



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

## Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

## MINUTES

### CITY PLAN COMMISSION

**Date** June 3, 2024  
**and** 6:00 PM  
**Time:**

**Location:**

Community Room  
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 837 8634 6820

Passcode: 349322

By Computer:

<https://us02web.zoom.us/j/83786346820?pwd=MU1OcmtMaElya0I3dUhVV2>

By Phone: +1-312-626-6799 (US Chicago)

# SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

|                         |                                           |
|-------------------------|-------------------------------------------|
| Jeff Salcowski          | 225 Brilowski Rd                          |
| Jim Anderson            | 305 MAPLE BLUFF RD N<br>STEVENS POINT     |
| Jeff Ramlow             | 5403 DUNCAN DR<br>ST PT                   |
| Jim DeWeerd             | 5364 Duncan Dr<br>Stevens Point, WI 54482 |
| Barb DeWeerd            | 5364 Duncan Dr.<br>Stevens Point          |
| Alayne Smeu             | 292 Maple Bluff Rd<br>S. P 54482          |
| Vicki Smeu              | 292 Maple Bluff Rd St Pt                  |
| JECK + KAREN MICKLER    | 1927 LILAC LN, ST PT                      |
| Dave Wilz               | 1909 Marie's Dr. St. Pt.                  |
| Kevin + Mary Barthowiak | 1804 Edgewood Ln, St. Pt                  |
| Ginger Keymer           | 1816 Lincoln Ave / Dist 3                 |
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PLEASE RETURN TO SECRETARY, THANK YOU.

## Opening Section:

### 1. Roll Call

- Call to Order: 6:00PM
- Present: Mayor Wiza, Commissioners Arnsten, Miskowiak, Rice, Schuler
- Absent: Commissioner Beacom, Alder Kneebone

## Discussion and Possible Action on:

### 2. Report of the May 6, 2024 meeting of the City Plan Commission.

- Motion: Arnsten moves approval of the report.
- Second: Miskowiak seconds.
- Discussion: None
- Vote: Unanimous approval.

### 3. Public Hearing and action on a request from the City of Stevens Point for a final subdivision plat review of a planned subdivision on the property located at 5498 Golla Road (Parcel ID 281240826400500), consistent with Ch. 20.05(2).

- Notes: Director Kernosky presents background information on the proposed subdivision plat. One minor change was made – Lot #9 was moved 10' to the south after walking the property with constituents of the drainage district. Staff recommends approval as presented.
- Public Hearing:
  - Jim DeWeerd, 5364 Duncan Dr, presents two concerns. One regarding the zero-lot line parcels being out of place for this subdivision (too small compared to surrounding lots). The second concern includes the connection of Evelyn Court to Maple Bluff Road.
  - Mayor Wiza references public comment submitted digitally from Karen Cooper and others.
  - Dave Wilz, 1909 Mary's Dr, reiterates concern about the Evelyn Court connection to Maple Bluff Road and asks that the connection be made at a time when traffic volumes make the connection necessary.
  - Nick Somers, 292 Maple Bluff Rd, reminds the commission of the importance of the easement to protect access to the drainage ditch, and the impact of the easement on property sales.
  - Attorney Beveridge responds to comments made by Nick Somers regarding the drainage district's rights under the easement and implications of Somers' comments.
  - Kitty Munck, 308 Pine Bluff Rd, refers back to her digitally submitted petition and comments to consider an open additional green space, a

common green space for children and families to play and gather. Munck cites report from April Plan Commission. Lack of an independent green space would require residents to cross Brilowski Rd. Open space provided by trail would not be sufficient or meet City ordinance, and requests a green space be included in the subdivision by petition. References Ch 20.04 that residents do not feel the subdivision plat is compatible with adjacent subdivisions.

- Jim Anderson, 305 Maple Bluff Rd, shares concern with zero-lot line parcels and the lack of property maintenance enforcement at other nearby zero-lot line homes. Requests an alternative subdivision plat without zero-lot line parcels and without the Evelyn Ct connection to Maple Bluff Rd.
- Dianne Somers, 292 Maple Bluff Rd, speaks in general opposition to the subdivision plat citing that the parcel should not be developed. Reiterates concerns about the residential density and safety of residents.
- Jeff Salewski, 225 Brilowski Rd, reiterates property maintenance concerns of the zero-lot line homes citing a video that was taken and submitted to the Mayor and Zoning Administrator Kuhn. Salewski cites inconsistent zoning pattern with other residential districts in the City, and that the subdivision may be more appropriate to be R-LD as a 'fringe' area of the City.
- Kitty Munck, 308 Pine Bluff Rd, follows up on the petition to include park space, citing the City's draft comprehensive plan for the Eastside Planning Area.
- Response to public hearing:
  - Mayor Wiza refers back to the City's 10-Minute Walk to a Park policy, the trail along Lost Creek and the amenity it provides; restates the modifications to the subdivision plat were made to meet needs of community and response to public hearings. Director Kernosky states that the planning for the subdivision is made with the region in mind, and that the needs of the drainage district are met with the easement and adequate access is provided. Kernosky further states the subdivision ordinance that either green space be dedicated, or fees be provided in lieu of park dedication, and that maintenance of zero-lot line parcels should not be generalized based on a few examples. Mayor Wiza references the online submission platform for property maintenance violations and concerns.
  - Arnsten requests information on the maintenance history of the drainage ditch; Nick Somers reports that fortunately the drainage district has not had the need to clear the ditch. Arnsten asks further about the design and material of the multiuse path, that it won't be designed until a later date; Mayor affirms. Arnsten asks if it might be reasonable to include one small green space or mini park along the trail – if the subdivision plat is approved can a parcel be changed to a park at a later date; Mayor Wiza affirms that the plat can be changed.
- Motion: Arnsten moves approval of the subdivision plat.
- Second: Schuler seconds.
- Discussion: Schuler requests that the subdivision plat be approved as long as the

forthcoming rezoning for the parcel is approved. Arnsten's clarifies that is the intent of the motion. Schuler commends the residents for their participation in this process. Miskowiak also thanks the public for their participation and the compatibility with the City's comprehensive plan.

- Vote: Unanimous approval.

4. Public Hearing and action on a request from the City of Stevens Point to rezone the property located at 5498 Golla Road (Parcel ID 281240826400500) from the "R-LD" Low Density Residence District to the "R-3" Single- and Two-Family Residence District.

- Notes: Director Kernosky presents background information regarding the rezoning request and the history of the annexation of the property. Kernosky recommends approval as presented following the public hearing.
- Public Hearing:
  - Jeff Salewski, 225 Brilowski Rd, requests an example of the city where zoning follows a pattern of R-1 to R-3, and back to R-1. Requests information if the properties are zoned R-3, does the drainage path interfere with the zoning request. Asks for clarification about the size of dwelling units referenced in the zoning code.
  - Sam Lang, 1547 Strongs Ave, expresses thanks to residents and staff for the subdivision design.
  - Dianne Somers, 292 Maple Bluff Rd, requests information if the city is suggesting duplexes and two-family homes in the subdivision.
- Response to public hearing:
  - Director Kernosky addresses questions – references Jefferson Street, Sandpiper Dr, as examples of areas where single-family and multi-family parcels are adjacent. Mayor Wiza and Director Kernosky provide background information about the zoning code, that duplexes would be allowed if the parcels meet the requirements of the zoning code.
- Motion: Rice moves approval of the rezoning request as presented.
- Second: Miskowiak seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

5. A request from the City of Stevens Point to annex an unaddressed parcel bounded by Old Highway 18 and Brilowski Road (Parcel ID 020240836-11.01), an unaddressed parcel bounded by Brilowski Road (Parcel ID 020230801-06.01), an unaddressed parcel adjacent to the Canadian National Railway (Parcel ID 020230801-05.01), a portion of the unaddressed parcel adjacent to Old Highway 18 (Parcel ID 020240836-12) and Old Highway 18 Right-of-Way from the Town of Hull to the City of Stevens Point.

- Notes: Director Kernosky provides background information on the annexation request. Recommends approval as presented.

- Motion: Arnsten moves approval of the annexation request.
  - Second: Schuler seconds the motion.
  - Discussion: None
  - Vote: Unanimous approval.
6. A request from Mario Valentini, representing KB Stevens Point DST, for a site plan review to construct a building addition on the property located at 5590 United States Highway 10 East (Parcel ID 281240835110002), consistent with Ch. 23.02(2)(e)(5).
- Notes: Zoning Administrator Adam Kuhn provides background information of the project and request, and the intent of the site plan review. Recommends approval as presented.
  - Motion: Arnsten moves approval of the site plan as presented.
  - Second: Rice seconds.
  - Discussion: Miskowiak requests if the access to the site changes based on the addition. Staff confirms there is no change to site access. Arnsten comments that in some way, the project is a form of infill development.
  - Vote: Unanimous approval.
7. A request from the City of Stevens Point to acquire the property located at 1000 Maria Drive (Parcel ID 281240829240020).
- Notes: Director Kernosky provides background information about the acquisition request. Historically, the City has planned for the extension of Third Street and the request is in line with the City's future road planning. Staff recommends approval.
  - Motion: Schuler moves approval to recommend acquisition of the property to Council.
  - Second: Rice seconds the motion.
  - Discussion: Schuler asks where members of the public can locate the future roads map. Director Kernosky affirms it might not be available to the public and should be brought before the Plan Commission and made public. Arnsten asks how the acquisition impacts the area south of Maria Drive; Mayor Wiza affirms that it will have no immediate effect but is in line with future planning of the Third St corridor.
  - Vote: Unanimous approval.
8. A request from the City of Stevens Point to approve a certified survey map and accept the dedication of land for right-of-way purposes for a planned extension of Badger Avenue from E.M. Copps Drive to County Road HH.
- Notes: Director Kernosky provides background information on the Badger Avenue extension, and intention of the area to service large truck traffic in the industrial area. Staff recommends approval as presented.
  - Motion: Miskowiak moves approval of the certified survey map and to accept the

dedication of land for right-of-way as presented.

- Second: Arnsten seconds the motion.
- Discussion: None
- Vote: Unanimous approval.

9. Director's Report.

- Notes: Director Kernosky provides report; Scott Omernik has been promoted to Chief Building Officer and the department will begin to fill his position. Kernosky reports that the department has not yet been able to report on permits for 2023.
- Discussion: None

Closing Section:

10. Adjourn

- Plan commission adjourned at 7:15PM.