permit - 1017 Third St. - construction of a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patio homes.

Ald. Beveridge said he brought up concerns at the Plan Commission meeting regarding the set back distances and the overall scale and size of the project. He asked if those issues were addressed.

Dir. Ostrowski said they are in the resolution.

Ald. Moore was hesitant to move quickly on this property and felt holding the property would be beneficial, especially with the mall legalities resolved. He feels the mall development will change the downtown dynamics and feels this property will become extremely valuable. If the resolution passes, he wants to see a statement that this property will be for senior housing.

Ald. Slowinski feels once Mid-State Technical College has moved downtown, the dynamics of this property would change greatly and felt there was a better use for the property with commercial retail.

Roll Call: Ayes: Ald. Brooks.
 Nays: Ald. Moore, R. Stroik, Molski, Trzebiatowski, Slowinski, M. Stroik,
 Wiza, O'Meara, Suomi, Beveridge. Motion failed.

**32. Mayoral Appointment:
Police and Fire Commission - Joe Kirschling, 2916 Lampman Dr.
City Plan Commission - David Cooper, 3300 Algoma St.**

Reid Rocheleau said Mr. Cooper is a current member of the CDA and felt his appointment would be a conflict of interest.

Ald. Moore **moved**, seconded by Ald. Wiza, to approve the Mayoral Appointment to the Police and Fire Commission of Joe Kirschling, 2916 Lampman Dr. and to the City Plan Commission of David Cooper, 3300 Algoma St.

Ald. Suomi asked if Mr. Cooper was related to the Cooper development.

Mayor Halverson said no.

Roll Call: Ayes: All.
 Nays: None. Motion carried.

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

Ald. Wiza **moved**, seconded by Ald. O'Meara, to approve the Statutory Monthly Financial Report of the Comptroller-Treasurer.

Roll Call: Ayes: All.
 Nays: None. Motion carried.

34. Adjournment.

The meeting adjourned at 11:27 PM.