



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:	August 4, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 842 4562 6212
			Passcode: 708686
			<u>By Computer:</u>
			https://us02web.zoom.us/j/84245626212?pwd=tebnKDH0d6lO0wn35pJCv
			<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, Rice, Schuler
- Members excused: Commissioners Beacom, Miskowiak

Discussion and Possible Action on:

2. Report of the July 7, 2025 meeting of the City Plan Commission.
 - Background: Action will be delayed on the Report of the July 2, 2025 meeting of the City Plan Commission until September's meeting.
3. A request from Patrick Kelly, representing the Jehovah's Witnesses Stevens Point Congregation, for a sign variance to install a freestanding sign on the property located at 3600 North Point Drive (Parcel ID 281240822330001), consistent with Ch. 25.14.

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.

- Background: Associate Planner / Zoning Administrator Kuhn presents background information regarding the request, which is included in the agenda packet. Staff recommendation is to approve the request per staff recommendations.
 - Discussion:
 - Schuler requests additional information regarding the existing sign materials and planned sign. Kuhn and the applicant answer.
 - Motion: Schuler moves approval of the request subject to staff conditions.
 - Second: Arntsen seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from Victor Baeten, representing Stevens Point WI LLC, to rezone the properties located at 3383 Hoover Road (Parcel ID 281230802301117), 5278 County Road HH (Parcel ID 281230802301118), and an unaddressed parcel bounded by County Road HH (Parcel ID 281230802301119) from the “R-1” Suburban Single-Family Residence District to the “B-4” Commercial District.
- Background: Kuhn provides background information regarding the rezoning request, included in the agenda packet. Staff recommendation is to approve the rezoning request.
 - Discussion:
 - Wiza clarifies that the requester held a public information meeting in June 2025.
 - Public Hearing:
 - DeeAnn Donahue, 3395 Howard Avenue, speaks in opposition to the rezoning request.
 - Joe Donahue, 3395 Howard Avenue, speaks in opposition to the rezoning request.
 - Jocelyn Donahue-Renfert, 3349 Orchid Lane, speaks in opposition to rezoning the entire parcel to the designated district.
 - Susan Kudronowicz, W17329 Two Mile Rd, Tigerton, WI, former resident of the parcel, speaks in support of the rezoning request.
 - Savannah Hebior, 5272 Forest Circle S, speaks in opposition to the rezoning request.
 - Eric Renfert, 3349 Orchid Lane, speaks in opposition to the rezoning request.
 - Alicia Skrenes, 3516 Forest Circle, speaks in opposition to the rezoning request.
 - Dorothy Mason, 5279 Cty HH, speaks in support of the rezoning request.
 - Frank Ness, 3280 Howard Avenue, speaks in opposition to the rezoning request.
 - Michael Corrigan, 3271 Tulip Lane, speaks in opposition to the rezoning request.
 - Jenny Kang, Forest Circle S, speaks in opposition to the rezoning request.
 - Eric Reed, 3287 Howard Avenue, speaks in opposition to the rezoning request.
 - Stacy Kizewski, 5279 Forest Circle S, speaks in opposition to the rezoning request.
 - Danielle Wanta, 5271 Forest Circle S, speaks in opposition to the rezoning request.

- Jacob Giese, 5261 Forest Circle S, speaks in opposition to the rezoning request.
- Andrea Olson, 410 Franklin St, participating virtually, speaks in opposition to the rezoning request.
- Dale Steinmetz, District 6 Alder, thanks the residents, staff, commissioners, and developer for their background work and discussion regarding the request.
- Anastasia Wanta, 5271 Forest Circle S, speaks in opposition to the rezoning request.
- Elizabeth Trzebiatowski, ADDRESS, participating virtually, addresses that the parcel is located within the Village of Whiting wellfield, and speaks in opposition to the rezoning request.
- Tillie Hebior, 5272 Forest Circle S, speaks in opposition to the rezoning request.
- BJ Hermesen, Forest Circle S, participating virtually, speaks in opposition to the rezoning request.
- Marilyn Koepfel, 5283 Crocus Ct, speaks in opposition to the rezoning request.
- Jessica McCaffrey, 3249 Sunflower Road, speaks in opposition to the rezoning request.
- Discussion:
 - Wiza responds to the residents' remarks.
 - Arntsen
- Motion: Arntsen moves to deny the rezoning request.
- Second: Kneebone seconds.
- Discussion:
 - Arntsen argues that the rezoning request can allow for land uses that are prohibited in the Village of Whiting's groundwater protection ordinance and should be denied.
 - Wiza asks Kuhn if there are existing fuel stations in the City's groundwater protection ordinance, Kuhn answers.
 - Schuler asks if the City Attorney can offer any clarification on jurisdiction since the property is within the City and also within the Village's groundwater protection Zone A.
 - Attorney Beveridge responds citing factors and review standards from the City's zoning code.
 - Schuler inquires about the groundwater protection ordinance established by the City; Kuhn responds, and Public Utilities Director Lemke adds some clarity.
 - Wiza sites past correspondence former Village President Curtis regarding the Village of Whiting groundwater protection ordinance.
 - Wiza addresses the commercial designation based on adjacency to arterial roads.
 - Rice asks if any requests to subdivide the parcel have been processed, raising concerns about potentials for conflict on the site; Wiza and Kuhn answer.
 - Schuler thanks the residents for their input, and responds to resident concerns citing the drafted revision to the comprehensive plan for the Southeast Planning Area.

- Kuhn asks if the concerns would be addressed if the rezoning request only applies to particular lots in the preliminary certified survey map; Kuhn further explains restrictions imposed by the zoning designation and restrictions imposed by the groundwater protection ordinance.
 - Kneebone comments on the transition from commercial designations to residential designations, and recommends the proposal come back to the commission considering the transition.
 - Kuhn responds that the commission could take action on designating only specific lots in the preliminary certified survey map included in the packet.
 - The applicant responds to the concerns of the residents, stating that there are additional appropriate uses in the B4 designation for residential property in the remainder of the parcel.
 - Vote: Wiza, no; Kneebone, yes; Rice, yes; Schuler, yes; Arntsen, yes; vote is 4-1, motion carries, the denial carries.
5. Presentation by Somerville Inc. on the preliminary planning and design progress for a potential new City Hall, with 1039 Ellis Street currently under consideration as a possible site.
- Background: Representatives from Somerville Inc. present on the preliminary planning and design process for a prospective new City Hall.
6. Discussion on preliminary planning and design progress for a potential new City Hall, with 1039 Ellis Street currently under consideration as a possible site.
- Discussion:
 - Rice asks about what alternatives for expansion may have been evaluated; Wiza responds.
 - Alder Morrow, District 11, speaks in favor of the demolition and build new option.
 - Schuler inquires about the costs of demolition; Somerville explains how the costs of demolition and abatement are included in the projections.
7. A request from the Redevelopment Authority of the City of Stevens Point to transfer ownership of Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814 to the Redevelopment Authority of the City of Stevens Point.
- Background: Neighborhood Planner Klesmith and Director Kivela provide background information regarding the request and recommend that the commission recommend approval of the resolution and transfer of all parcels presented.
 - Motion: Schuler moves to approve the request as presented.
 - Second: Rice seconds.
 - Discussion: No discussion.
 - Vote: Unanimous approval.
8. Selection of a Vice Chair for the City Plan Commission.
- Background: Wiza opens nominations for Vice Chair.
 - Schuler nominates Kneebone as Vice Chair. No other nominations received.
 - Motion: Rice moves approval of Kneebone as Vice Chair.
 - Second: Schuler seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.

9. Staff Update: Zoning Code Rewrite.

- Background: Kuhn provides an update regarding the zoning code rewrite.
- Discussion:
 - Andrea Olson comments on the viability of the surveying utilized in the zoning code rewrite process.

10. Director's Report.

- Background: Director Kivela provides an oral recount of the written report included in the agenda packet.
 - Schuler requests additional information regarding the Portage County Business Park Business Improvement District update; Kivela answers.

Closing Section:

11. Adjourn

- Meeting adjourned at 9:32PM.