



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	September 5,	Location:	Community Room
and	2024		933 Michigan Avenue, Stevens Point, WI
Time:	6:00 PM		
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 816 7199 8231
			Passcode: 017851
			<u>By Computer:</u>
			https://us02web.zoom.us/j/81671998231?pwd=oHYMoktub1yKsw9euC0Fo0Pk
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call.
 - Meeting called to order at 6:00PM.
 - Members present: Wiza, Kneebone, Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 9 to allocate increment to TID #10, #11, and #12.
 - Background: Director Kernosky presents background information regarding the request, the existing TIDs, and the sharing of excess increment between successful districts. Mayor Wiza presents background information regarding the Joint Review Board meeting earlier in the day. Arntsen asks to define increment; Mayor defines.
 - Public Hearing:
 - No comment from the public.
 - Schuler asks for additional information regarding the request, the structure of TID

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

revenues, and the recent history on TID #9. Kernosky and Wiza answer; Greg Johnson (Ehler's) provides examples of other revenues that can be applied to a TID. Comptroller-Treasurer Ladick explains the shifts in incremental value of TID #9 the past two years.

- Beacom asks if TIDs are intended to operate on their own or designed to work together. Kernosky answers.
3. Public Hearing regarding the proposed creation of Tax Incremental District No. 14, the proposed boundaries of the District, and the proposed Project Plan for the District.
 - Background: Greg Johnson (Ehler's) presents background information regarding the purpose of TID #14, the required findings necessary to establish the TID, the projects and project costs incorporated into the TID plan. Beacom asks about the irregular southern border of the TID; Kernosky answers.
 - Public Hearing:
 - Bill Bushman, 5516 Elmwood Avenue, expresses frustration regarding the purchase of parcels listed as number 2 and 4 in the Project Plan and concerns over the use of these parcels for anything non-residential.
 - Alder Steinmetz, District 6, presents concerns of the district and feeling of lack of transparency.
 - John Gardner, 2101 Birchwood Avenue, supports the proposed Tax Increment District but suggests the parcels listed as institutional in the Project Plan be listed as residential.
 4. Consideration and possible action of a "Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 9."
 - Background: No additional background provided beyond the public hearing during agenda item #2.
 - Motion: Arntsen moves approval of the resolution.
 - Second: Rice seconds.
 - Discussion: Rice asks about an objective measure of health of TIDs that can be shared with the commission and the public, and if there is a monitor of the current performance compared to the expected performance.
 - Ladick answers, explaining there is an annual report and summary of the TIDs that are presented to the Joint Review Board and can be shared with the City Plan Commission. Greg Johnson (Ehler's) provides additional information regarding the reports.
 - Vote: Unanimous approval.
 5. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 14."
 - Background:
 - Schuler asks for clarification about the exclusion of existing development; asks about the notation of parcel #4 in the project plan as 'newly platted residential.' Schuler also asks how the development incentives are calculated, the projected tax rate, and who tracks the projects and project types. Director Kernosky answers all questions.
 - Beacom asks for additional information regarding the development incentives and for additional rationale of the institutional/religious/governmental use listed in the Project Plan. Director Kernosky answers.

- Rice asks about the current future land use classification listed in the comprehensive plan and the proposed comprehensive plan amendment. Kernosky answers.
- Alder Kneebone suggests an alternative location for institutional/governmental property and upholds commitment to support residential designation of the parcels discussed. Kernosky clarifies the designation within the Project Plan.
- Arntsen asks if the listed land use in the Project Plan can be amended. Wiza answers.
- Motion: Arntsen moves to amend the TID #14 Project Plan to list parcels 1, 2 and 3 as residential.
- Second: Rice seconds.
- Discussion:
 - Rice comments that the City has the flexibility to adjust the future land use classification in either direction when necessary. For the sake of continuity, the amendment makes sense.
 - Kneebone also adds that the preference would be to list the parcels as residential initially and alter the future land use at a later time.
 - Alder Steinmetz shares opinion that the adjustment will be appreciated.
 - Bill Bushman, 5516 Elmwood Avenue, expresses that listing the parcels as institutional/governmental would not be consistent with other plans.
- Vote: Unanimous approval to amend the TID #14 Project Plan.
- Kernosky provides additional information that Assoc. Planner Kuhn delivered to the commission and that final parcel identifiers and parcel acreage will be adjusted in the final Project Plan before it is officially approved.
- Motion: Rice moves approval of the TID #14 Project Plan as amended.
- Second: Beacom seconds.
- Discussion: None.
- Vote: Unanimous approval.

Closing Section:

6. Adjourn.
 - Meeting adjourned at 6:59PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

Bruce Bauman	5516 Elmwood St Apt
John Gardner	2101 Birchwood Ave St Apt
Ginger Keymer	District 3 / 1814 Lincoln
Dana Andrew Williams	5625 LaSalle Ave - St Apt

PLEASE RETURN TO SECRETARY, THANK YOU.