



MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time: March 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: Alder Kneebone, Commissioners Arntsen, Beacom, Schade Stroik, Schuler.
- Members excused: Mayor Wiza, Commissioner Rice.

Discussion and Possible Action on:

2. Report of the January 26 and February 2, 2026 meeting of the City Plan Commission.

- Background: Minutes of the January 26, 2026, and February 2, 2026, meetings of the City Plan Commission were included in the agenda packet.
- Motion: Kneebone moves to accept the meeting minutes with amendments.
- Second: Arntsen seconds the motion.
- Discussion: Vote recording is discussed with listing commissioner names and their vote being the preferred way to record split-vote decisions.
- Comments from the Public:
 - Shaun Morrow, 11th District Alderperson, speaks in favor of split-votes being listed by member's names in the minutes.
 - Marc Christianson, 1st District Alderperson, suggests an item be placed on the Public Policy and General Government agenda to address consistent minutes across committees.
 - Andrea Olson, 410 Franklin Street, requests that the names of committee members always be placed on the top of agendas as well as whether public comment is permitted.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks in favor of

transparency within government.

- Vote: Unanimous approval.
- 3. A request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Public Service Corporation for portions of the properties located at 325 Division Street (Parcel ID 281240829400210) and an unaddressed parcel bounded by Division Street (Parcel ID 281240829400211).**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Schuler moves approval.
 - Second: Beacom seconds the motion.
 - Vote: Unanimous approval.
- 4. A request from the City of Stevens Point to enter into a temporary limited easement with the Wisconsin Department of Transportation for portions of properties along State Highway 66 (Parcel IDs 281240831101402, 281240832100501, 281240831101302, 281240831101401, 281240832202651, 281240832202629, 281240832103401, 281240832200911, 281240833200107, 281240834200601, 281240833100701 & 281240831101301).**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Arntsen moves approval.
 - Second: Schuler seconds the motion.
 - Vote: Unanimous approval.
- 5. A request from the City of Stevens Point to recommend the sale of properties along Water Street (Parcel IDs 281240832201937 and 281240832201938).**
- Background: Neighborhood Planner and Economic Development Specialist Klesmith provides an overview of the request.
 - Discussion:
 - Jaqui Guthrie, 2nd District Alderperson, speaks about parking needs and the positive placement of garages in the proposed plan.
 - Attorney Beveridge shares information regarding the steps that developers go through and the process of approving these types of requests.
 - Marc Christianson, 1st District Alderperson, speaks about the preliminary drawings and the due diligence shown by the developer.
 - Andrea Olson, 410 Franklin Street, speaks in favor of town homes while sharing concerns regarding taxation of the properties and other developmental considerations.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks about the aesthetic considerations needed for riverfront properties.
 - Savannah Heiber, 5272 Forest Circle South, speaks about the importance

of the parcel and shares concerns regarding the currently presented design and the history of the developer.

- Chris Mechenich, 4416 Second Street, shares concerns regarding making decisions that cannot be changed in the future.
- Motion: Schuler moves approval.
- Second: Schade Stroik seconds the motion.
- Roll Call Vote; Ayes: Kneebone, Arntsen, Beacom; Nays: Schade-Stroik, Schuler. Motion carries with 3 votes in favor and 2 against.

6. Discussion on Zoning Code Rewrite:

- **First review of draft land use table.**
- **Introduction of proposed overlay districts.**
- **First review of performance standards for the Light Industrial and Heavy Industrial Districts.**

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the Zoning Code Rewrite.
- Discussion:
 - Ginger Keymer, 3rd District Alderperson, asks about how the boundaries were determined.
 - Andrea Olson, 410 Franklin Street, asks about property rezoning.
 - Savannah Heiber, 5272 Forest Circle South, asks about the purpose of rezoning.

7. Director's Report.

- Background: Director Kivela gives an oral Director's Report.

Closing Section:

8. Adjourn

- Meeting adjourned at 8:16 P.M.