

Meeting Minutes

Joint Meeting of the City Plan Commission,
the Common Council, and the CDA

Monday, November 3, 2008 PRESENT: Chairman Mayor Halverson; Lois Feldman; Jami Gebert; Fred Steffen; Karen Aldinger; (Excused, Ald. Moore and Tony Patton)

ALSO PRESENT: Comm. Dev. Dir. John Gardner; City Attorney Louis Molepske; Parks & Rec. Dir. Tom Schrader; Police Chief Jeff Morris; Assessor, James Siebers; Ald. Molski, Trzebiatowski, Heart, Stroik; Todd Neuenfeldt, Po. Co. Facilities Dir.; Paul Wachowiak; Kim Erzinger; Bernie Prutz; Henry Korger; Tom Thompson; Kurt/Kathy Hoffman; Tom Brown; Mary Ann Laszewski; Rich Whipp; Armin/Cindy Nebel; Carol Molepske; Phillip Alm; Holly Ehrhardt; Larry Sipiorski; Steve Chizzo; Chris/Jan Neuwirth; Kyle Lange; Frank Sciarrone; Jim Laabs; Kurt Zimdars; Robert Wierzba; Troy Hojnacki; Mary Jo Manday; Mildred Neville; David Plaisance; Travis Haines; Peter Jirous; Sarah Robinson; Cathy Dugan; Bob Woehr; Gary Dreier; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette; Meredith Thorn, Stevens Point Journal

Index of these Minutes:

CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING:

1. October 6, 2008 Plan Commission Minutes
2. Modification from Sign Ordinance - Ruth Gilfry Center - 817 Whiting Ave.
3. Conditional Use Request to Construct a Communication Tower in Goerke Park
 - a. Exception to Height Restriction in Airport Height Overlay District at Goerke Park
4. Conditional Use Request to Expand SPASH - 1201 North Point Dr.
5. Rezone 600, 608, 618, 626-28, 636, 644, 652-54 Portage St. from "R-5" Multiple Family II to "R- 4" Multiple Family I
6. Amend Building Code to Allow Open-Sided Buildings to Exceed Accessory Building Maximum of 900 sq. ft.

JOINT MEETING WITH COMMON COUNCIL/CDA 7:30 P.M.

7. Consideration and action on Conditional Use Request to Construct Multiple Family Structure at the Southeast Corner of Third St. and Portage St. - 1009 Third St.
8. Consideration and action on Sale of Land - Lullabye Site Bounded by Portage St./Third St./Center Point Dr./Union St.
9. DISCUSSION ONLY - Redevelopment Plan - Centerpoint Mall and Lullabye Sites
 - a. Acquire Portions of Centerpoint Mall
 - b. Accept Right-of-way for Extension of Third St. Between Main St./Center Point Dr.
 - c. Approval of Public Works Project - Construction of Third St. and Parking Lots on Former Centerpoint Mall Site

1. October 6, 2008 Plan Commission Minutes

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the October 6, 2008 Plan Commission minutes. Ayes all; Nays none; Motion carried.

2. Modification from Sign Ordinance - Ruth Gilfry Center - 817 Whiting Ave.

John Gardner described the location of the sign and noted because of the size of the frontage, and because of only one house opposite the site, we recommend approval.

Todd Neuenfeldt, Po. Co. Facilities Dir., noted the sign will be 20' back from the road.

Fred Steffen moved, seconded by Jami Gebert, to recommend approval of the request for a variance from the sign ordinance with the sign to dim at 10:00 p.m.

Ayes all; Nays none; Motion carried.

3. Conditional Use Request to Construct a Communication Tower in Goerke Park
 - a. Exception to Height Restriction in Airport Height Overlay District at Goerke Park

John Gardner noted the proposed 180' tower with platforms will be located in the center of the park and will be lighted with a white flashing strobe light during the day and change to a blinking red light at night. The base of the antenna will be 4' in diameter will have a fence around it. The building will be used for the equipment and also include a ticket booth for the football games. The Federal Aviation Administration finds that even though the tower height is higher than the maximum height allowed in the Airport Height Overlay District it will not cause an aviation problem if the tower is adequately lighted.

Gardner reviewed the following information supplied by the Police Department: the tower would improve the effectiveness of protection services communication as follows:

- Allow increased wattage (Currently turned down because of location and bleed over into other bases in immediate area)
- Provide second repeater (Tactical simplex upgraded to repeater, will offer coverage equal to upgraded primary repeater during emergency or large scale events)
- Transmit into/out of Stevens Point Senior High School (SPASH) building
- Transmit into/out of commercial buildings at east city limits (Fleet Farm/old Wal-Mart)
- Receive from portable radios at east city limits
- Receive from portable radios at north city limits (Fairview Village mobile home park)
- Provide coverage for growth to the east and north city limits

Because 1) the request is to provide public safety for residents, 2) the testimony for the need for the tower height, and 3) approval by the Federal Aviation Administration, staff recommends approval of the location and exception for the height of the tower.

Chief Morris stated the tower will extend our coverage to County Hwy. J and increase building penetration which will provide significant improvement for police officer and fire fighter safety. They hope to have the tower up and functional by the end of the year.

Chm. Halverson noted he doesn't have a problem with this request because the proposed tower looks like the existing light poles and the bright white strobe does not have to be operated at night.

Steve Chizzo, 2525 Prais St., expressed concern with the placement of the tower conflicting with future uses in the park.

Parks Director Tom Schrader noted the tower location was taken into consideration for future changes of the park and will not block access to the

Willett Arena.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the conditional use request for a 180 ft communication monopole tower in the center of Goerke Park and an exception to the height limitation Airport Height Overlay District on the basis that the request meets the conditional use standards and the FAA finds the tower not to be a hazard with the stipulation of only a white, blinking strobe light during the day and a red blinking non-strobe light at night to comply with the most minimum of FAA standards. Ayes all; Nays none; Motion carried.

4. Conditional Use Request to Expand SPASH - 1201 North Point Dr.

John Gardner noted the proposed 75' x 80' addition is at the south end of the building, will be used for a fitness center, and should not be visible from the street. Staff recommends approval.

Jo Ellen Seiser, 317 Sixth Ave., questioned if the addition will have any windows or energy saving features.

Randy Stroik responded the plans he has seen show it will be just like the gym with concrete block walls and no windows.

Lois Feldman moved, seconded by Karen Aldinger, to recommend approval of the conditional use request to expand SPASH based on compliance with the conditional use criteria. Ayes all; Nays none; Motion carried.

5. Rezone 600, 608, 618, 626-28, 636, 644, 652-54 Portage St. from "R-5" Multiple Family II to "R-4" Multiple Family I

John Gardner noted the house at 608 Portage St. had been demolished because of a fire and we now have a request to construct a single family home on the vacant lot. The current zoning does not allow for single family. We have a builder who is requesting permission to construct a single family home therefore requiring rezoning to "R-4" Multiple Family I. After looking at the neighborhood, it might be a good idea to rezone the entire block to "R-4" to allow other single family homes to be built or to be conforming. Any existing single family homes on adjacent lots would be nonconforming which may create problems with borrowing on those properties.

Bernie Prutz noted he owns 4 lots on the block and the "R-5" zoning leaves more potential for his properties and objects to his properties being rezoned.

Thomas Thompson owns the property at 618 Portage St. with 3 apartments and prefers his property be left "R-5".

Chm. Halverson explained the difference between "R-4" and "R-5" zoning and noted he is leaning toward just focusing on 608 Portage St. and bringing the remaining properties back for more discussion.

Fred Steffen noted if any of the multifamily properties were damaged more than 50%, they could not be rebuilt because they are nonconforming lots.

Karen Aldinger moved, seconded by Fred Steffen, to recommend approval of the rezoning of 608 Portage St. from "R-5" Multiple Family II to "R-4" Multiple Family I.

Ald. Stroik noted he does not have a preference for "R-4" or "R-5", but if this property is rezoned, staff should bring this back to discuss the big picture and consistency of zoning for this area.
Ayes all; Nays none; Motion carried.

6. Amend Building Code to Allow Open-Sided Buildings to Exceed Accessory Building Maximum of 900 sq. ft.

John Gardner stated the owners of 1649 Clark St. are requesting an amendment to the Building Code to allow open-sided structures to not count toward the 900 sq. ft. maximum for accessory buildings. The two existing garages at 1649 Clark St. in total exceed the 900 sq. ft. maximum. The owners were not aware that they needed a permit to construct the open-on-three-sides lean-to structure. The lean-to is attached to an existing garage and is to be used to store fire wood. The City has ordered the newly-constructed lean-to be removed. The owners have requested the change to the ordinance to allow them to keep the structure. Given the potential for alternative heating, firewood shelters may become more popular.

Kurt Hoffman, neighbor to the west at 1640 Ellis St., stated the fence is on his property and the garage is an encroachment and is grandfathered onto his lot. He distributed copies of his abstract with notations of the encroachment. The lean-to overhangs the fence onto our property by 6"-12". He wants to be a good neighbor, but would like to see it cut back onto their side of the fence.

Chris Neuwirth, 1649 Clark St., stated the fence is on their property by 2'. Cutting back a foot off the lean-to would not be an issue. He feels the lean-to enhances the garages and looks good.

Jan Neuwirth, 1649 Clark St., stated they purchased the property, which had 4 apartments at one time, and have done a lot of hard work on the property. Our heat bill is very high and we are in the process of insulating. We are willing to take some of the setback off. We didn't know that we needed a permit because it was an open structure.

Ald. Stroik stated he has visited the site several times and this is a double-sized lot. The owners stopped work as soon as they found out the Inspection Department had issues based on zoning. During their remodeling, they have uncovered 6 fireplaces and are working to restore a house that was intended to be heated by wood. They should cut back 12"-16" so it doesn't hang over the fence. In today's environment, wood heating is going to become a bigger option and he would rather see an ordinance that would allow people to store wood neatly than to have tarps covering wood piles.

Fred Steffen moved to recommend approval of allowing an open structure not to exceed 250 sq. ft. to be constructed in addition to the maximum 900 sq. ft. accessory building total. Motion died for lack of a second.

Ald. Slowinski noted he has received some lean-to requests in his district and would be in favor of this but with size restrictions.

Jo Ellen Seiser, 317 Sixth Ave., expressed concern with a roof increasing storm water runoff.

Chm. Halverson noted this is a bit over the top in an urban setting and he would recommend denial. The difference here is the size of the existing

accessory structures which already exceed the 900 sq. ft. maximum.

Chm. Halverson moved, seconded by Karen Aldinger, to deny the request to amend the Building Code to allow up to 250 sq. ft. of lean-to in addition to the maximum 900 sq. ft.

Fred Steffen questioned if we are telling them they have to take the roof down and cover it with a tarp and that will be fine.

Chm. Halverson responded they have to take it all down and conform to the ordinance.

Ayes, Halverson, Aldinger, Feldman, and Gebert. Nays, Steffen; Motion carried.

(Note: Meeting paused at 7:20 until the start of the 7:30 meeting)

JOINT MEETING WITH PLAN COMMISSION/COMMON COUNCIL/CDA 7:30 P.M.

PLAN COMMISSION MEMBERS PRESENT: Chm. Halverson, Ald. Moore, Aldinger, Feldman, Steffen, Gebert, and Patton

COMMON COUNCIL MEMBERS PRESENT: Mayor Halverson; Myers, Walther, Hanson, Wiza, Heart, Slowinski, Trzebiatowski, Molski, Stroik, and Brooks

CDA MEMBERS PRESENT: Chm. Halverson, Adamski; Ald. Hanson and Molski; Kranig, Cooper, and Pazdernik

ALSO

PRESENT: Comm. Dev. Dir. John Gardner; City Attorney Louis Molepske; C/T John Schlice; Parks & Rec. Dir. Tom Schrader; Police Chief Jeff Morris; Assessor, James Siebers; Paul Wachowiak; Kim Erzinger; Bernie Prutz; Henry Korgor; Tom Thompson; Kurt/Kathy Hoffman; Tom Brown; Mary Ann Laszewski; Rich Whipp; Armin/Cindy Nebel; Carol Molepske; Phillip Alm; Holly Ehrhardt; Larry Sipiorski; Steve Chizzo; Kyle Lange; Frank Sciarrone; Jim Laabs; Troy Hojnacki; Mary Jo Manday; Mildred Neville; David Plaisance; Travis Haines; Peter Jirous; Sarah Robinson; Cathy Dugan; Bob Woehr; Gary Dreier; Phil Wayne, Dial Properties; Reid Rocheleau; Gene Kemmeter, Po. Co. Gazette; Meredith Thorn, Stevens Point Journal

7. Consideration and action on Conditional Use Request to Construct Multiple Family Structure at the Southeast Corner of Third St. and Portage St. - 1009 Third St.

Chairman Mayor Halverson noted with regard to items #7 and #8, the only body voting on these items is the Plan Commission. These items will go before the Common Council two weeks from tonight. We will only field comments and questions on item #9 from members of the CDA, Plan Commission and Common Council. Items #7 and #8 are open for public participation. The discussion on item #7 will be based solely on the conditional use and the ability to build an apartment complex on that site. Any TIF funding and financing of the project will be handled at the Finance meeting next week.

John Gardner provided a power point presentation and included history of the site and surrounding area. He noted this plan is consistent with planning back to the 1970's. The property is zoned Central Business Transition and allows for a combination of high density residential, commercial, and office use, and was created specifically for this block. He referred to the slides and noted the request meets city standards and the two story building will be a combination of eight, 3-bedroom units; four, 2- bedroom units; and four, 1-bedroom units for a total of 36 bedrooms with 40 parking spaces. They propose a 5' setback off Third Street with a 10' setback off Portage Street. The building is in the Design Review District and must be approved by the Historic Preservation/Design Review Commission. He suggests a little flexibility when a motion is made in terms of the exact size, dimensions, and elevations to allow for some amendments between now and the council meeting. Gardner reviewed a "smart growth scorecard" and said the plan scores highly on those criteria.

Dan McCoy, developer, provided background on their company and noted they have worked at providing a mix of floor plans that will be attractive to a wide array of people. We feel it is important to provide housing located within walking/biking distance to schools, churches, retail, and bus routes.

Mike McCoy, developer, provided photos of the proposed building and indicated they will hire a local management company and use local contractors, which includes Blenker Building Systems who constructs the panels off-site for less noise and confusion on the site. They propose a two-story building with a flat roof which is in keeping with the buildings downtown.

Reid Rocheleau, 408 Cedar St., stated this is a beautiful building but what about them using their own money. We don't need 16 more apartments. Should the city be using our money on these types of projects? He senses there is a rush to this and we should proceed slowly. Let's do it right.

Cathy Dugan, 616 Sommers St., felt there has not been enough time to review this and more opportunity is needed for discussion. She is concerned about the building blocking passive solar light for the residents on Portage Street.

Dave Plaisance, 3241 Nicolet Ct., expressed concern with whether more apartments are needed in the Stevens Point area and shouldn't TIF projects bring more jobs to the community.

Paul Wachowiak, 1620 Meadowview Lane, agreed that there has not been enough time to review this project. The process lacks public awareness and input. He provided copies of the concerns of his local investor group.

Bob Woehr, 727 Second St., expressed concern with the speed with which this came to the Plan Commission, Common Council, and public. He requests delaying action on this until we have a plan for the downtown area. We can afford to hold off on this for a couple of months.

Cindy Nebel, 1100 Phillips St., questioned why we are once again looking at building another apartment complex within the city. We are taking people out of areas we already have and putting them into something new. What do we do with the old?

Mary Ann Laszewski, 1209 Wisconsin St., noted it feels like the "administration of apartment boom" regardless of our current economy. She requests that TIF financing not be offered for this project. The 3-bedroom units are more commonly used for room-mating. Let's get AIG going before we use other TIF monies. With the economy the way it is, let's not commit any city funding at this time. We need more time to look at this.

Tom Brown, 317 Sixth Ave., an eco-municipality was created and he is awaiting the enactment some of these recommendations. He is pleased to see these developers incorporating many of these recommendations. He hopes any downtown development will include these considerations.

Henry Korger, 3200 Water St., reminded city committees they are a check and balance on government. It seems we are bending over backwards for developers to change rules, regulations, and ordinances. It is a very nice looking building, but he doesn't want these gentlemen building it with his tax dollars. He understood TIF monies were to be for jobs.

Mildred Neville, 1709 Jefferson St., stated some time ago, she asked the Common Council to have the Plan Commission get all the details on projects before they are approved or denied and sent on to the Council. The process is flawed because the same problems keep coming up. This appears to be being pushed through big time and we need more details.

Bob Wierzba, Nelsonville, questioned whether we need more apartments and, if TIF was not involved, would we be looking at these pictures.

John Gardner noted the city sent out 80-100 notices to property owners surrounding this site for this meeting. He checked with a commercial appraiser and there is not an excessive rental vacancy rate in the city. He also stated multifamily has been planned for decades on this site. The 2001 Directional Study shows a drawing of apartments on this site. There should be no surprise apartments are proposed on this site.

Karen Aldinger questioned if we have floor plans and what the rent range will be.

John Gardner reviewed the number of units and bedrooms and indicated their location in the building. He noted the number of units is contained in the staff report.

Dan McCoy responded the rents would be \$500-600 for a one bedroom, \$700-800 for a two bedroom, and \$850-950 for a three bedroom.

Jami Gebert questioned what an affirmative vote will mean.

John Gardner responded the city has split the responsibility between the Plan Commission for land use/zoning/planning and the Finance Committee which deals with financing, and then the Common Council reviews the two recommendations.

Chm. Halverson noted this is the right use for the land and the right use in the adopted PDI Plan. How long should we wait before we act on an area that should have been redeveloped years ago? This is a legitimate option that we need to consider.

Fred Steffen noted for 12 years, no one has come forward from the community to do this. We finally have someone that wants to make use of it. Our direction, as a Plan Commission, is to deal with land use, zoning, and planning. He is in favor of the request.

Jami Gebert questioned the materials on the building.

Dan McCoy responded the red would be brick and the rest would be cement board siding.

Ald. Trzebiatowski questioned if we are selling the entire block to this developer.

Chm. Halverson responded we would just be selling the .65 acres to this developer. The remainder of the block would still be available for sale. The Plan Commission has to authorize the sale of any city-owned land. For this project, we are selling the .65 acres that this building would sit on and authorizing the city attorney to enter into a right-of-first-refusal to this same developer for the site adjacent which is approximately 1 acre total. We will eventually be selling the entire parcel anyway so the Plan Commission would authorize us to sell it now so we don't have to come back before you at some point. It is a general blanket authorization of the city to sell the Lullabye property. Any sales would come back before the Finance Committee and Common Council.

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the conditional use request to construct a multiple family structure at the southeast corner of Third St./Portage St. - 1009 Third St., based on compliance with conditional use criteria with the following conditions/restrictions: 1) allow some flexibility on exact building configuration. Final room and building layout is preliminary and subject to neighborhood input. Staff recommends allowing minor modifications to floor plan and building layout but not allow an increase in the number of bedrooms. 2) Landscaping or fencing be added to screen parking lots. In addition to parking lot screening, at least two trees be added to the Third St. façade of the building along with other landscaping as approved by staff. In addition to parking lot screening, at least two trees be added to the Portage St. façade along with other landscaping as approved by staff. Area between sidewalk and Third St. and Portage St. be planted with grass. 3) No grills, bicycles, chairs, or other tenant-related property be stored in the setback area between the building and Third St. or Portage St. right of way. 4) Wheel stops or curb be installed to protect the turf/landscaped areas; 5) occupancy is limited to 40 occupants; 6) dumpster be screened. Ayes all; Nays none; Motion carried.

8. Consideration and action on Sale of Land - Lullabye Site Bounded by Portage St./Third St./Center Point Dr./Union St.

John Gardner stated the sale of any city-owned land requires Plan Commission approval.

Kim Erzinger, owner of 932 Portage St., noted he would be reluctant to sell his property without knowing what will be happening in the area. He would prefer to see condos where people own their own units instead of the apartments.

Reid Rocheleau stated just about everyone in the audience was opposed to the last item but it was approved anyway. Isn't anyone going to say they don't know enough to act on this?

Louis Molepske, City Attorney, stated the only issue before you as it relates to this matter is the Plan Commission is saying this land is no longer needed for a public purpose and we authorize the city to sell it. The terms as to who and for what would still come back to the commission if it requires a conditional use. The issue of what goes on there still comes back to the Plan Commission.

Ron Hanson, 425 Front St., noted he owns property on Union St. and has always received good, straight, solid information from any department in the city.

Ald. Moore noted from the time the city purchased the property, it was always with the intent that we would redevelop it and sell it.

Ald. Jerry Moore moved, seconded by Fred Steffen, to recommend approval of selling the land on the Lullabye site bounded by Portage St./Third St./Center Point Dr./ Union St. Ayes all; Nays none; Motion carried.

9. DISCUSSION ONLY - Redevelopment Plan - Centerpoint Mall and Lullabye Sites

- a. Acquire Portions of Centerpoint Mall
- b. Accept Right-of-way for Extension of Third St. Between Main St./Center Point Dr.
- c. Approval of Public Works Project - Construction of Third St. and Parking Lots on Former Centerpoint Mall Site

John Gardner noted malls across the country are closing. Our downtown project accomplished many things such as rerouting Hwy. 10 off Main St. onto Center Point Dr., all utilities were rebuilt downtown, 1,200 free parking spaces were provided, and the tax increment district was successfully closed out.

He provided slides and reviewed the proposed layout and elevations. The proposed redevelopment of the mall follows the general outline of the PDI Downtown Plan adopted by the Common Council and is a public works project constructing a street and public parking. The size of the mall would be reduced, Third St. would be re-established, and parking would be increased. Plans will be refined upon approval of the project.

Ald. Wiza noted we have discussed doing something like this for a while. This proposal is not what we had talked about. He has zero confidence in the Dial Corporation. They have had years of opportunity to follow through on some of the promises they made regarding the mall and none have come to fruition. Why should we pay them for their nonearning assets and allow them to keep the profitable ones.

Chm. Halverson responded the 90,000 sq. ft. that we would be purchasing for \$1,000,000 would equal roughly 42% of the taxable market value of the building. We are buying at almost a 60% discount. The finances tend to be relatively reasonable for the amount of building we are purchasing. We have the opportunity to engage with the current owner who is willing to invest an additional \$1.7 million of equity and capital into the project, to become profitable in the components they own. The opportunity for us is either we work with Dial knowing that we have legally binding commitments that will be very clearly laid out, or we don't do anything and risk the chance that it will go black and sit as a vacant, blighted 145,000 sq. ft. building. In exchange for our \$1 million, they would also have to re-invest in the property and also turn over approximately 20,000 sq. ft. to the Children's Museum as part of our overall commitment to retain cultural and entertainment destinations in downtown. Downtown is no longer the retail destination of Portage County. We will trust them as far as the legal documents in front of us will allow us.

Ald. Wiza questioned how this is any different than what is there right now. We have Penney's, Dunhams, ShopKo, the Children's Museum and Figi's call center. You are not adding anything and it is costing us several million dollars. The only problem we might be solving is adding parking spaces.

Chm. Halverson noted the ability to solve the perceptual and real parking problem downtown is something that he and the Comptroller-Treasurer have discussed. Our first idea before this opportunity came up was for borrowing approximately \$4 million to build a 200-300 space parking ramp on the southeast corner of the ShopKo parking lot for construction in 2009. During this process, we re-engaged with the Dial Corp. and allowed them to get realistic about their additional investment. If we can re-establish a north/south gateway, retain a cultural destination in downtown, retain as many tenants as possible, add 200 new surface parking spaces, and know that we have Dial realistically bound to the project financially, why not take five variables as opposed to one and solve the mall problem at the same time.

Phil Wayne, Dial Corp., responded you still have Penney's and Dunham's and if we don't do this project, they are gone, possibly along with ShopKo. We've got to preserve what we have and move forward.

Paul Adamski noted a worst case scenario would be building a \$3-4 million parking ramp and a few years later we have a blighted, vacant building (mall). We could have an even higher cost. We haven't done anything to the downtown of any major significance in the 20-25 years that the mall has been there. This would put a new face on our downtown.

Ald. Trzebiatowski questioned the timeline for the project.

Chm. Halverson responded the project is contingent upon Dial securing financing. The city could not float the bonds until January of 2009. It might be completed by the end of 2009.

Ald. Walther noted if we go ahead, he hopes we would be looking at some concrete deadlines.

Ald. Hansen asked how some of the smaller retailers in the mall will be taken care of.

Phil Wayne responded they would keep as many of the smaller retailers as possible. If that cannot be done, we would move them into other areas of downtown where vacancies occur.

Chm. Halverson stated the city would acquire 48% (90,000 sq. ft.) of the existing building. Dial would retain 42%. The museum would acquire 10% for approximately \$1. Our responsibility would be to demolish the building, repair the buildings walls, reconstruct Third St. and all utilities, and construct the parking spaces as well as the landscaping. The responsibility of Dial Corp. would be to improve the building as well as re-finance the existing debt that they have on the building which will require a cash equity contribution of an additional \$1.7 million into the project, on top of the \$1 million that would have to be re-invested back into the property for the 89,115 sq. ft., and the creation of the Children's Museum. The total project cost is \$8.4 million, split as \$4.8 million for Dial and \$3.6 million for the city. The financing will go before the Finance Committee, the Plan Commission, as well as the CDA one week from tonight when there will be public input.

Meeting adjourned at 10:20 p.m.

Meeting adjourned at approximately 4:25 p.m. The meeting minutes reproduced on this website are derived from the computer files used to produce the official minutes for the City of Stevens Point, but are unofficial. The minutes on this web site cannot be certified under s. 889.08, Wis. Stats., and cannot be considered prima facie evidence under s. 889.04, Wis. Stats. Certain tables, maps, and other documents that are a part of the official minutes are not included in the files reproduced on this website. Please consult the printed minutes, available in the City Clerk's Office, for the official text. The decisions made by City of Stevens Point boards, committees, and commissions (other than the Police & Fire Commission) are advisory only and are not binding on the city until affirmed at a meeting of the Common Council. Some of the minutes on this web site might not be approved by the Common Council as of today.

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