



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 Rice
- Commissioner Schuler

# MINUTES

## CITY PLAN COMMISSION

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<b>Date and Time:</b>	November 3, 2025 6:00 PM	<b>Location:</b>	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 863 9687 4563
			Passcode: 225205
			<u>By Computer:</u>
			<a href="https://us02web.zoom.us/j/86396874563?pwd=QcNYTakzK6PLkbl74b">https://us02web.zoom.us/j/86396874563?pwd=QcNYTakzK6PLkbl74b</a>
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

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### Opening Section:

#### 1. Roll Call

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

### Discussion and Possible Action on:

#### 2. Report of the October 6, October 8, & October 21, 2025 meetings of the City Plan Commission.

- Background: All reports are included in the agenda packet.
- Discussion: No discussion.
- Motion: Arntsen moves to approve
- Second: Schuler seconds.
- Vote: Unanimous approval.

#### 3. Public Hearing and action on a request from Dustin Haugen for a conditional use permit to construct an accessory structure on the property located at 1208 Wisconsin Street (Parcel ID 281240832400814) utilizing "R-TND" Traditional Neighborhood Overlay District setback requirements, consistent with Ch. 23.02(1)(h)(3).

- Background: Associate Planner / Zoning Administrator Kuhn provides background of the request. Staff recommends approval of the request.
  - Public Hearing: No public comments received.
  - Discussion: None.
  - Motion: Arntsen moves to approve the request as presented.
  - Second: Rice seconds.
  - Vote: Unanimous approval.
4. Public Hearing and action on a request from Thomas Bushman for a conditional use permit to operate a single-family residence on the property located at 2877 Church Street (Parcel ID 281230805101713), consistent with Ch. 23.02(2)(a)(3)(d).
- Background: Kuhn provides background information regarding the request. Staff recommends approval of the request.
  - Discussion:
    - Rice inquires if the tenant of the office and residence would be required to be the same person. Kuhn answers no.
  - Public Hearing: No public comments received.
  - Discussion:
    - Schuler asks how many housing units could be feasible in the property.
  - Motion: Schuler moves approval of the request subject to staff conditions listed in the report.
  - Second: Arntsen seconds.
  - Vote: Unanimous approval.
5. Public Hearing and action on a request from Jim Lundberg, representing Point Crossing LLC, for a conditional use permit to construct multiple multi-family residential buildings on an unaddressed parcel bounded by Songbird Lane (Parcel ID 281240836220063), consistent with Ch. 23.01(14)(f) & Ch. 23.02(1)(f)(3)(b).
- Background: Kuhn provides background information regarding the property and the request. Staff recommends approval subject to staff conditions.
  - Public Hearing:
    - No public comments received.
  - Motion: Beacom moves approval of the request subject to staff recommendations.
  - Second: Schuler seconds.
  - Discussion:
    - Alder Kneebone inquires about the site design, landscaping requirements, and potential wetland impacts. Kuhn refers to the landscaping plan provided in the packet.
    - Schuler asks about the density requirements of the parcel. Kuhn provides an answer, citing the zoning code requirements. Schuler further asks about minimum open space requirements, site conditions, the integration of the pond, and the site plan.
  - Vote: Unanimous approval.
6. A request from Jim Lundberg, representing Point Crossing LLC, for a site plan review to construct multiple multi-family residential buildings on an unaddressed parcel bounded by Songbird Lane (Parcel ID 281240836220063), consistent with Ch. 23.02(2)(e)(5).
- Background: Background information for the request is included in the agenda packet.

- Discussion:
    - Arntsen asks about the accessory structures included in the site plan.
      - Seth Hornung, 152179 Greenview Drive, Mosinee WI, answers that additional parking would be built for the tenants.
    - Schuler asks for clarification on the staff recommendation since the conditions were included in the conditional use permit.
  - Motion: Schuler moves to approve the site plan review subject to conditions included in the staff report.
  - Second: Beacom seconds.
  - Vote: Unanimous approval.
7. Zoning Code Rewrite - First Review of Draft General Provisions.
- Background: Kuhn provides background of the draft general provisions of the zoning code rewrite project.
  - Discussion:
    - Comments are heard from Commissioners Beacom and Schuler.
8. A request from Wisconsin Public Service for a Utility Easement along Water Street.
- Background: Neighborhood Planner / Economic Development Specialist Klesmith provides background information on the easement request. Staff recommends approval of the request as presented.
  - Discussion:
    - Schuler asks if the easement will impact the Green Circle Trail. Klesmith answers that it will not.
  - Motion: Arntsen moves approval of the easement request.
  - Second: Schuler seconds.
  - Vote: Unanimous approval.
9. A request from Green Tree Companies to purchase lots 29 and 30 in the Forest Creek Subdivision and combine them for the purpose of constructing a single-family home.
- Background: Director Kivela provides background information regarding the request.
  - Motion: Schuler moves to approve the request.
  - Second: Beacom seconds.
  - Discussion:
    - Alder Christianson, District 1, asks about the legal precedent the decision will make. Kivela answers.
  - Vote: Unanimous approval.
10. Director's Report.
- Background: Director Kivela's report included in the agenda packet.

Closing Section:

11. Adjourn
- Meeting adjourned at 6:43PM.

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**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.

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