



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:	March 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 861 0519 6416
			Passcode: 221390
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86105196416?pwd=fP9SCVbdIcY56gomjS2lZv
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler
- Members Excused: Commissioner Miskowiak

Discussion and Possible Action on:

2. Report of the February 3, 2025 meeting of the City Plan Commission.

- Motion: Arntsen moves approval of the report of the February 3, 2025 meeting of the City Plan Commission.
- Second: Rice seconds the motion.
- Discussion: None.
- Vote: Unanimous approval

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.

3. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a preliminary subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(1).
- Background: Associate Planner Kuhn presents background information regarding the proposed subdivision. Lot width would be more than double the minimum lot width of the R3 district, being over 12,000 sq ft in size. Kuhn presents additional amendments that would need to occur to approve the project, including an amendment to the comprehensive plan and zoning of the parcel. Staff recommends approval of the preliminary subdivision plat conditioned on the approval of rezoning and comprehensive plan amendment.
 - Discussion:
 - Schuler asks to clarify the width of the right of way dedication, and possibility for emergency vehicle access. Kuhn and Wiza answer the right of way is planned to be 20' in width.
 - Public Hearing:
 - Steve Sawyer, 3117 Dunegan Drive, shares concerns of the proposed subdivision plat, citing the community's conservation reputation, and, if any development were to happen, the neighborhood's preference for single family home construction. Development should consider preservation of the woods in the area, citing the need for public space in the review.
 - Jean Livingston, 3001 Dunegan Drive, presents petition from the residents of Dunegan Drive that they would prefer the development of the area solely for single-family homes, and to request the applicant to preserve as many trees as possible. Petition is included in the report.
 - Nick Butz, 2917 Dunegan Drive, shares concern for the loss of urban wildlife if the development were to take place.
 - Cynthia Forster, 2933 Dunegan Drive, emphasizes the desire of residents to see single-family residential development of the subject parcel.
 - Sam Lang, Alder District 9, 1547 Strongs Avenue, questions the review of the subdivision plat given the age of the comprehensive plan.
 - Response to public hearing:
 - Kuhn answers that he is unsure of any conversations from the previous property owner regarding and the applicant regarding the parcels use for conservation; the official rezone request has not yet come forward, but rezoning to R3 would offer more flexibility for the developer. Kuhn cites transition of the intensity of use between the industrial park and residential subdivision would be desirable. Kuhn defers to applicant regarding the sale of lots to nearby neighbors, and for examples of recent construction the applicant has performed.
 - Atty Beveridge affirms that the age of a comprehensive plan does not remove its validity.
 - Schuler comments on the concerns of tree preservation and the potential to address the preservation of future trees in the zoning code rewrite; Schuler asks about the requirements to preserve open space. Kuhn provides the commission the process for providing open space or a payment in lieu of dedication of public space.
 - Beacom responds to the concern about conservation and the community's need for more housing.

- Arntsen asks for clarification about the difference between a duplex and zero-lot line homes.
 - Rice responds to the current zoning of the parcel, the recent market demand for residential development, and the transition of intensity between residential and industrial as appropriate.
 - Motion: Rice moves approval of the preliminary subdivision plat with staff recommendations as presented.
 - Second: Schuler seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Schuler, Beacom, Rice, Wiza.
 - No: Kneebone.
 - Motion passes, 5-1.
4. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the north segment Business 51 reconstruction project.
- Background: Director Beduhn provides background on the right-of-way plat and relocation order for the commission.
 - Discussion:
 - Wiza asks about the potential impact of postponing. Beduhn responds that postponing would be detrimental to the project given the projects time constraints.
 - Schuler asks for clarification about the presence of errors. Beduhn clarifies that some details within tables are incorrect, but the design schematics are correct. Changes may still come between this phase and the next. All schedules should be correct. Mistakes could be corrected when presented later to Board of Public Works and Common Council.
 - Arntsen asks for clarification regarding the details of the maps.
 - Motion: Schuler moves to recommend approval of the right-of-way plat and relocation order of the north segment Business 51 reconstruction project to Common Council.
 - Second: Kneebone seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza.
 - Motion passes, 5-1.
5. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project.
- Background: Director Beduhn reaffirms that the time constraint on this portion of the project is notable.
 - Discussion:
 - Wiza asks if errors are present in this request as well; Beduhn affirms AECOM was not clear in which errors still exist in the included tables, but should not impact the project.
 - Beacom asks if there is a gap between the two segments; Beduhn and Wiza confirm.

- Motion: Beacom moves to recommend approval of the right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project to Common Council.
 - Second: Rice seconds the motion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza
 - Motion passes, 5-1.
6. Presentation on agreements with the Village of Park Ridge, with possible recommendations on ordinance amendments to Chapter 13 and a future water use agreement with the Village.
- Background: Director Lemke provides background information regarding the agreements between the City of Stevens Point and Village of Park Ridge and the City's water service limits listed in Chapter 13. Lemke presents proposed phases for serving the current geography of the Village with water mains for service, and two options to proceed:
 - Option 1 – to not allow extension of water main for any purpose.
 - Option 2 – to allow extension of water main with some or all of the following:
 - Amend Chapter 13 to change the water service area to add allowable service only to the proposed main extension area.
 - Establish agreement language that all infrastructure is built to city specifications
 - No more infrastructure is placed until a consolidation agreement is in place.
 - A trigger mechanism exists for the connection to water, which could be: immediate connection of residents using non-conforming wells, no construction of new wells, and all parcels adjacent to the proposed main connect within 10 years.
 - Discussion:
 - Wiza asks for clarification on the requirement to hook into existing utilities.
 - Steve Menzel, 512 Sunset Avenue, President of the Village of Park Ridge, shares that the Village has acquired grant assistance for several of the future phases of water main extension and highlights the sewer surcharge to Park Ridge residents and relationship to the Stevens Point Fire Department. Menzel cites the requirement to add hydrants from the fire protection agreement, which does require extension of water mains.
 - Beacom asks for clarification about the ongoing cost of maintaining water service; Lemke answers that infrastructure is replaced by way of fees, and the average density of the Village is similar to that of Stevens Point, and exposure would be limited if residents were hooked up to the utility.
 - Schuler comments on the difficulty to make a decision on direction.
 - Lemke comments that it is common for the larger utility provider to provide service outside of the municipality.
 - Motion: Wiza moves to recommend amendment of Chapter 13 to allow extension of water mains in the Village of Park Ridge subject to the conditions included in the presentation, including:
 - All infrastructure shall be built to City specifications;

- No more infrastructure beyond this first phase is installed until a consolidation agreement is in place;
 - Residents adjacent to the water main that have non-conforming wells must connect immediately;
 - No new wells may be constructed on properties adjacent to the water main;
 - All properties adjacent to the proposed main shall connect within 10 years.
 - Second: Arntsen seconds the motion
 - Discussion:
 - Alder Guthrie, District 2, asks that the agreement take into consideration the future costs of replacing and maintaining the infrastructure.
 - Alder Christianson, District 1, cites requirements from projects in other communities to connect to installed utilities, and proposes the commission consider revising the sunset clause to close at 5 years.
 - Schuler comments on the inability to know or predict if the project will be financially negative, neutral, or positive to the City.
 - Alder Kneebone comments on the need to maintain a high level of fire prevention services and ability to connect to City sewer and water.
 - Arnsten questions the requirement that no further water mains may be installed but rescinds after discussion.
 - Vote:
 - Yes: Arntsen, Rice, Kneebone, Wiza
 - No: Beacom, Schuler
 - Motion passes, 4-2.
7. Discussion only: Zoning Code rewrite.
- Background: Associate Planner Kuhn presents update regarding the Zoning Code rewrite, his process for updating the Plan Commission, and request for the commissioners to be prepared for an analysis of review standards to be discussed in May. Director Kivela comments on expectations for commissioners.
 - Discussion:
 - Arntsen asks if these meetings will be comparable to previous neighborhood planning sessions. Kuhn clarifies.
 - Kneebone applauds staff.
8. October - December 2024 Monthly Reports.
- Background: Director Kivela included monthly reports in the agenda packet, provides no additional report.
 - Discussion: None.
9. Director's Report.
- Background: Director Kivela shares a verbal recount of the report, including the sale of Forest Creek subdivision parcels, and a reminder that revisions to the City's comprehensive plan process will be made.
 - Discussion:
 - Beacom asks for clarification on the space used within City Hall for City services. Wiza, Kivela confirm that the space used for City Services is roughly 20,000 square feet and is not adequate.

Closing Section:

10. Adjourn

- Meeting adjourned at 7:55PM

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

STEVE MENZEL	512 SUNSET AVE., STEVENS AR.
Sally news	2925 Dungen SP
Harvey Jr news	↓ ↓ ↓
Jean Livingston	3001 Dungen SP
Marc Christianson	1641 Clert
LARA Broderick	433 Wadleigh st.
Cynthia Forster	2933 Dungen Dr.
Tom Forster	↙ ↘
Adm Sautsman	1157 V.isher Dr
Russ Renner	3009 Dungen Dr SP
Gingell Keymer	1816 Lincoln / Dist #3
Sam Lang	1547 Strongs Ave. Dist. #9

PLEASE RETURN TO SECRETARY, THANK YOU.

Summer 2024

To: Stevens Point Committee Development Department
Building Permits and Inspections

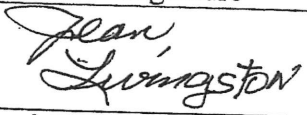
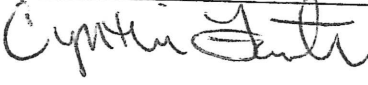
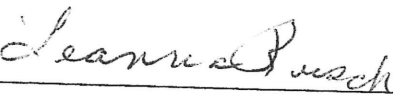
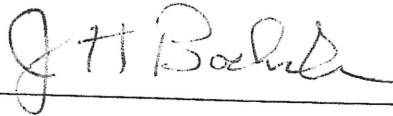
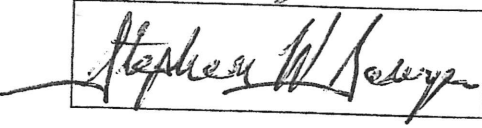
Subject: Building Permits (see attached map)

Several homeowners have attended the meetings regarding the Comprehensive Plan for the SE Area of Stevens Point, led by Chris Klesmith. The following signatures address the process of granting building permits on the vacant section of land noted in the attached map and discussed in the Comprehensive Plan. We have the following two concerns that we hope you will take into consideration when the city grants building permits for the land indicated on the attached map:

(1) As homeowners in the area, we feel the most appropriate use of this land would be single-family residences since Dunegan Drive, Heffron Street, Lampman Drive, and Heritage all consist of single family homes (see map). We feel that our reasons are important to maintain the integrity and community feel of our single-family neighborhood.

(2) This particular land contains significant trees, adding beauty to our neighborhood and to the city. Even the planning commission noted this and suggested these trees remain. We suggest that the building permits granted also consider keeping these trees.

For questions regarding these concerns, feel free to contact Tom/Cindy Forster @ 715-310-0139 or Jeanne Livingston @ 715-544-4343.

Signature	Print name & email	Street Address
	Jeanne Livingston jeannelivingston@gmail.com	3001 Dunegan
	Cynthia Forster forster.c@att.net	2933 Dunegan Dr.
		3016 Dunegan Dr
		3100 DUNEGAN DR.
	Marlene Spletzer mspletzer71@gmail.com	3108 Dunegan Dr
	Stephen Sawyer stephen.sawyer.law@gmail.com	3117 Dunegan Dr.

Julie Sawyer	Julie Sawyer Julie.sawyer@live.com	3117 Dunegan Dr.
Maurine Miller	MAUREEN Miller bobandveens@gmail.com Miller m	4717 Hefron St.
Joan Boeklein	JOAN Boeklein ssmewsemsn.com	3100 Dunegan Dr.
Harvey F. Mews	Harvey F. Mews Jr	2925 Dunegan Dr.
Sally L. Mews	Sally L. Mews meyer.lydsays@gmail.com	2925 Dunegan Dr.
Lindsay Meyer	Lindsay S. Meyer	3000 Dunegan Dr.
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Ella Mortimer	2916 Dunegan Dr ellamariemortimer@gmail.com	Elaina Mortimer
Nikolas Butz	nik.butz@gmail.com Nikolous Butz	2914 Dunegan Dr.
Brianne Haga	briannasue15@outlook.com	2909 Dunegan Dr
Nick Haga	" Nick Haga "	" "
Patrick Lawrence	pdlawren@asu.edu	3008 Dunegan dr.
Evelyn D. Evans	EVELYN D. EVANS	3116 Dunegan dr.

Megan Lawrence	Megan Lawrence megan-lawrence@hotmail.com	3008 Dunegan Dr.
Jennifer Stupar	Jennifer Stupar jbstup@charter.net	2924 Dunegan Dr
Janet Reimer	Janet Reimer janandruss76@gmail.com	3009 Dunegan Dr
Russell Reimer	Russell Reimer janandruss76@gmail.com	3009 Dunegan Dr
Rebecca Reimer	Rebecca Reimer beckyreimer@charter.net	2908 Dunegan Dr

