

Meeting Minutes  
REGULAR COUNCIL MEETING  
Council Chambers  
May 15, 2000  
County-City Building  
7:00P.M.

Mayor Gary W. Wescott, presiding Roll Call: Present: Ald. Walther, Pazdernik, Seiser, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski  
Excused: Ald. Sevenich, Molski

Also Present: Comptroller-Treasurer Schlice, City Attorney Molepske, City Clerk Zdroik, Directors Gardner, Van Alstine, Schrader; Police Chief Carpenter, Interim Fire Chief Koback, Water/Sewage Adm. Disher, Assessor Kuehn, Personnel Specialist Jakusz, Design Engineer Yauch, Adm. Asst. Bumgarner, Kari Yenter, Susan Kampmeier (Journal), Scott Krueger (WIZD), Gene Kemmeter (Portage County Gazette)

## 2. Salute to the flag and Mayor s opening remarks.

Mayor Wescott announced flags were flown at half-staff this week to remember police officers killed in the line of duty. Our community should be grateful for the excellent police service they receive. The Mayor also reminded the residents of the Stevens Point School District of the election tomorrow. The polls open at 7:00 a.m. Mayor Wescott encouraged everybody to vote.

3. Approval of minutes of the Regular Common Council meeting of April 17, 2000, and the Reorganizational Meeting of the Common Council of April 18, 2000.

Ald. Rackow moved, Ald. Walther seconded, for approval of the regular Common Council minutes of April 17, 2000, and the Reorganizational meeting of the Common Council of April 18, 2000.

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.

Bill Pritchard Item #6 - Plan Commission  
430 West Mapleridge Drive Item #21 - Board of Public Works  
Stevens Point, WI 54481

5. Presentation by the Poppy Princess - Abby Mallek.

Abby Mallek thanked Mayor Wescott and the Council members for giving her the opportunity to speak this evening. Miss Mallek gave a brief speech "In Flanders Field". Miss Mallek hopes to see everyone wearing a poppy over their heart on Poppy Day.

6. Plan Commission meeting of May 1, 2000.

Ald. Rackow moved, Ald. Barr seconded, for approval of the Plan Commission minutes of May 1, 2000.

Ald. Rackow asked if approving the Plan Commission minutes of May 1, 2000, will also approve the motions taken at the Plan Commission?

Mayor Wescott stated you are only confirming the action taken at the Plan Commission.

Roll Call: Ayes all Nays none. Motion carried.

7. Public Hearing - rezoning 1430 Torun Road North - Fairview Village from "R-1" Suburban Single Family Zoning to "R- 5" Multiple Family II Zoning, was declared open by the Mayor.

Attorney James Noonan, representing the owners of the mobile home park, said the proposed expansion is part of an upgrade of the entire park. Currently, most of the units are the steel trailer-type units. The proposed units and many of the units being replaced within the park are larger, nicer units with vinyl siding.

Mayor Wescott declared the public hearing closed.

8. Ordinance on the above.

Ald. Niedbalski moved, Ald. Phillips seconded, for adoption of the ordinance.

Roll Call: Ayes: Ald. Walther, Pazdernik, Seiser, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski.  
Nays: None. Motion carried.

9. Public Hearing - Conditional Use to Operate a Mobile Home Park - 1430 Torun Road North, was declared open by the Mayor.

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

10. Resolution on the above.

Ald. Niedbalski moved, Ald. Rackow seconded, for adoption of the resolution.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Seiser, Pazdernik, Walther.  
Nays: None. Motion carried.

11. Public Hearing - rezoning vacant lot north of 110 Indiana Avenue North to "R-3" Single and Two Family Zoning, was declared open by the

Mayor.

Bob Schmidt, 3309 Vine Street, opposes the request to rezone the vacant lot north of 110 Indiana Avenue North to "R-3" Single and Two Family zoning. About one-third of the neighbors are new residents and bought their homes knowing this area is zoned "single family". Mr. Schmidt stated a petition opposing the request to rezone is on file with the City Clerk.

Hugh Ramsey, 110 Indiana Avenue North, is strongly against the request to rezone the vacant lot north of 110 Indiana Avenue North to "R-3" Single and Two Family zoning. 100 percent of the neighbors are against the request to rezone, their oppositions range from moderate to intense opposition. Mr. Ramsey stated the residents of this area want to maintain this area as it is. The feelings of the neighbors should be considered. In June, Dr. Milano is planning to meet with university officials to possibly agree on the sale of his property to the university. Mr. Ramsey asked that the request to rezone the vacant lot be postponed until after the June meeting between Dr. Milano and the university officials.

Pat D Ercole, 1240A North Point Drive, noted that she is only requesting to rezone the vacant lot immediately north of 110 Indiana Avenue North from "R-2" Single Family to "R-3" Single and Two Family zoning, not the whole parcel. Ms. D Ercole also stated Dr. Milano and Dr. Sciarrone are asking much more than the land is appraised so the sale of the land to the university is not likely.

Mayor Wescott declared the public hearing closed.

12. Ordinance on the above.

Ald. Seiser said it is true the opinions of neighbors do count. The alderperson said we must consider what the land use is.

Ald. Kedrowski asked Director Gardner for the percentage of owner-occupied buildings located in the city?

Director Gardner stated the percentages are based on the census data. The director said the data from the Census Bureau will not be available for one more year. The adopted land-use plan for the area is "single family" use.

Ald. Rackow moved, Ald. Nealis seconded, for adoption of the ordinance.

Ald. Rackow said the motion at the Plan Commission meeting is to not accept any further requests until the land-use plan for this area is reviewed for the area between Lindbergh Avenue and Indiana Avenue.

Ald. Niedbalski stated a precedence will be set by approving the request to rezone.

Ald. Nealis said the issues regarding the rezoning request need to be addressed.

Ald. Seiser voiced concern about allowing the rezoning to occur against the current land-use plan.

Roll Call: Ayes: Ald. Rackow.

Nays: Ald. Walther, Pazdernik, Seiser, Kedrowski, Barr, Nealis, Phillips, Niedbalski.

Ayes - 1. Nays - 8. Motion defeated.

13. Public Hearing - Conditional Use for a Zero Lot Line Split - 3516 and 3518 Regent Street, was declared open by the Mayor.

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

14. Resolution on the above.

Ald. Niedbalski moved, Ald. Seiser seconded, for adoption of the resolution.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Seiser, Pazdernik, Walther.

Nays: None. Motion carried.

15. Public Hearing - Conditional Use to Operate a 56-Unit Apartment Building on property located at Sandpiper Drive and Amber Avenue - Lutheran Social Services, was declared open by the Mayor.

**Bob Woehr, 727 Second Street, is not opposed to the 56-unit apartment building. Mr. Woehr's concern is the aspect of it being tax exempt. He is aware there are a number of properties in the City of Stevens Point that are tax exempt. Mr. Woehr said to allow a tax exempt organization to construct a facility which would compete with the private sector is wrong.**

**Ken Knutson, 3264 Dan s Drive, looked into the need for this level of housing in the Stevens Point community. The 56-unit apartment building project is aiming at residents who reach a certain age living on a modest income and can not keep up their own home. Mr. Knutson speaks in support of the housing project.**

Ted Hakala, Lutheran Social Services, stated he began a market research of the community of Stevens Point and found the need for housing and services for seniors living on a moderate income. The Lutheran Social Services provides housing services for seniors who are not at the point of needing nursing care. We help people improve the quality of their lives, Mr. Hakala said, that is what we are trying to do with this project. Mr. Hakala said similar projects have been successful in other communities. The Lutheran Social Services 56-unit apartment building project is not in competition with the private sector. At the Plan Commission meeting, it was determined the 56-unit senior housing development meet certain criteria. Mr. Hakala is certain the building project plans have met those requirements, but the tax exempt issue keeps coming up.

Janice Vinopal-Schatz, Lutheran Social Services, stated the 56-unit senior housing proposal is not in competition with landlords. The Lutheran Social Services only develop building projects when there is a need for their services. The Lutheran Social Services will pay all taxes required by law. We look forward to coming to an agreement and the ability to move forward with this project.

Mayor Wescott declared the public hearing closed.

16. Resolution on the above.

Ald. Barr moved, Ald. Niedbalski seconded, to refer the matter to the Finance Committee for further consideration of the proposed pilot.

Ald. Niedbalski does not question the need or motive of the senior housing, but the alderman does have some concerns about the tax status.

Ald. Seiser asked for clarification on the motion?

Mayor Wescott stated the motion is to refer the conditional use request for a 56-unit apartment building - Lutheran Social Services to the Finance Committee.

Ald. Seiser asked if further comments can be made at this time?

Mayor Wescott replied if the comments are relevant to the motion.

Ald. Seiser would like to approve the proposed plans and work out the financial issues later.

**Mayor Wescott said that motion is in order if Ald. Barr s motion is defeated.**

Roll Call: Ayes: Ald. Walther, Pazdernik, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski.

Nays: Ald. Seiser.

Ayes - 8. Nays- 1. Motion carried.

17. Public Protection Committee meeting of May 8, 2000.

Ald. Niedbalski moved, Ald. Nealis seconded, for approval of the Public Protection Committee minutes of May 8, 2000.

Roll Call: Ayes all.

Nays none. Motion carried.

18. Ordinance Creating Drug Paraphernalia Ordinance (prohibits the use or possession of drug paraphernalia).

Ald. Pazdernik moved, Ald. Nealis seconded, for adoption of the ordinance.

Roll Call: Ayes: Ald. Walther, Pazdernik, Seiser, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski.

Nays: None. Motion carried.

19. Ordinance Amending Bicycle Ordinance (making it applicable to Green Circle Trail).

Ald. Walther moved, Ald. Rackow seconded, for adoption of the ordinance.

Ald. Seiser reminded the viewing public that all bicycles need to be registered and licensed with your local municipality. No trick riding will be allowed on the Green Circle Trail which includes riding your bicycle with no hands.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Seiser, Pazdernik, Walther.

Nays: None. Motion carried.

20. Personnel Committee meeting of May 8, 2000.

Ald. Rackow moved, Ald. Kedrowski seconded, for approval of the Personnel Committee minutes of May 8, 2000.

Roll Call: Ayes all.

Nays none. Motion carried.

21. Board of Public Works meeting of May 8, 2000.

Ald. Nealis moved, Ald. Pazdernik seconded, for approval of the Board of Public Works minutes of May 8, 2000, with item #3 pulled for further discussion.

Roll Call: Ayes: Ald. Walther, Pazdernik, Seiser, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski.

Nays: None. Motion carried.

Ald. Nealis moved, Ald. Rackow seconded, for approval of the resolution with modifications made by the City Attorney and additional conditions stated in item #7 of the resolution. A copy of said resolution is attached.

City Attorney Molepske explained the revised resolution.

Bill Pritchard, 430 West Maple Ridge Drive, is concerned that the burden of all the costs will fall on him.

City Attorney Molepske said it is easier to collect from one pocket. The cost for relocating the drainage easement could be borne by the respective property owners who consent to the drainage easement amendment.

Mr. Pritchard stated he only owns one lot, the other lot has been sold.

Ald. Seiser asked if one property owner opposes the drainage easement, everything goes down?

City Attorney Molepske said that is correct. The property owner has the right to object.

Ald. Seiser said the drainage easement could stay as is.

Ald. Nealis said we do still have the basics.

City Attorney Molepske said that is correct.

Mayor Wescott said the drainage easement will remain where it is. The drainage easement for Lot 8 will be shifted, but still in tact.

Ald. Phillips needed clarification on the drainage easement. The alderman asked if there will still be a ditch?

Mayor Wescott explained the drainage easement for Ald. Phillips.

Ald. Nealis said the neighbor who previously objected to the drainage easement is in agreement with the modifications to the drainage easement.

Roll Call: Ayes: Ald. Walther, Pazdernik, Kedrowski, Barr, Rackow, Nealis, Phillips, Niedbalski.

Nays: Ald. Seiser.

Ayes - 8. Nays - 1. Motion carried.

22. Final Resolution levying special assessments on both sides of Doolittle Drive from Wilshire Boulevard North to 600 feet east.

Ald. Rackow moved, Ald. Niedbalski seconded, for adoption of the final resolution.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Pazdernik, Walther.

Nays: Ald. Seiser.

Ayes - 8. Nays - 1. Motion carried.

23. Ordinance - Traffic Studies:

00-03-A Stop Signs - Parkdale Subdivision.

00-03-B Stop Signs - Frontage Road at Schofield Avenue.

00-03-C Bus Zone - North side of Ellis Street from 88 feet east of Strongs Avenue to 119 feet east of Strongs Avenue.

00-04-A No Parking - North side of Dixon Street in the 2800 through 3000 blocks.

Ald. Niedbalski moved, Ald. Barr seconded, for adoption of the traffic ordinances.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Seiser, Pazdernik, Walther.

Nays: None. Motion carried.

24. Finance Committee meeting of May 8, 2000.

Ald. Barr moved, Ald. Pazdernik seconded, for approval of the Finance Committee minutes of May 8, 2000.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Kedrowski, Seiser, Pazdernik, Walther.

Nays: None. Motion carried.

25. Special Finance Committee meeting of May 15, 2000.

Ald. Barr moved, Ald. Walther seconded, for approval of the Special Finance Committee minutes of May 15, 2000.

Clerk Zdroik read the minutes of the Special Finance Committee minutes of May 15, 2000.

Roll Call: Ayes: Ald. Niedbalski, Phillips, Nealis, Rackow, Barr, Seiser, Pazdernik, Walther.

Nays: Ald. Kedrowski.

Ayes - 8. Nays - 1. Motion carried.

26. Board of Park Commissioners meeting of May 3, 2000.

Ald. Phillips moved, Ald. Nealis seconded, for approval of the Board of Park Commissioners minutes of May 3, 2000.

Roll Call: Ayes all. Nays none. Motion carried.

27. Board of Water and Sewage Commissioners meeting of May 8, 2000.

Ald. Rackow moved, Ald. Kedrowski seconded, for approval of the Board of Water and Sewage Commissioners minutes of May 8, 2000.

Roll Call: Ayes all.

Nays none. Motion carried.

**28. Comptroller-Treasurer s report - March 2000.**

Police and Fire Commission minutes of May 9, 2000.

Ald. Niedbalski moved, Ald. Barr seconded, to accept the reports and place them on file.

Roll Call: Ayes all.

Nays none. Motion carried.

**29. Mayor s appointments.**

## POLLWORKERS

George Barnes 2909 Frontenac Avenue  
Joyce Bishop 216 Prentice Street North  
Richard Bishop 216 Prentice Street North  
**O. Scott Halverson 3139 Dan s Drive**  
Delores Liebe 3200 Water Street # 63  
**Jean A. Metcalf 3170 Dan s Drive**  
Dolores Richmond 1709 Church Street  
Kay Schmoll 2941 Blaine Street  
Rita Stepaniak 1801 Gilkay Avenue  
**Ronald Zdroik 3265 Martha s Lane**  
Charles Zorowski 3233 Michigan Avenue

**Ald. Rackow moved, Ald. Seiser seconded, for confirmation of the Mayor s appointments.**

Roll Call: Ayes all.  
Nays none. Motion carried.

30. Persons who wish to address the mayor and council for up to three (3) minutes on non-agenda item, and time strictly enforced.

James Fourness, 3510 Vine Street, has been a resident of Stevens Point for the past 15 years. Mr. Fourness lives in the area of the property north of 110 Indiana Avenue North. Mr. Fourness opposes the rezoning request.

31. Adjournment - 8:15 P.M.

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