



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>	December 1, 2025 6:00 PM	<b>Location:</b>	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 875 8571 7924
			Passcode: 915118
			<u>By Computer:</u>
			<a href="https://us02web.zoom.us/j/87585717924?pwd=6G47riogqkbH8ln32tG">https://us02web.zoom.us/j/87585717924?pwd=6G47riogqkbH8ln32tG</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: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler

#### Discussion and Possible Action on:

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

- Background: Report of the November 3, 2025 meeting of the City Plan Commission included in the agenda packet.
- Motion: Arntsen moves to approve the Report of the November 3, 2025 meeting of the City Plan Commission.
- Second: Schuler seconds the motion.
- Discussion: No discussion.
- Vote: Unanimous approval.

##### 3. Public Hearing and action on a request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property

located at 825 Whiting Avenue (Parcel ID 281230805101103) from 'Institutional/Government' to 'Commercial/Office/Multi-Family.'

- Background: Associate Planner / Zoning Administrator Kuhn provides background information regarding the request from Portage County and the need for the comprehensive plan amendment, rezoning, and conditional use permit needed for a private entity to operate the facility.
- Discussion:
  - Arntsen requests clarification on the future land use classifications. Kuhn answers.
- Public Hearing:
  - Mildred Neville, 1709 Jefferson Street, voices concern that the public hearing for the comprehensive plan amendment was not properly noticed.
  - Alder Guthrie, District 2, raises concern of the staff report that the future land use designation impacts the operation of a public facility and requests the commission to deny the request.
  - Bob Gifford, 517 Fieldcrest Ave, Park Ridge, County Supervisor representing his district, shares report of the impact of public services transitioning to private ownership.
  - Mary Ann Laszewski, 1209 Wisconsin Street, speaks opposed to the request.
  - Liz McDonald, 1760 Strongs Avenue, speaks opposed to the request citing the City's comprehensive plan.
  - Mary McComb, 2100 Elk Street, speaks opposed to the request.
  - Jenny Burton, 5718 Sandpiper Drive, speaks opposed to the request.
  - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
  - Eric Olson, 2025 West River Drive, speaks opposed to the request.
  - Ray Reser, County Board Chair, shares the County rationale for the designation change.
  - Dan Stoltz, 3017 McCulloch Street, speaks opposed to the request.
  - Carlene Veronte, 2314 Portage Street, requests proof that the request to amend the comprehensive plan is in the public's best interest, citing the comprehensive plan.
  - Alan Buchanan, 1208 Black Bear Trail, speaks opposed to the request.
  - Alex Macomber, 2633 Helen Street, speaks opposed to the request.
  - Dave Medin, 2101 West River Drive, County Board Supervisor, speaks opposed to the request.
  - Andrea Olson, 410 Franklin Street, speaks opposed to the request.
  - Deb Knippel, 611 Soo Marie Avenue, speaks opposed to the request.
  - Dave Ladick, 4517 Nicolet Avenue, County Board Supervisor, speaks in favor of the request stating the use will remain a nursing facility.
  - Mildred Neville, 1709 Jefferson Street, speaks opposed to the request.
  - Ray Reser, Portage County Board Chair, shares that the County is in full agreement with City staff findings of fact and recommendations.
- Discussion:
  - Commissioner Beacom asks for staff to address the sentiment about the speed and process of the request. Kuhn answers.
  - Wiza and Commissioner Schuler address the public regarding the purpose of future land use designations and zoning classifications.

- Beacom and Rice share position on the public comments. Rice asks staff if not amending the future land use map would impact the rezoning and conditional use permit. Kuhn answers. Schuler shares his position that the future land use designation should indeed change to be consistent with other facilities.
  - Kneebone emphasizes the comments of Alder Guthrie that it is likely the decision has a negative impact on public services and likely an adverse impact on neighboring properties.
  - Arntsen revisits past discussions on future land use designations and if the proposed future land use designation is most appropriate.
  - Motion: Schuler moves approval of the future land use amendment
  - Second: Beacom seconds the motion.
  - Discussion: No further discussion.
  - Vote:
    - Aye: Beacom, Schuler, Wiza
    - No: Arntsen, Kneebone, Rice
    - Motion fails, 3-3.
4. Public Hearing and action on a request from Portage County to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the “R-2” Single-Family Residence District to the “R-4” Multiple Family I Residence District.
- Background: No further background provided.
  - Public Hearing:
    - Liz McDonald, 1760 Strongs Ave, requests the commission consider the impact of the request on the totality of the parcel.
    - Eric Olson, 2025 West River Drive, notes the existing land use predates the zoning code, and speaks opposed to the request.
    - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
    - Ray Reser, Portage County Board Chair, reiterates the intention of the County that the property remain operating as a healthcare center. The County is in full agreement of staff recommendations and findings of fact.
    - Mary Ann Laszewski, 1709 Wisconsin St, speaks in opposition to the request.
    - Jenny Burton, 5718 Sandpiper Drive, speaks in opposition to the request.
    - Dan Stoltz, 3017 McCulloch St, speaks in opposition to the request.
    - Carlene Veronte, 2314 Portage Street, speaks in opposition to the request.
    - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
    - Andrea Olson, 410 Franklin Street, requests clarification regarding the possibility of legal nonconforming use of the property.
    - Alva Clymer, 1815 County K, Custer, speaks in opposition to the request.
    - Kevin Ramakrishna, representing the County, shares that he is also available to answer questions regarding the request.
  - Discussion:
    - Kuhn confirms that there are delineated wetlands present south of the existing buildings on the site; that rezoning the parcel would not represent spot zoning; that the building, site, and zoning code would be rather limiting to what uses could be performed on the parcel.
    - Schuler confirms that the City would not encourage a nonconforming use.

- Motion: Schuler moves approval of the rezoning request as submitted.
  - Second: Beacom seconds.
  - Discussion:
    - Kneebone references prior testimony from residents and will not support the rezoning request.
  - Vote:
    - Aye: Arntsen, Beacom, Rice, Schuler, Wiza
    - No: Kneebone
    - Motion passes 5-1.
5. Public Hearing and action on a request from Portage County for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g).
- Background: No further background provided.
    - Arntsen requests clarification why the conditional use permit would be necessary. Kuhn answers.
  - Public Hearing:
    - Eric Olson, 2025 West River Drive, speaks in opposition to the request.
    - Mary Ann Lisceski, Wisconsin Street, speaks in opposition to the request.
    - Nancy Roppe, 39 Angelo Court, speaks in opposition to the request.
    - Ray Reser, Portage County Board Chair, reiterates that the County stands by the staffs recommendations and findings of fact.
    - Dan Stoltz, 3017 McCulloch Street, speaks in opposition to the request.
    - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
    - Mildred Neville, 1709 Jefferson Street, speaks in opposition to the request.
    - Andrea Olson, 410 Franklin Street, speaks in opposition to the request.
  - Discussion:
    - Kuhn responds to comments from the public hearing.
    - Rice requests clarification the continuation of conditional use permits upon sale.
    - Schuler asks Portage County Board Chair Reser several questions regarding the County's applications and intentions of the County.
  - Motion: Schuler moves approval of the conditional use permit subject to staff recommendations.
  - Second: Beacom seconds the motion.
  - Discussion:
    - Rice requests clarification on what may constitute a substantive change to revoke or review a conditional use permit. Wiza and Kuhn answer.
    - Arntsen requests if the owner is obligated to maintain the conditional use.
    - Kneebone requests clarification on the need for the conditional use permit.
  - Vote:
    - Aye: Arntsen, Beacom, Rice, Schuler, Wiza.
    - No: Kneebone.
    - Motion carries 5-1.

Meeting recessed at 9:27pm and resumed at 9:32PM.

6. Adoption of the Housing Affordability Report for permit year 2024.

- Background: Kuhn provides background information regarding the updated Housing Affordability Report for permit year 2024. Staff recommends adoption of the report.
  - Discussion:
    - Schuler requests that the information be integrated into the comprehensive plan rewrite.
    - Beacom comments on validity of several data points referenced in the report.
  - Motion: Wiza moves adoption of the housing affordability report.
  - Second: Kneebone seconds.
  - Discussion: No discussion.
  - Vote: Unanimous approval.
7. A request from the City of Stevens Point to acquire the following parcels from the Stevens Point Business Improvement District:
- An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400302)
  - An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400408)
  - An unaddressed parcel bounded by Brilowski Road and John Joanis Drive (Parcel ID 281230802400404).
  - An unaddressed parcel bounded by Business Park Drive and John Joanis Drive (Parcel ID 281230802400508).
  - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802400211).
  - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802100004).
  - An unaddressed parcel bounded by Brilowski Road and E M Cops Drive (Parcel ID 281230801220002).
  - An unaddressed parcel bounded by Brilowski Road and Lands End Way (Parcel ID 281230801230002).
- Background: Director Kivela provides background information regarding the request, the properties in question, and the maintenance responsibilities being all held by the business improvement district.
  - Motion: Schuler moves to recommend the City of Stevens Point acquire the parcels identified.
  - Second: Rice seconds.
  - Discussion: None.
  - Vote: Unanimous approval.
8. A request from the City of Stevens Point to acquire the property located at 1625 Ellis Street (Parcel ID 281240832101401).

- Background: Director Kivela provides background information regarding the request.
- Motion: Schuler moves to recommend acquisition of 1625 Ellis Street.
- Second: Rice seconds.
- Discussion:
  - Rice questions what will happen with the existing right of way. Wiza answers.
- Vote: Unanimous approval.

9. Staff Update: Zoning Code Rewrite.

- Background: Kuhn provides an update regarding the zoning code rewrite, including ordinances for shoreland zoning and floodplains. Staff anticipate having those ordinances for review in January/February. Base zoning map is currently under construction.

10. Director's Report.

- Director's written report included in the agenda packet.

Closing Section:

11. Adjourn

- Meeting adjourned at 9:50PM.

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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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NAME:

ADDRESS:

ALEX MACOMBER	2637 HELEN STREET ST. PT.
Karen Margelofsky - BIDs	3290 Martha Lane St. Pt.
Victoria Billings	5223 Carol's Ln., St. Pt. 54481
Barbara Dixon	1727 Lincoln Ave St Pt <sup>54481</sup>
ERIC OLSON	2025 West River Dr. St. Pt.
Bob Gifford	517 Fieldcrest Ave. County District 10
Dave Medlin	2101 West River Dr St. Pt.
Sandy Medlin	2101 West River Dr St. Pt.
Ma Chya	1815 K East St
Bob Knust	1815 City K Center
Gingee Keymer	District #3 1816 Lincoln
Bob Bell	1416 Oxbow Rd, SP.

PLEASE RETURN TO SECRETARY, THANK YOU.

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NAME:

ADDRESS:

NANCY KOPPE	39 ARGELD
Mary Ann Laquastia	1209 W. ST.
Mildred Neville	1709 Jefferson
Jan Burton	5718 Sandpiper Dr. St. Pt
Jutta Brendel	1972 Church Str.
Richard R. Ruppel	1922 Church St. SP
Ray Rosier	New Hope TOWNSHIP
Alan Buchanan	1208 Black Bear Trail, Point
DAVE LADICK	4517 NICOLET AVE. STE
Rebecca Woodward	202 Felderent
Liz McDonald	1766 Strong
Mary McComb	2100 Elk St. Pt
Sam Lang	1547 Strong Ave
Trudy Pederson	668 Granite Ridge Pkwy
David Pederson	668 Granite Ridge Bl. W.
Kathene Ferrante	1324 Portage St

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