

Meeting Minutes
City Plan Commission

Monday, May 1, 2006 PRESENT: Ch. Mayor Wescott; Ann Shannon; Lois Feldman; Jerry Moore; Karen Aldinger; Jeff Zabel; Fred Steffen
ALSO PRESENT: Comm. Dev. Dir. John Gardner; Comp./Treas. John Schlice; Fire Chief Mark Barnes; Tracy Kujawa, Fire Insp.; Ald. Sevenich, Wiza, Slowinski, Trzebiatowski, Robinson, Stroik, and Barber; Dawn Gunderson and Greg Johnson of Ehlers & Assoc.; Linda Leder; Irene Taves; Tracy Dorrlor; Jami Gebert, Main St. Manager; Damon & Lori Kozicki; Joe Kozicki; Eric & Carrie Kowski; Mary Ann Laszewski; Erick Belke; Ken Lepak; Howard Van Asten; Jim & Chris Grabowski; Kurt Miller; Naomi Schultz; Lance Driessen; Mary Marco; Lance & Tammy Stampfli; Jim Missey; Dale Tetzloff; Reid Rocheleau; Chris Northwood; Len Perlak; Kim Krayecki; Paul Rice; Bill Yudchitz; Ron Carlson; Gene Kemmeter, Po. Co. Gazette

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1. PUBLIC HEARING REGARDING THE PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 6 IN THE CITY OF STEVENS POINT, WISCONSIN, ITS BOUNDARIES AND THE PROJECT PLAN (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON APRIL 14, 2006 & APRIL 21, 2006).

Chm. Wescott noted before he opens the public hearing, he would like staff to give a brief overview of the project and the benefits of the tax incremental district. In addition, Dawn or Greg from Ehlers & Assoc. may want to add something.

John Gardner provided a slide and described the area proposed to be included in the district. A tax increment district has no effect on real estates taxes that we pay. The district allows the city to use some of the taxes we collect from the district to self-fund improvement projects within the district.

As an example, if we collect \$1,000 of real estate taxes in the district, that \$1,000 is shared between the school system, the vocational schools, the county, the state, and the city. When we create this district, we freeze that and those monies continue to go to those other taxing bodies. Any new taxes collected over and above that \$1,000, no longer gets shared with those other bodies, it stays with the city and that money can be used for projects that benefit that district. Once those projects have been paid for, the tax district will dissolve and the taxes are again shared with the other taxing bodies.

Some projects that we have thought about include housing or an office development along the west bank of the river, rebuilding some of the roads, acquiring Wisconsin Public Service site, and maybe acquiring some of the properties where the old Lullabye site was, the blocks to the west, and parts of the block to the east to stimulate redevelopment. This district will be different from previous districts because other places usually have developers standing in line with projects. This district is being set up to prime development. We want to stimulate development with the tools to make it happen.

Dawn Gunderson stated tax increment financing is an economic development tool. It is the ability for the community to generate resources in order to make public improvements so the burden of those improvements doesn't fall back on the taxpayers.

With the assistance of the city, we have put together a Tax Increment Project Plan that lays out what is anticipated to happen within this area as long as the district is allowed to stay open which is statutorily 27 years. It is a plan, not a budget, or a commitment that each and every one of these projects will take place. The city will look at each individual project as it comes along, make the determination that it is financially viable and that the development that will incur will generate enough tax increment revenue. We have identified project costs, what type of development may occur, and made the determination that the development that could potentially occur will support itself during the life of the district. If there are development grants available, there is the need for a developer's agreement between the developer and the city to ensure that the development will happen as proposed.

Chm. Mayor Wescott noted the consultants and John will be available after the meeting if you have specific questions. The actual project plan is available at the City Clerk's Office with additional copies at the library.

Chm. Mayor Wescott declared the public hearing to be open and invited any and all people with testimony relative to this agenda item to please stand, give your name and address, and we will be happy to accept your testimony.

Jami Gebert, Downtown Main Street Manager, stated downtown is very supportive of creating this district and we are excited to get moving on it. She distributed copies of their annual report and noted they won a Main Street Award for it.

Chm. Wescott congratulated Jami on the award and noted there were several nice awards also went to the Association for Downtown Business of Stevens Point.

Jim Missey, 615 Sommers St., stated he is concerned about saving beautiful old buildings like Eagle Plumbing Co., Belke Lumber Co., and Jerry's garage. He would like to see these buildings kept and not torn down. If anything is done with them, that they be rehabilitated.

Ald. Sevenich feels the district will be a great tool for getting more retail of all kinds downtown. We have seen some of our retail go elsewhere and we want retail back in our historic downtown.

Paul Rice, 5535 Woodland St., noted you have indicated you don't have a specific budget, but this is a big area with a lot of different things such as streets, sewers, and parking. Is there any indication where the money will go or what the dollars will be used for.

John Gardner noted page 16 of the plan estimates the proposed TIF costs such as city participation in the Executive Plaza development (possibly \$750,000), redevelopment of the old Portesi/Lullabye blocks (possibly \$2-3 million), building renovation grants (possibly \$100,000 per year), the

potential of repaving parking lots or maybe a parking structure (case by case basis), and possibly participation in a housing project on the west side (\$200,000). We don't have plans for any of these projects and the amounts are just ranges.

Len Perlak, 201 Forest St. North, representing Kim's Barrel Inn, questioned if there is a time frame or how many years it might take.

Ch. Wescott responded the district could remain operative until 2029 so we would have 22 years for public expenditures.

Mary Ann Laszewski, 1209 Wisconsin St., questioned whether the creation of these districts would create any financial strain on the remainder of the community because of the taxes that are directed to the TIF district.

Chm. Wescott responded that is what Ehler's work with us on, there would not be stress on other parts of the community.

Chris Northwood, 1316 Okray Dr., questioned whether this would be an advantage or disadvantage to the possibility of the proposed justice center in the downtown area.

Ch. Wescott responded if you look at the proposed tax incremental district, the benefit to the taxpayer is the siting of taxable property within the district. It is illogical to create a tax incremental district and start filling it full of tax exempt property.

John Gardner noted the council has the opportunity for 4 district boundary map amendments during the life of the district. If there were an occasion when we thought this district was a detriment to a project that we really wanted to see happen, we could either expand the boundaries to include more area, or we could decrease the boundaries to reduce the area.

Chm. Wescott declared the public hearing closed.

2. PLAN COMMISSION ACTION REGARDING THE PROPOSED CREATION OF TAX INCREMENTAL DISTRICT No. 6 IN THE CITY OF STEVENS POINT, WISCONSIN AND APPROVAL OF PROJECT PLAN (SEE RESOLUTION "A RESOLUTION DESIGNATING THE PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, CITY OF STEVENS POINT, WISCONSIN").

Chm. Wescott noted this is a tool to attract developers into the downtown. It is a competitive environment. One of the primary goals is to encourage the development and investment of dollars in downtown Stevens Point. We are containing recommendations within the plan for facade grants and building renovation grants which are important tools for renovation of existing properties downtown.

Lois Feldman noted an amendment on page 4, West Review Dr. should be West River Dr. and on page 10, requested clarification of the equalized tax rate decrease in 2006.

John Gardner responded revenue generated by this district are based on our tax rate times the value and we only collect on the increment, the new value above the base. Our financial consultants have advised that we actually build in a decrease over the life of the project 2 ½% decrease for each of the first five years and ½% each year thereafter through the remaining life of the district.

Jeff Zabel moved, seconded by Jerry Moore, to recommend approval of the Resolution Designating the Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Stevens Point, Wisconsin as follows:

WHEREAS, Section 66.1105 of the Wisconsin Statutes (the Tax Increment Law) provides the authority and establishes procedures for creating tax incremental districts and approving the project plans for such districts; and

WHEREAS, the Plan Commission, after completing preliminary planning work, scheduled, gave public notice of, and on May 1, 2006 held a public hearing wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District No. 6 (the "District"), the proposed Boundaries and the proposed Project Plan thereof, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to owners of all property in the proposed district, to the chief executive officer of Portage County, the Stevens Point Area School District, and the Mid-State Technical College District, and the other entities having the power to levy taxes on property located within the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, the Plan Commission, after due consideration following the said public hearing, determined that the creation of the District within the area described by the boundary description or map attached to this resolution as Exhibit A will provide the City with a viable method of financing the cost of needed public improvements and other project costs within said area, thereby creating incentives and opportunities for appropriate private development, including new development and improvement of existing development, which will contribute to the overall development of the City; and

WHEREAS, the Plan Commission has determined that The District is created as a "Rehabilitation District" based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation within the meaning of Section 66.1337(2m)(b) of the Wisconsin Statutes.

WHEREAS, the Plan Commission has prepared a Project Plan for the District attached as Exhibit B, which includes:

- a. A Statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Section 66.1105(2)(f)1., Wisconsin Statutes outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when such costs or monetary obligations related thereto are to be incurred;
- e. A map showing existing uses and conditions of real property in such District;
- f. A map showing proposed improvements and uses therein;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed method for the relocation of any persons to be displaced;
- j. Estimate of District to be devoted to retail business;
- k. Equalized value test;
- l. Annexed property;
- m. A statement indicating how creation of the District promotes orderly development of the City;
- n. An opinion of the City Attorney or of an Attorney retained by the City advising the plan is complete and complies with Wisconsin Statutes, Section 66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the City Council may create any tax incremental district, the Plan Commission must designate the boundaries of such District and approve the Project Plan for such District and submit its

recommendation concerning the creation of District and the Project Plan to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Stevens Point as follows:

1. That the Plan Commission hereby designates the boundaries specified in the boundary description or map attached to this resolution as Exhibit A and entitled "Boundary Description or Map of Tax Incremental District No. 6, City of Stevens Point", as the boundaries of said District and recommends that said District be created by the City Council of the City of Stevens Point within the area enclosed by said boundaries.

2. That the Plan Commission hereby adopts such Project Plan for the District attached to this resolution as Exhibit B, and recommends to the City Council the approval of such Project Plan.

3. That the Plan Commission hereby recommends that the City Council adopt the resolution attached to this resolution as Exhibit C hereof and entitled "A Resolution Creating, Describing and Making Certain Findings and Approving a Project Plan for Tax Incremental District No. 6, City of Stevens Point, Wisconsin", and thereby formally create said District as of January 1, 2006 and approve its Project Plan in accordance with the provisions of the Tax Increment Law.

4. That the City Clerk is hereby authorized and directed to provide the City Mayor and City Council with certified copies of this resolution, upon its adoption by the Plan Commission.

(See attached legal boundary description and project plan)

Ayes all; Nays none; Motion carried.

3. APPROVAL OF THE MINUTES OF THE APRIL 3 AND 10, 2006 PLAN COMMISSION MEETINGS

Fred Steffen moved, seconded by Karen Aldinger, to recommend approval of the minutes of the April 3 and April 10, 2006 Plan Commission meetings.

Ayes all; Nays none; Motion carried.

4. CONDITIONAL USE REQUESTS TO EXPAND THE TAVERN SERVING AREA:

Kristin's Middletown Food & Spirits - 2301 Church St.

Point Bowl - 2525 Dixon St.

Kristin's Middletown Food & Spirits 2301 Church St.

John Gardner stated the area is all commercial. He reviewed the type of deck proposed with the entrance to be off the interior bar. Emergency exiting issues will have to be addressed. Because the base of the deck will be about 40" off the ground, he suggest skirting be placed around the deck to enclose the underside.

Rhody Mallick, owner of the property, stated he has decided to change from a deck to a patio on the same grade of the parking lot. The dimensions will be the same, there will be no steps, and the entrance will still be from the interior of the bar. The railing will be 6' high. There will be an emergency exit from the patio on the east side of the building. He will re-submit a better drawing.

Ch. Wescott stated it is his understanding that the Police Dept. are comfortable with the request and are recommending approval.

John Gardner noted this request will also go to Public Protection and they will deal with security issues.

Ann Shannon questioned how many parking spaces will be taken away.

John Gardner responded Mr. Mallick owns a very large lot and there will still be adequate parking.

Jerry Moore questioned if Mr. Mallick had any problem with no food service, drinking, or music after 10:00 p.m.

Rhody Mallick responded that is fine.

Fred Steffen moved, seconded by Lois Feldman, to recommend approval of the request to expand the serving area at 2301 Church Street with the conditions that 1) the expanded serving area be a patio at the same grade as the parking lot, 2) the entrance to the patio will be from the interior of the bar with an emergency exit on the east side of the building, 3) a 6' railing be installed around the patio, 4) no food service, drinking, or music allowed on the patio after 10:00 p.m., and 5) the Conditional Use approval to expire May 31, 2008. Ayes all; Nays none; Motion carried.

Point Bowl 2525 Dixon Street

John Gardner stated the request is to construct two outdoor horseshoe pits and allow alcoholic consumption in that area. It is his understanding that the Police Dept. have expressed a negative recommendation because of noise and security observation of outdoor alcohol consumption so far away from the main building. This request will also go to the Public Protection Committee which will deal with police issues. He did receive a call from a neighbor to the north with concerns about noise.

Ch. Wescott stated the Police Dept. have verbally reported to him that they will take a position of opposition at the Public Protection meeting.

Ald. Trzebiatowski noted he is not the alderperson for this district, but he received concerns regarding noise, potential litter, and possible lighting. The owner of Point Bowl stated he doesn't want to serve liquor outdoors, but wants to have the ability for the patrons to purchase the liquor inside and carry it outdoors to play horseshoe. The owner assured him he would not be installing lighting because the horseshoe pits would be used during daylight hours. The owner indicated he has found bottles and cans littered on his property that were not a brand that he sells.

Ald. Robinson, alderperson of the district, noted he received calls from constituents and he encourages denial of the request based on 1) the location which is along the backyards of several property owners, and 2) supervision issues with alcohol being allowed outdoors across the parking lot. It would be appropriate for the owners to come back with a new plan that addresses these issues.

Mary Marco, 2416 Dixon St., stated there is no fencing along the property line, just a row of trees. The horseshoe pits would be way too far from the building. There are small children in the area.

Ron Carlson, 2417 Dixon St., stated he sees this proposal as a major source of problems because of the location of the pits which is 50-70 yards from the building and problems with minors and supervision. The 10:00 p.m. time limit is a great idea but who will enforce it. Back yards are supposed to be quiet but with horseshoe pits right next to the property line, there would be noise and maybe verbal expletives. Have the requirements been met for their previous expansion.

John Gardner noted he would look into the requirements for the previous expansion.

Lois Feldman noted another concern with it being that far from the building, there would be no reason why people would go into the building to buy alcohol, they could just bring it with them.

Ch. Wescott moved, seconded by Jeff Zabel, to deny the request for a conditional use to expand the tavern serving area based on the location of the horseshoe pits, noise, and lack of supervision of alcohol allowed across the parking lot, which would relate to Standard #1 of the Conditional Use Standards which states that "the establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare". Ayes all; Nays none; Motion carried.

5. CONDITIONAL USE TO OPERATE RECYCLING FACILITY - 916 CENTERPOINT DR

Ch. Wescott stated he is going to recommend that commissioners look at postponing this item predicated on some of the action taken earlier today concerning the creation of the Tax Incremental District. We need to finish that process. We need to receive permission from the Finance Committee and Council to create the district.

Jerry Moore moved, seconded by Karen Aldinger, to postpone this request.
Ayes all; Nays none; Motion carried.

6. REZONING/LOT SPLIT REQUEST - 4633 HEFFRON ST. - FROM "R-1" SUBURBAN SINGLE FAMILY TO "M 1" LIGHT INDUSTRIAL

John Gardner gave some background and noted the request today is to split the lot and rezone one lot to Light Industrial. The reason for the request is to allow construction of a garage larger than 900 sq. ft. for his larger vehicles. The positive side of the rezoning request is that it would be adjacent to the electric substation which is zoned industrial. The negative side is we just turned down a two family rezoning request across the street and this would clearly be inconsistent with that recommendation. He received two petitions in favor of the request and one petition opposed to the request. Because of the number of incompatible uses allowed in manufacturing and the inconsistency with the actions of the Plan Commission and Common Council, we recommend denial of this rezoning request.

Chm. Wescott noted several months ago, we had a request from Mr. Feltz to rezone his property across the street to two family. The neighbors petitioned successfully to the Plan Commission and Common Council to make it all single family.

Jeff Zabel questioned if the property were rezoned to industrial and then was sold, what type of things could be built there.

John Gardner responded any office, retail, contractor's offices, transfer, storage, or freight operation, and sign companies are uses that would be permitted.

Ald. Trzebiatowski questioned if there are any other covenants on the subdivision. Is Mr. Stampfli going to be running a business out of this proposed warehouse or just strictly for storage.

Jeff Borchardt, 3225 Olympia Ave., property owner living directly behind Mr. Stampfli, stated the majority of the people living on Olympia Ave. are against this request. The noise is incessant from chain saws, log splitters, and snowmobiles. All we have to help us is keeping the residential zoning. You may want to ask those people who signed petitions if they understood exactly what they were signing for.

Lance Driessen, 5126 Ranchland Cir., property behind Mr. Stampfli. He has no objections to the request. The entire warehouse building will be behind his house. The noise doesn't bother us.

Lance Stampfli, 4617 Heffron St., stated he can put up a 900 sq. ft. garage without any permission. He could split the lot, have an industrial use and two residential homes. The industrial lot would make a nice buffer instead of a single family home next to the electric substation. He would like the larger warehouse for his motorhome, snowmobiles, and future motorcycles.

Jeff Zabel expressed concern is there is a business being run off this property which is residentially zoned and now we are expanding that business. A business of that size should be in commercial or industrial area and not residential. What is the owner allowed to do.

John Gardner asked Mr. Stampfli if he runs a business out of his home.

Lance Stampfli responded he has his phone lines and my mail box as part of my business.

John Gardner asked Mr. Stampfli if he runs heavy equipment out of that site.

Lance Stampfli responded he uses his equipment jointly for personal use and business and keeps it in his garage.

John Gardner noted the inspectors have met with Mr. Stampfli on several occasions and he maintains that he doesn't run a business out of there other than his phone lines and bookkeeping and the rest is all for personal purposes. If Mr. Stampfli were running a business out of his home, it would change the character of the neighborhood and would be illegal.

Lance Stampfli agreed with John. The wood piles behind Mr. Borchardt are used for heating his house.

Jeff Zabel questioned if once the large garage is up, is the intent to house the landscaping equipment.

John Gardner responded if it were zoned industrial, he would be allowed to operate his business out of that site.

Jerry Moore noted when we rezoned the property across the street to single family, perhaps we should have looked at rezoning the property along Hoover to commercial. Was Mr. Stampfli's property included when the covenants were put in place.

John Gardner responded the covenants were there when he bought the property. Mr. Stampfli has approached the neighbors about changing the restrictive covenants.

Jeff Borchardt noted he lives next to a home builder and a roofer and they store their business materials off-site on commercial property.

Lance Driessen noted the large lot of Mr. Stampfli's was intentionally made that large for 1) a buffer from the power station and 2) a huge guy wire allows placement of a house only on the west end of the lot.

Jeff Zabel moved, seconded by Karen Aldinger, to deny the request for a lot split and rezoning at 4633 Heffron St. on the basis of incompatible zoning, incompatible uses allowed, and inconsistency with previous decisions by the Plan Commission.
Ayes all; Nays none; Motion carried.

7. SALE OF 2,200 SQ. FT. OF LAND - TAMARACK ST. at WISCONSIN ST.

John Gardner stated the land shows up as right-of-way but the records do not show that we own it. We recommend approval of the sale to clear up the title.

Ch. Wescott moved, seconded by Fred Steffen, to recommend approval of the sale of 2,200 sq. ft. of land at Tamarack and Wisconsin St. Ayes all; Nays none; Motion carried.

8. REGULATION OF OUTDOOR WOODBURNING FURNACES

John Gardner reviewed attached information and noted he received additional information today that indicate emissions are not regulated by EPA, water jackets tend to keep the fire cool therefore the fire never gets hot enough to burn clean, the smoke is released through a short chimney which results in smoke in the neighborhood, and the length of a burn is controlled by damping down the boiler which results in incomplete burning. Staff recommends against these until such time as they are regulated by EPA.

Ch. Wescott recommended that we forward this to the City Attorney with instructions that a proposed ordinance be drafted that would address the concerns and outlaw the outdoor woodburning furnaces. This is some very compelling data.

Mark Barnes, City Fire Chief, stated he is worried about these furnaces from a burning point. If we are to regulate them, we would need some very stringent regulations or we will have serious problems especially in compact neighborhoods.

Ald. Trzebiatowski stated he knows of several huts in the Town of Hull and Plover. The people that have them may like them, but neighbors do not.

Jerry Moore moved, seconded by Fred Steffen, to forward this on the City Attorney to draft a proposed ordinance outlawing outdoor furnaces.
Ayes all; Nays none; Motion carried.

9. SIGN REQUEST - SPASH SCOREBOARD - NORTH POINT DR at PRENTICE ST.

John Gardner stated the sign is in the athletic field east of SPASH.

Lois Feldman noted her concern is someone besides SPASH sponsoring a sign on the high school football field.

Ald. Stroik stated he is with Youth Area Football and working in conjunction with SPASH athletics. The sign will be 8' x 9'. The scoreboard was donated by Lind Electric and Rasmussen Plumbing, so in recognition, SPASH wants us to be able to put a sign saying that we donated the money. The reason to expand is to cover up the back side of the scoreboard from the street side and to direct people to the fields for games. It is the home of SPASH Panthers Football and Youth Area Football as well.

Ald. Sevenich questioned if we have granted sign variances to other schools.

John Gardner responded we have granted one for the UWSP athletic field on Maria Dr. and possibly with Pacelli's scoreboard.

Jeff Zabel moved, seconded by Chm. Wescott, to recommend approval of the 8' x 9' variance request for the SPASH scoreboard at the corner of North Point Dr./Prentice St. as proposed.
Ayes Zabel, Wescott, Steffen, Aldinger, Shannon, and Moore. Nays, Feldman; Motion carried.

10. ACQUISITION - WISCONSIN PUBLIC SERVICE PROPERTY - CROSBY/WATER

Chm. Wescott reviewed the attached memo and noted we are requesting that you recommend that we go ahead to acquire the property to allow the city to control the future destiny of that property.

Lois Feldman questioned if the land is buildable.

Chm. Wescott responded there are restrictions. The property was cleaned up some years ago but you could not build a basement. Some potential uses might be park uses and parking.

Fred Steffen asked if we are responsible for run-off.

Chm. Wescott noted the City Attorney has worked hard on proper environmental indemnification language that will protect the city. We have moved very cautiously and intelligently on this and that is why it has taken so long.

Jerry Moore moved, seconded by Lois Feldman, to recommend to the Finance Committee that the city proceed and acquire the Wisconsin Public Service property at Crosby/Water Streets. Ayes all; Nays none; Motion carried.

11. ACQUISITION - FORMER PORTESI PIZZA PROPERTY - 916 CENTERPOINT DR.

John Gardner stated because this property is for sale now and because it is vacant, staff is suggesting that we acquire it now before a tenant gets in there. There are 4 other properties for sale on this block that should also be included because they are for sale now. Some of this has come up faster than he thought, but it is because of opportunities that present themselves.

Chm. Wescott stated we know the Portesi Pizza property is available and for sale and he would like authorization to enter into negotiations to purchase it. With regard to the other properties that are for sale on this block, he would like authorization to enter into negotiations to acquire those properties. If other properties in that area become available in the near future, he would like authorization to enter into negotiations without having to come back, or also have the authorization to talk with owners if the property is not on the market.

Jerry Moore stated we have always had plans to do something like this. It fits very well into the comprehensive plan.

Ann Shannon noted it is so important to go after these properties as they become available. The city has to be proactive. It is very smart economic development. We don't want to have to get into relocation costs.

Jerry Moore moved, seconded by Fred Steffen to recommend to the Finance Committee that the city proceed and acquire the Portesi Pizza Property at 916 Centerpoint Drive. Ayes all; Nays none; Motion carried.

12. PERMISSION TO ACQUIRE PROPERTIES FOR POSSIBLE FUTURE REDEVELOPMENT - BLOCK BOUNDED BY SECOND/PORTAGE/UNION/CENTERPOINT

Ann Shannon moved, seconded by Jeff Zabel, to recommend to the Finance Committee to allow the city to proceed and acquire properties for possible future redevelopment on the block bounded by Second/Portage/Union/Centerpoint. Ayes all; Nays none; Motion carried.

Meeting adjourned at 5:45 p.m.

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