



MINUTES

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

Date and Time: February 2, 2026
6:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 6:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schade Stroik, Schuler.

Discussion and Possible Action on:

2. Report of the December 15, 2025 and January 5, 2026 meetings of the City Plan Commission.

- Background: Minutes of the December 15, 2025, and January 5, 2026, meetings of the City Plan Commission were included in the agenda packet.
- Discussion: A correction was found and staff was directed to make the necessary changes.
- Motion: Schade Stroik moves to accept the meeting minutes as amended.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from William Schierl, representing the RA Cook & JI Altenburg Cooperative, for a conditional use permit to operate a cocktail lounge on the property located at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(f).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Discussion: Commissioner Rice communicates that he will abstain from discussion and voting on this item.

- Public Hearing:
 - Allison Birr, 5th District Alderperson, 1616 Division Street, speaks about the void that this project would fill in the neighborhood and the increase of pedestrian traffic.
 - William Schierl, 109 County Road E South, clarifies that the use would be more akin to a community gathering space than a traditional cocktail lounge.
 - Amanda Wysocki, 2040 Madison Street, asks if there would be live bands on occasion.
- Discussion: William Schierl answers Amanda Wysocki's question, detailing that he doesn't anticipate live music being a main core function but that it could be a possibility on occasion.
- Motion: Beacom moves to approve with staff recommendations.
- Second: Kneebone seconds the motion.
- Vote: Unanimous approval; One abstention (Rice).

4. Public Hearing and action on a request from Bill Pritchard, representing the Elizabeth Revocable Trust, for a preliminary subdivision plat review on an unaddressed parcel bounded by West Zinda Drive (Parcel ID 281240831401241) and Lots 1-15 of the Riverwood West Subdivision (Parcel ID 281240831401211-281240831401226), consistent with Ch. 20.05(1).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing:
 - Katie Schimke, 440 West Trillium Court, speaks about the environmental impact of the project and the effect on the wetlands the project would have. She referenced previous meetings where it was communicated that there would not be development on the wetlands.
 - Jackie Schimke, 440 West Trillium Court, shares concerns regarding the proposed project and the wetlands that much of it is set to be built on. She spoke about the difficulties in trying to make their streets safer for pedestrians, and the increase in traffic if this project moves forward.
 - Savannah Heiber, 5272 Forest Circle South, speaks about the need for natural resources to be protected.
- Discussion:
 - Associate Planner & Zoning Administrator Kuhn answers questions regarding the minimum lot size needed, wetland setback requirements, enforcement of zoning setbacks, wetland delineations, and required permits.
 - Andrea Olson, 410 Franklin Street, asks if the developer has considered donating some of the wetland area to a trust to better protect the land.
- Motion: Arntsen moves to approve with staff recommendations.
- Second: Rice seconds.
- Motion carries with 5 votes in favor and 2 against (Schade Stroik & Kneebone).

5. Move into closed session pursuant to Wisconsin Statutes 19.85(1)(g) (conferring with legal counsel who is rendering oral or written advice

concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved) on the following:

A. A request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).

- Background: Attorney Beveridge gives an overview of the need for a closed session.
- Motion: Kneebone moves to enter closed session.
- Second: Beacom seconds the motion.
- Roll Call Vote; Aye; Wiza, Kneebone, Arntsen, Beacom, Rice, Schade-Stroik, Schuler. Nay; none. Motion carries.

6. Return into open session for a decision on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).

- Background: Mayor Wiza gives a brief overview of the request and notes that the City received over 30 emails regarding the request. Staff details changes that have been made since the previous meeting, including changes in the site design, spill response plan, and other updated language.
- Discussion:
 - Savannah Heiber, 5272 Forest Circle South, speaks in opposition to the request, citing concerns about the vegetative buffer and enforceable protections.
 - Stacy Kizewski, 5279 Forest Circle South, speaks in support of the request, sharing his hopes of the project alleviating tax burdens.
 - Kevin Lutz, 504 Autumn Court, Whiting Village Turstee, speaks in opposition to the request, citing concerns regarding oil spills and the effects on the water supply.
 - Justin Frahm, JSD Professional Services, shares information regarding lighting plans and updated boundaries.
 - Lynn Markham, 302 Georgia Street N, speaks in opposition to the request, sharing concerns about public health and property values.
 - Christine Mechenich, 4416 Second Street, speaks in opposition to the request, citing concerns about the monitoring plan.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks in opposition to the request, sharing concerns about public health effects.
 - Laura Wahn, 5248 Forest Circle South, speaks in opposition to the request, citing concerns regarding public health.
 - Alicia Skrenes, 5316 Forest Circle, speaks in opposition to the request, sharing concerns regarding air-borne contaminants.
 - Scott Tiegan, Vice President of Kwik Trip stores, shares information

regarding the conditions set forth and his compliance with all review standards.

- Andrea Olson, 410 Franklin Street, speaks in opposition to the request, citing concerns regarding risk management.
- Kevin Nestigen, Environmental Manager with Kwik Trip, shares that the conditions presented are the strictest of all locations and that Kwik Trip will adhere to all conditions set forth in the Conditional Use Permit.
- Discussion:
 - Mayor Wiza addresses the commission.
 - Director Lemke answers questions regarding baseline testing.
- Motion: Arntsen moves to deny the conditional use permit for the gas station.
- Second: Kneebone seconds the motion.
- Discussion: Commissioners discuss the motion.
- Vote: Voice vote; 3 votes in favor and 4 against. Roll call vote; Ayes: Kneebone, Rice, Arntsen; Nays: Wiza, Beacom, Schade-Stroik, Schuler. Motion fails with 3 votes in favor and 4 against.
- Motion: Beacom moves approval with staff recommendations.
- Second: Schuler seconds the motion.
- Discussion: Commissioners discuss the motion.
- Roll Call Vote; Ayes: Wiza, Beacom, Schade-Stroik, Schuler; Nays: Kneebone, Arntsen, Rice. Motion carries with 4 votes in favor and 3 against.

7. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a car wash on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(2)(d)(3)(k).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Lynn Markham, 302 Georgia Street N, asks about the cleaners that would be used and requests a continuously updated list of those cleaners be provided.
 - Christine Mechenich, 4416 Second Street, speaks about adding new conditions if circumstances change at any point.
 - Lynn Markham, 302 Georgia Street N, speaks in favor of allowing new conditions to be added in relation to chemical usage in the future.
 - Andrea Olson, 410 Franklin Street, speaks about a condition to add future conditions.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks about recent research and the need for standards to change as more information comes to light.
 - Savannah Heiber, 5272 Forest Circle South, speaks about vegetative buffers and shares stories of children in the surrounding neighborhood.
- Discussion:
 - Kevin Nestigen, Environmental Manager with Kwik Trip, speaks about the SDS's for the chemicals used that they provide to communities and has

- confirmed that they do not use PFAS in them.
- Attorney Beveridge answers questions regarding the inclusion of an SDS requirement condition into the conditional use permit.
- Lynn Markham, 302 Georgia Street N, asks if Kwik Trip would agree to a condition stating that they would not use fluorine-based chemicals at their site.
- Victor Baeten, owner of the Parcel, speaks about the fence options he presented to neighbors and indicated that the chosen cedar fence would be put up in the spring.
- Lynn Markham, 302 Georgia Street N, shares concerns regarding airborne contaminants that would not be stopped by fencing.
- Commissioners and staff discuss the request.
- Lynn Markham, 302 Georgia Street N, speaks about changing the trees on lot one to provide a buffer and asks the owner to provide a fifty-foot deep vegetative buffer on lot three.
- Savannah Heiber, 5272 Forest Circle South, speaks about the height of trees needed for a vegetative buffer.
- Commissioners and staff continue to discuss the request.
- Justin Frahm, JSD Professional Services, asks for any conditions of lot three be subject to a separate application.
- Motion: Kneebone moves to deny the permit for the car wash.
- Second: Due to a lack of a second, the motion fails.
- Motion: Wiza moves approval with staff conditions.
- Second: Rice seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against (Kneebone).

8. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to construct off-premise signage on the property located at 3383 Hoover Road (Parcel ID 281230802301117), consistent with Ch. 23.02(2)(a)(3)(j).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Alicia Skrenes, 5316 Forest Circle, asks about the orientation of the signs, if you can see them from the north and south and requests the signage be dimmed during overnight hours.
 - Andrea Olson, 410 Franklin Street, shares concerns regarding the amount of light entering the neighborhood.
- Discussion:
 - Scott Tiegan, Vice President of Kwik Trip stores, clarifies that the sign will not be facing the residential neighborhood.
- Motion: Schuler moves to approve subject to staff comments.
- Second: Beacom seconds the motion.
- Discussion:
 - Wiza addresses the applicant, encouraging them to take the citizen's feedback into consideration.
 - Scott Tiegan, Vice President of Kwik Trip stores, speaks about listening to

concerns of the community.

- Vote: Motion carries with 6 votes in favor and 1 against (Kneebone).

9. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request identifies Norton Way and Hall Avenue as public streets within the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, asks about next steps in contacting the highway commission regarding the new road.
 - Andrea Olson, 410 Franklin Street, shares concerns about future additional costs to the city.
 - Justin Frahm, JSD Professional Services, clarifies that the area labeled "10' utility easement" is actually a ten-foot multi-modal pedestrian path easement.
- Discussion:
 - Mayor Wiza addresses the questions presented in the public hearing.
 - Director Lemke speaks about utility considerations when deciding between a private road and a city road.
- Motion: Rice moves to approve the request to amend the street map with staff recommendations.
- Second: Schuler seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against (Kneebone).

10. Acceptance of dedicated land for right-of-way purposes - Norton Way and Hall Avenue within the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Motion: Rice moves approval.
- Second: Schuler seconds the motion.
- Discussion: Commissioners discuss the right-of-way acceptance.
- Vote: Motion carries with 6 votes in favor and 1 against (Kneebone).

11. December 2025 Monthly Report.

- Background: Monthly reports are included in the agenda packet.

12. Director's Report.

- Background: Director's report is included in the agenda packet.

Closing Section:

13. Adjourn

- Meeting adjourned at 10:24 P.M.