



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 and Time:	January 6, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 895 1669 3959 Passcode: 740925 <u>By Computer:</u> https://us02web.zoom.us/j/89516693959?pwd=j05r8z7gJkVS3q2fxBktCU <u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

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

Discussion and Possible Action on:

2. Report of the December 2, 2024 meeting of the City Plan Commission.
 - Background: Report of the December 2, 2024 meeting of the City Plan Commission included in the agenda packet.
 - Motion: Arntsen moves approval of the report of the December 2, 2024 meeting of the City Plan Commission.
 - Second: Miskowiak seconds the motion.
 - Discussion: None.
 - Vote: unanimous approval.
3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter

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.

23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.04(2) for the purposes of amending the definition of 'Household Entity' and 'Household Entity Plus' as follows:

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus two individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity shall not apply to a Tourist Rooming House.

HOUSEHOLD ENTITY PLUS – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus three individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity Plus shall only apply to Owner-Occupied Dwellings. The definition of Household Entity Plus shall not apply to a Tourist Rooming House.

- Background: Wiza presents the definitions to the commission and public.
- Public Hearing:
 - Greg Hansel 3524 Regent St., speaks in favor of the change in definitions of Household Entity and Household Entity Plus.
 - Andrea Olson, 410 Franklin St., speaks against the definition change and recommends a registration system.
 - John Kedrowski, 1740 Madison St., speaks against the definition change and references previous housing improvement tools.
 - Alder Christianson, District 1, expresses gratitude for the commissioner's review of the ordinance amendment and speaks in favor of the amendment.
 - Deb Knippel, 611 Soo Marie Ave, speaks in favor of the ordinance amendment.
 - Fran McKinney, 716 Ridge Rd, speaks in favor of the ordinance amendment.
- Discussion:
 - Beacom asks if the other college campuses have rooming houses to offset the demand for housing units.
 - Associate Planner Kuhn presents background information on the maximum number of unrelated persons allowed in the same housing unit in other UW system municipalities.
 - Beacom shares support of the increase, but expresses concerns that the changes will not provide relief and that the change may incentivize additional investors purchasing properties.
 - Rice expresses opinion that the ordinance change will have impacts and the City may need to prepare for the impact on the enforcement of other ordinances.
 - Schuler comments on the difficulty of enforcement and the difficulty of trying to understand the likelihood of positive or negative outcomes from the amendment.
 - Arntsen asks for clarification on the Commission's prior recommendation.
- Motion: Arntsen moves approval of the amendment.
- Second: Kneebone seconds the motion.

- Discussion:
 - Rice acknowledges the Council's desire to provide the incentive for owners, but unsure how powerful the incentive is with the change.
 - Beacom comments again on the enforceability of the ordinance and confusion for those entering the housing market.
 - Miskowiak expresses gratitude for staff preparation.
 - Kneebone shares anecdote that addresses Rice's concern.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(1)(e)(4) pertaining to minimum lot area requirements for single-family and two-family dwellings in the "R-3" Single- and Two-Family Residence District. The lot area for single-family dwellings is amended from 5,000 square feet to 4,000 square feet, the lot area for single-family zero lot line dwellings is amended from 5,000 square feet to 4,000 square feet, and the lot area for two-family dwellings is amended from 10,000 square feet to 8,000 square feet.
- Background: Associate Planner Kuhn provides background information identifying the location of R-3 districts, current minimum lot area requirements for these districts, and summarizes the reasons for the request.
 - Rice asks for the quantity of properties that are currently being used for single family homes that could then support a duplex, and asks if there are a similar amount of non-conforming homes that are single-family homes between 4,000-5,000 square feet.
 - Beacom asks for the minimum building square footage for a single family home.
 - Public Hearing:
 - Andrea Olson, 410 Franklin St., speaks in favor of the reduction in lot size, but also asks for information about the zero-lot line change and when properties lose their grandfathered status.
 - Glenn Aavang, 2725 Peck Street, asks if the amendment impacts the entire city.
 - Discussion:
 - Beacom speaks in favor of the amendment, and asks about the limited amount of change.
 - Motion: Kneebone moves approval of the amendment as presented.
 - Second: Miskowiak seconds the motion.
 - Discussion:
 - Rice thanks Kuhn for sharing the experiences of residents who have not been able to repair their homes because of the previous ordinance and speaks in favor of the amendment.
 - Vote: Unanimous approval.
5. A request to enter into an easement agreement with the Wisconsin Public Service Corporation on an unaddressed parcel bounded by County Road HH and Badger Avenue (Parcel ID 281230801340002).
- Background: Director Beduhn provides the rationale of the easement request as provided by Wisconsin Public Service.
 - Discussion:

- Schuler asks if there is merit to Wisconsin Public Service's statements about the planning of the East Park Commerce Center.
 - Motion: Wiza moves to deny the request.
 - Second: Kneebone seconds the motion.
 - Vote: Unanimous approval of the denial.
6. Discussion on a housing survey.
- Background: Associate Planner Kuhn requests input on the previously discussed housing survey, asking for particular questions that staff should include.
 - Discussion:
 - Kneebone requests information about why residents are not purchasing homes more in the area (motivations for buying and renting, restrictions from buying).
 - Beacom requests more information about the individuals in the housing cost-burdened and housing insecure bracket. Are residents cost-burdened because they're seeking additional amenities or are there other reasons.
 - Rice comments on the results of the first mandated housing affordability report, noting that some residents are reluctant to acquire new housing; requests more information from residents on why they are not upgrading their housing and leaving affordable housing stock.
 - Beacom adds that it would be good to understand landlords' motivation for participating in programs like RentReady.
 - Schuler asks about the timing of the survey, and updating sections of the City's comprehensive plan prior to releasing a survey.
 - Andrea Olson, 410 Franklin St., comments on the vacant land that is designated future land use is commercial and how that should be taken into consideration. Comments on the use of Community Development Block Grant funds.
 - Alder Guthrie, District 2, echoes Commissioner Rice's comments and comments on the need for additional stock in desirable locations, including the amenities needed nearby to make the transition enticing.
 - Atty Beveridge comments on the availability of housing survey templates.
 - Alder Christianson, District 1, reiterates comments made by Guthrie.
 - Kneebone recommends utilizing additional community resources to organize the survey.
 - Arntsen also echoes the question about motivations and barriers to exiting current housing for new options.
7. Director's Report.
- Director Kivela presents written report, emphasizing the progress on the Forest Creek subdivision, and TID 14.
 - Schuler requests information on the maintenance contracts of the Portage County Business Park BID.

Closing Section:

8. Adjourn
- Meeting adjourned at 7:37PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

Deb Knippel	6611 Soo Marie Ave ST PT
Gress Hansel	3524 Regent Street
Fran McKinney	716 Ridge Rd ST PT
Ginger Kaymer	District 3 Alder
Andrea Olson	410 Franklin St
Glenn Arveng	2725 PECK St.

PLEASE RETURN TO SECRETARY, THANK YOU.