THE CITY OF PLATTEVILLE, WISCONSIN COMMON COUNCIL AGENDA

PUBLIC NOTICE is hereby given that a special meeting of the Common Council of the City of Platteville shall be held on Thursday, December 4, 2025, at 5:00 PM in the Council Chambers at 75 North Bonson Street, Platteville, WI.

- I. CALL TO ORDER
- II. ROLL CALL
- III. WORK SESSION Interview District 4 Alderperson Candidates
- IV. ACTION Appoint District 4 Alderperson Position
- V. ADJOURNMENT

If your attendance requires special accommodation, write City Clerk, P.O. Box 780, Platteville, WI 53818 or call (608) 348-9741 Option 6.

Posted: 12/2/2025

THE CITY OF PLATTEVILLE, WISCONSIN COUNCIL SUMMARY SHEET COUNCIL SECTION: ACTION ITEM Appoint District 4 Alderperson Position DATE December 4, 2025 VOTE REQUIRED: Majority PREPARED BY: Clinton Langreck, City Manager

Description:

District 4 Alderperson, Ken Kilian, retired on October 20th, 2025. This district term expires April 2027. This leaves a vacancy of over one year. A special election is not required, and the position may be filled by an appointment from the Common Council.

Staff have taken action to solicit candidates to serve the remainder of the term. We have received applications from Michael Osterholz, Brian Whisenant, William Kloster, Exie Fleming, and Clark Cybart-Fuson. These applicants are invited to join a special Council work session on December 4th at 5:00 PM to join in a panel interview and discussion with the Common Council.

The Common Council may act to make an appointment.

Thank you to all the applicants for stepping forward.

Recommendation:

None

Attachments:

• Candidate Letters of Interest

Michael L Osterholz 295 Bayley Avenue

Platteville, WI 53818

Platteville Common Council 75 N. Bonson Street P O Box 780 Platteville, WI 53818

Date: 10/31/2025

Re: Letter of Interest District 4 Common Council Open Seat

To Common Council:

This letter of interest confirms my address above and intent to seek the Open Common Council Seat being vacated by Ken Kilian.

My resume, included with this letter, shows my qualifying background to serving on the Common Council. With an MBA in finance and business administration, combined with twenty years of banking, real estate, and entrepreneurial endeavors, I should hopefully qualify for the privilege of an interview. During that interview, I can provide additional detail and clarity to contributions I will bring to the Platteville Common Council.

Being from Platteville, I have always held my "hometown" close to my heart. I chose to move back in 2017 and invest in a community I always believed had undervalued potential in so many areas. Platteville is still "that small midwestern town", that many will generically think of when they imagine a small midwestern town. With the correct guidance, community buy-in, and appropriate planning, Platteville can still be a Norman Rockwell version of itself and grow to meet its potential.

If appointed, my main focuses will be appropriate, reasonable, and smart economic and population growth within the community. Bigger is not always better, however no growth leaves Platteville "poised for progress" but not fully meeting it. The entire town should want to be excited about their community and what it is doing next. That means we cannot wait for opportunity to show up. We, as a council, need to be out in front speaking to the community about how we intend to drive business growth, population growth, and increase regional influence. When businesses or individuals are looking to move or expand, they should be thinking of Platteville first every time!

To be an effective member of the Common Council you need to have strong convictions, be an active listener within the community, and the ability to prioritize what is the best decision versus the most popular one. Any Politian can have great "tag lines". The real characteristic needed is to be able to get things done.

I hope to hear from you regarding an interview and look forward to the process. Any additional questions please feel free to contact me.

Sincerely,

Michael L Osterholz

Business & Finance Executive

Entrepreneurial minded executive experienced in successfully managing and growing multiple companies and their subsequent divisions. A rich comprehensive skill set in areas of project/portfolio management, finance, business development, real estate, sales, and client relations. Intimate knowledge of financial analysis, business profitability, promotion, and real estate investment & development. Strong performance history of meeting or exceeding all reasonable and many unreasonable expectations in growth and investment returns. Ability to evaluate and solve unique problems using common sense solutions. Executive expertise in:

- ✓ Strategic and Financial Planning
- ✓ Operations and Process Implementation
- ✓ Startups, Turnaround, Revitalization
- ✓ Delegation & Efficient Staff Utilization
- ✓ Contract & Legal Negotiation
- ✓ Investment Analysis
- ✓ Human Resources
- ✓ Logical Problem Solver

Experience & Accomplishments

MidWestOne Bank - Platteville, WI

Vice President - Commercial Lending

Retail/Commercial Bank

Recruited to take over and grow internal commercial portfolio for Southwest Wisconsin.

- Successfully absorbed existing portfolio of \$20 million keeping portfolio intact
- Added \$50 million to commercial portfolio in first 24 months.
- Added additional \$35 million to portfolio in 2024 with an additional \$13 million in deposits.
- Clients range from top ten wealthiest family in Wisconsin to Professional Athletes to local businesses.
- Promoted three times in four years to current title.
- Company Salesperson of the year 2023 and 2024

BECKER & ZMINA PROPERTIES - Platteville, WI

January 2008- Present

January 2020- Present

Entrepreneur/Developer/Property Management/Construction - Owner and Operator

Coffee Shop, Café, and Pub. Dba 2nd & Main LLC

- Created Business concept and constructed commercial space to provide an unique business concept combining a coffee shop, pub and restaurant providing the community of Platteville a business that was servicing an overlooked demographic
- the business to be financially solvent the first year of operations.
- Sold restaurant in 2021 to larger restaurant for profit and keep real estate and new business as a commercial tenant

Land Development, Acquisitions and Property Management

- 30-unit portfolio of residential and commercial investment properties Licenses Real Estate Agent and General Contractor
- In house management and construction with higher than 12% annual returns
- Development of vacant or underutilized properties (including in-fill) into viable investments

LANDS END - Dodgeville, WI

May 2019- January 2020

Information Technology - Portfolio Manager & Financial Analyst

Retail Clothing Manufacturer

- Recruited to perform oversite management of time and financial requirements of the entire Information Technology Expense and Capital projects portfolio.
- Ensure projects are compliant with Lands End expectations and align with core original budget & plan.
- Work with Information Technology Management and Project Managers to keep projects on track and financially in line.
- Created new portfolio tracking programs that allowed for 50% more efficient tracking of progress.
- Prepare and audit Information Technology monthly financial statements/reports to be presented to management.

UNIVERSITY OF WISCONSIN PLATTEVILLE COLLEGE OF BUSINESS - Platteville, WI

June 2017 to Dec. 2017

Adjunct Professor - College of Business

- Instruction of Leadership and Management Course bringing my unique business and finance background.
- Set my own learning objectives to meet department criteria.
- Used real life case studies to bring learning objectives to 87% class average

UNIVERSITY OF WISCONSIN PLATTEVILLE COLLEGE OF ENGINEERING, MATHEMATICS, & SCIENCE -

Platteville, WI January 2017 to June 2017

Financial Analyst and Business Officer – Limited Contract

Recruited to analyze budgets and financials for Dean of College and to create income generating programs to off-set state budget shortfalls.

- Corrected and implemented new procedures solving for errors and inefficiencies in existing budget, saving thousands in wasted spending to the college
- Implemented new inventory management system for labs that would actually create an income stream to the departments while being able to be used as an impressive marketing tool to attract new students.

UNIVERSITY CITY DEVELOPMENT GROUP - Moscow, ID

August 2008 to January 2017

Financial Investment and Real Estate Analysis Group with \$100 Million in Asset Management

Director of All Divisions, Chief Financial Officer, Director of Operations

Recruited to analyze, restructure, and grow all divisions of the organization. Created strategic plans improving profitability, client growth, and asset returns.

- Real Estate Investment and Asset Management Division specializes in investment management of residential and commercial income real estate.
 - Manage diverse portfolio of over \$100 million dollars in real estate investments with high long-term performance expectations. Some annual returns expected as high as 20%.
 - Director of financial analysis including complex cash flow management, budgeting, profits, and returns. Increased portfolio returns by 10% over a two year period.
 - Shaped business development strategy increasing clients by 22% over a four year period.
 - Negotiate client contracts and vendor relationships with \$80,000.00 annually in savings.
- o <u>Commercial Mortgage Consulting Division</u> specializes in assisting clients with pre-underwriting investments and analysis for lending partner institutions.
 - Developed financial analysis program to underwrite client's investments before they were presented to a partner lender. Allowed for faster loan funding and turnaround.
 - Negotiate the most optimal lending terms to increase investment performance.
 - Created a new lending underwriting tool that was used and incorporated by a commercial bank that created 13% in cash flow savings.
- o <u>Real Estate Development & Construction Division</u> specializes in identifying real estate development locations and construction development projects that meet company and client investment requirements.
 - Produced a budget and project estimation analysis program to accurately bid and plan projects decreasing average development costs 15% per square foot.
 - Increased profit margins from 25% to 37% over a 24 month period by restructuring staff.
- Real Estate Purchasing and Sales Division in conjunction with Paradise Ridge Real Estate was formed as an independent real estate division specializing in the acquisition and sales of commercial and investment real estate.
 - Established a business model for the division and negotiated partner relationship with Paradise Ridge Real Estate increasing in-house commission profits by 40%.
 - Identified \$10 million in new sales in 18 month period.
 - Fashioned a cross employee plan allowing employees to function as licensed real estate agents while performing their other company tasks. Increased employee satisfaction.

MOUND CITY BANK - Platteville, WI

August 2006 to August 2008

Regional Midwest Bank with Wealth and Investment Services

Director of Commercial Business Development and Commercial Lending Officer

Recruited specifically to create and manage the business development department for all bank branches.

- o Performed market analysis and strategic planning increasing lending relationships by 37% over a 12 month period.
- o Created an entirely new division for the bank writing the 5 year business plan and budget.
- o Restructured, streamlined, and redesigned all bank marketing and disclosure material.

Education & Accomplishments

M.B.A., University of Dubuque, Dubuque, IA – August 2003-December 2004

B.S., Business Administration & Comprehensive Economics - Emphasis in finance, management, and economics, University of Wisconsin Platteville, Platteville, WI – September 1998-May 2003

November 4, 2025

COLETTE STEFFEN, CITY CLERK CITY OF PLATTEVILLE

75 N BRONSON ST PO BOX 780 PLATTEVILLE, WI 53818

Dear Collette,

Please accept this correspondence as my application for the position of District 4 Alderperson.

11/5/25

My qualifications for serving on the Common Council for District 4 include:

- 18+ years (continuous) as a resident of Platteville, at 1090 Oakhaven Court
- 30+ years working in project and program management in a variety of industries and businesses
- 3 years of service on the City's Parks & Rec Committee
- 2 years of service on the City's Airport Commission (term ends Nov 2026)
- President (2 terms) of the Rotary Club of SW Wisconsin
- Volunteer coach and current staff for the Platteville Power Soccer Club
- Veteran, US Navy

In 2007 my wife and I moved our family to Platteville from Ann Arbor, MI, for an employment opportunity with AVISTA (now Belcan). We have enjoyed raising our family in this small, friendly and surprisingly vibrant midwest town. Since settling here we have seen the town grow and upgrade many of its services (including the library, schools, trails and parks), all of which our family regularly uses. We have been impressed with the level of community involvement and support for recent initiatives such as the Broske Center, the pickle ball courts and the inclusive playground. We are proud to say we are from Platteville and enjoy the positive reputation that it carries.

My interests in the City stem from my experience with Parks & Rec and the Airport Commission, and from things I have noticed in my neighborhood over the last 18 years. I want to learn more about the state/health of the City's core infrastructure (water & sewer, electrical and roads/bridges). I also want to help ensure that we are mindful of the need to include planning for the long-term care necessary to sustain our recent upgrades.

I believe that being an effective member of the Common Council starts with maintaining the assumption that - regardless of whether I agree with them - people are acting in good faith and with positive intentions. It is important to respectfully debate issues – to listen closely and consider multiple points of view, and be willing to seek compromise when necessary for the good of the community. I will be an active participant – listening well and speaking up to bring my views and experience forward to the best of my ability.

Thank you for your consideration. I look forward to hearing from you.

Respectfully,

Brian Whisenant

com

William J. Kloster 975 Highbury Circle Platteville, WI 53818



Common Council City of Platteville 70 N Bonson Street Platteville, WI 53818

I am submitting my application for the vacant position of Alderman for District 4. I am a resident of the district and own my home in the Knollwood subdivision. I am unable to make an interview on 25 November as I will be out of the country. My wife and I do travel internationally two to three times each year, but our trips are scheduled normally more than a year in advance.

Describe your qualifications for serving on the Common Council

My wife Deborah Rice and I have resided in Platteville since 2010. My life experience has taken me to 10 different states and a foreign country, mostly through my service in the United States Army. My resume is included to provide more detail. I have a Degree in Aeronautical Engineering and a Masters in Management. In addition, I have attended several schools and courses from financial management to security. My service in the Wisconsin Department of Veterans Affairs provided valuable experience in government and working with elected officials both state and federal. As the Executive Director for the UW Platteville Real Estate Foundation, I was able to work with the university, local citizens, city and city staff to construct 2 new residence halls for the University. I have served on several Commissions and Boards to include the Chairman of the Platteville Municipal Airport and as a member of the Plan Commission. I have served for the past few years as the major advocate for the construction of a new fire station. My ability to work with people to define the problem then find creative solutions to address it has given me a record of success. By serving on the Common Council, I can use my skills to help Platteville move forward.

Describe what you like about Platteville

Platteville is a small rural community with a strong agriculture background, similar to the town I grew up in. It is small, but has a university, airport and growing hospital that provide significant opportunity. The weather provides a change of seasons and outdoor activities can be enjoyed year around.

Describe the area or improvements you would focus on if appointed

For Platteville to continue to thrive, we must attract new business and population to increase the tax base. I do not advocate higher taxes, we should increase the number of taxpayers. There are several barriers to work through to include housing of all types, ready workforce and infrastructure. By deciding where we want to go, the city can begin to address it's needs in a coordinated plan.

Describe what characteristics you believe are important to be an effective member of the Common Council

An effective person or leader must communicate, compromise, continue and confirm.

Communication is key to understanding. It is important to make sure the message is clear and not ambiguous which leads to rumors and false narratives. Communication can be by spoken word, written, action or lack of action.

Compromise is a fundamental of government as government represents a diverse population. One must remain focused on the greater need of the community and understand the all or nothing attitude rarely produces a long-term result. We must also understand that many problems are intertwined and need solutions that may involve multiple steps.

Most problems that small communities face are complex and require you to continue. It is easy to place difficult problems in the "too hard box" and let them continue. Council members must work with city staff and remain focused and determined to find solutions and continue to make progress on difficult matters.

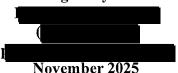
Not all opinions are based on fact. It is necessary to confirm points made that influence major decisions. The city staff must research and provide fact-based information to make decisions on. Decisions based on emotion will normally fail.

I have provided the information requested for consideration for appointment to the vacant District 4 Alderman position. If further information is needed, I am more than happy to provide it.

Thank you for this opportunity.

U. Kloster

WILLIAM J. KLOSTER 975 Highbury Circle



Experience:

UW-Platteville Real Estate Foundation, Platteville, WI Dec 2010 – Apr 2025

Executive Director; Established new 501(c)(3) LLC to serve as means to allow private public partnership to assist the UW-Platteville Foundation and UW-Platteville in development of needed facilities. Coordinate with Foundation, University, City and private developers to meet assigned goals. Primary objective, to establish a new residence hall by fall of 2012. In less than three years provided 1,060 new Resident Hall beds and a new dining facility for campus. Increased assets to over \$50 million with over \$12 million in cash and investments. Led the recovery from the June 2014 tornado for two residence halls severely damaged, both were fully operation in less than 75 days. Managed, with the assistance of the Real Estate Foundation Investment Committee, a \$6 million general investment portfolio and \$3 million Capital fund. Maintained and provided information for annual audits of the Real Estate Foundation. Reviewed budget submitted by contractor for operation of Real Estate Foundation 620 bed Residence Hall.

Wisconsin Department of Veterans Affairs, Madison, WI Jan 1999 – Dec 2010

Director, Bureau of Claims, Jan 2010 - Dec 2010

Direct the operation of the Wisconsin Department of Veterans Affairs federal benefits office. The office manages in excess of 3,500 active claims and attracts over \$300 million of federal benefits for Wisconsin Veterans each year.

Senior Policy and Initiatives Advisor, Aug 2008- Jan 2010

Participate as a member of the organizational leadership team and provide advice on new policy and initiatives. Coordinate with internal and external partners, customers, legislators and stakeholders to enact new programs. Performed duties of Deputy Secretary and Division Administrator Nov 2009 to Jan 2010.

Deputy Secretary, Apr 2005-Aug 2008

Oversee day to day operations of major state government agency with over 1,400 employees and a \$140 million annual budget. Directed development of business plans for state agency operations and wrote legislative language for statutes and administrative code. Acting Secretary, April 2007-December 2007, responsible for all agency operations while agency secretary is on extended military duty. Served as primary Agency spokesperson making presentations to television, radio and print media.

Division Administrator, Division of Veterans Benefits, Dec 2002 to Apr 2005 Responsible for the Departments State Veterans Benefits to include grants, loans, veteran cemeteries and funeral honors. Managed assigned budget to accomplish all tasks within the legislated budget.

Executive Assistant May 2000 to Dec 2002

Primary assistant to the Secretary. Acted as Deputy Secretary from Jan 02 to Mar 02. Responsible for operation of public relations, legislative activity and biannual budget preparation. Represented the Department in the media, at legislative hearings and major events. Maintained data on key performance factors at state and national level. Coordinated directly with state elected officials to include the Governor, State and Federal Legislators and US Department of Veterans Affairs Officials. Provided technical and administrative support to the National Association of State Directors of Veterans Affairs.

Quality Improvement Coordinator, Sep 1699 to May 2000

Developed and maintained the Department's Quality Improvement Program. Organized and critiqued semiannual performance reviews. Developed the department's strategic plan, and business plans for special projects to include the \$40 million education center project and service delivery redesign.

Grant Administrator, Jan 1999 to Sep 1999

Administered a .5 Million dollar grant to assist veterans in training. Developed and disseminated policy. Designed and maintained accounting systems.

Ferrellgas, Area Manager, 1996 to 1998

Leader and General Manager for an area equal in gallons and cash flow to the 20th largest propane company in America. Responsible for all operational, personnel and management decisions. Developed and implemented programs to increase productivity and cash flow, open new markets and expand the business. Was responsible for interaction with local authorities, public and media. Established contracts and monitored performance.

United States Army, Officer, Aviation Branch, 1976 to 1996

Managed organizations up to president level. Directed operations and maintenance of complex systems and equipment. Managed multi-million dollar budgets and resources. Served as project manager for operations, logistics and intelligence. Improved process using Total Quality Management. Fielded new systems to include technical testing of helicopter weapons systems. Trained, developed and mentored subordinates. Developed and managed safety and security programs. Trained in anti- terrorist operations.

Education:

UW Executive Education

Finance and Accounting for Non-Financial Executives

State of Wisconsin

Purchasing

State of Wisconsin

Management Personnel Administration

U.S. Army Command and General Staff College, Ft Leavenworth, KS

Florida Institute of Technology Melbourne, FL

Management, MS

California State Polytechnic University, San Louis Obispo, CA

Aeronautical Engineering, BS

U.S. Army Rotary Wing Flight Course, Ft Rucker, AL

Honor Graduate, Commercial Helicopter Single Engine Land Rating, Bell 204, 206 & 209, Total flight hours 1320

Emergency Management Institute

National Incident Management Certification Level 1 and 2 on-line courses, 2009

Areas of Expertise:

Policy Analysis, Strategic Planning, Program Evaluation

Program Principles, Theories and Practices, Analytical and Statistical Methodologies

Veterans Programs Services and Benefits

Quality Improvement Techniques Concepts and Principles

Technical Writing, Oral Communication Computer Skills

Personal Traits:

Work extremely well both directing teams and as a team member.

Freely express my opinions and then fully support leader's decision.

Enjoy difficult assignments, always seeking a challenge.

Like to stay busy, thrive on task completion and success.

Continuously seeking self improvement, I enjoy new learning experiences.

Enjoy integrating and expanding new technologies.

Creative problem solver, always seeking process improvement.

Dedicated husband and father.

Community Volunteer

Community Service:

Chairman, Platteville Municipal Airport Commission

Platteville Fire Department Advocate

Vice President, Veterans Honor Roll

Member, American Legion Post 42, Color Guard

Treasurer, Platteville Community Area Network

Member, Library Building Committee

Member Planning Commission

Member Board of Appeals

Member Board of Review

Pioneer Athletics Booster

Exic Fleming

Platteville, WI

Nov. 11. 2025

City of Platteville Common Council

75 N. Bonson Street Platteville, WI 53818

Dear Members of the Common Council,

I am writing to express my sincere interest in being considered for a seat on the Platteville Common Council. With over twenty years of experience in customer service and a strong commitment to helping others, I believe my skills, perspective, and community-centered values align with the mission of serving Platteville's residents with integrity and dedication.

My qualifications include a deep understanding of communication, organization, and collaboration developed through years of professional and volunteer experience. I am currently pursuing a Bachelors Degree in Business Management at University of Platteville-Wisconsin, which has strengthened my knowledge of leadership, budgeting, and strategic decision-making — all essential qualities for effective public service.

What I love most about Platteville is its close-knit sense of community and the balance it maintains between small-town warmth and educational growth. The people here support one another, and there is a strong sense of pride in keeping Platteville a safe, welcoming, and forward-thinking city.

If appointed to the Council, I would focus on areas that enhance community connection and quality of life — such as affordable housing, public engagement, and resources for families and individuals in transition. I believe that collaboration between residents, local businesses, and city leadership can create sustainable improvements that reflect the needs of all community members.

An effective Council member should lead with humility, listen with empathy, and make decisions guided by fairness and transparency. I believe in serving with respect, open-mindedness, and a willingness to learn from others while always keeping Platteville's best interests at heart.

Thank you for considering my application. It would be an honor to serve the people of Platteville and contribute to the continued growth and strength of our community.

Thank You,

Exic Fleming

585 Rountree Ave

To whom it may concern,

I am submitting this as my letter of interest in filling the open seat for Platteville Wisconsin Common Council in District 4. My name is Clark Cybart-Fuson, I am a UW-Platteville Graduate with a degree in Mechanical Engineering. I currently work in Dubuque as a Design Engineer for Rite-Hite. I have lived in Platteville since 2014 when I started college here. Last year, my partner and I purchased our first home in Platteville.

Before college, I grew up in Evansville, Wisconsin, about 90 minutes east of Platteville. There I was involved in the student council where I held the position of Vice President for 3 years. Through my college education and career, I have developed several skills which I think will directly translate to this role. In my current job, I manage complex projects, balancing costs, timelines, and desired outcomes from several different stakeholders, all with competing priorities and needs. This has given me experience tracking down large effects that seemingly small changes can have on projects, and evaluating the full scope of projects before the first step is taken. It has given me an appreciation for the complexity in everything. As an engineer, I also spend a significant amount of time reviewing extremely detailed compliance, technical, and policy documents, which I believe would be helpful in this role. I also feel that my personal values align with this role - I value empathy, building relationships and community, education, and collective action. I think it is important to care and work to ensure that all community members have their basic needs met.

There is an abundance of things to like about living in Platteville. I really appreciate the park system that Platteville has, especially the Rountree Trail, City Park, and Smith Park. I enjoy running and biking and the trails and parks providing a safe and beautiful location to do that. I feel very safe in this community. I also appreciate the Main Street Project, I think it has helped to make Main Street and downtown a nice place to be. Additionally, I am a huge fan of the Library - I believe the Library is extremely valuable to the community, both in their collection and their programs. I also deeply value the city's strong ties to education - both in K-12 schools and the university.

While I appreciate many things about the city, I think there is always room for improvement. I think that UW-Platteville is a huge asset to this town - it brings thousands of people and jobs to the community and significant economic benefits. I feel there seems to be a divide between the town and the university, so I think that maintaining and improving collaboration between the city and the university would be beneficial. I also believe that accessible public transit is extremely important, particularly as a rural community, and would like to see improvements there. Finally, I think accessible and fair housing is extremely important for any city, and I think additional actions can and should be taken at the local level to begin to solve the housing crisis. I also recognize that I do not have a complete frame of reference or understanding of the problems that our city faces, and am interested in learning more and working to solve them.

I believe there are several important characteristics that would make a good Common Council member, including professionalism, a willingness to learn, communication skills and wanting to engage, and an appreciation for complexity and the minutiae. Ultimately, I think the most important characteristic is caring for your community. I have enjoyed living in Platteville and being in this community. I want to help to build a stronger Platteville for everyone.

In my 11 years living in Platteville, I feel have taken the opportunities that this community has to offer and feel as though it is time to give back. I want to help serve the community I have come to call home.

Thank you for your consideration,

Clark Cybart-Fuson