



MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time: April 6, 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 March 2, 2026 meeting of the City Plan Commission.

- Background: Minutes of the March 2, 2026, meeting of the City Plan Commission were included in the agenda packet.
- Motion: Kneebone moves to accept the meeting minutes.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(4)(c) pertaining to general standards and land use regulations within the "A-H" Airport Height Overlay District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from the Commission.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Kneebone moves to approve the ordinance amendments as presented.
- Second: Beacom seconds the motion.

- Vote: Unanimous approval.

4. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, for a preliminary subdivision plat review on an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033), consistent with Ch. 20.05(1).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
 - Chelsea Martin, 1017 Maria Drive, speaks about the wetlands and animals present in that plat and the green space it provides for the neighborhood.
 - Mary Firkus, 233 Second Street North, asks about ownership of the plat, and any deed restrictions as well as location of the provided maps after the meeting.
- Discussion:
 - Staff answers questions from the public and the commission.
- Motion: Schuler moves to approve the preliminary subdivision plat as presented.
- Second: Rice seconds the motion.
- Vote: Unanimous approval.

5. Public Hearing and action on a request from Partnering Together of Portage County to rezone portions of the property located at 2854 Church Street (Parcel ID 281230805101608) from the “R-2” Single-Family Residence District to the “B-4” Commercial District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
 - Sherry Hughart, 3050 Lindbergh Avenue, speaks about the property value and tax affect the rezoning may have on the residential neighborhood.
 - Alyssa Hughart, 3050 Lindbergh Avenue, speaks about her time as a warming shelter volunteer and the lack of respect some of the individuals showed for the building. She shares her concerns regarding the location.
 - Kevin Ruder, 3364 April Lane, shares his concerns regarding the location.
 - Larry Austin, Plover, speaks about the need for a place for unhoused people to go at night and speaks in favor of the location, citing a similar residential area placement of the Salvation Army.
 - Danny Mercer, 299 Bill's Drive, shares that he doesn't think the rezoning will have any impact on the surrounding neighborhood's property values.
 - Deb Knippel, 611 Soo Marie Avenue, speaks in favor of the rezoning.
 - Alicia Ruder, 2849 Henrietta Street, asks about any other options available other than rezoning to commercial.
 - Bill Yudchitz, Revelations Architects, speaks about the plan they submitted for rezoning and some of the offsets present.

- Laurie Grubba, 1032 Whiting Avenue, shares concerns about where individuals will go if they are turned away from the shelter.
- Beth Crotteau, 649 Walker Street, shares concerns regarding the potential effects on surrounding properties.
- Discussion:
 - Staff answers questions from the commission.
- Motion: Beacom moves to approve the rezoning with staff recommendations.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval

6. Public Hearing and action on a request from Partnering Together of Portage County for a conditional use permit to operate a temporary housing facility on the property located at 2854 Church Street (Parcel ID 281230805101608), consistent with Ch. 23.02(1)(f)(3)(f).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
 - Kevin Ruder, 3364 April Lane, asks about a business plan, specifically the hours and egress options.
 - Jenny Burton, 5718 Snadpiper Drive, speaks in favor of the project and shares her experience working with the unhoused population through various organizations and the stories each person has.
 - Larry Austin, Plover, speaks about other businesses and locations throughout the city that would present some of the same issues that have been raised regarding a shelter.
 - Jennifer Hull, 2200 Rice Street, asks about the size of the facility and fire ordinances.
 - Sherry Hughart, 3050 Lindbergh Avenue, speaks about safety being a priority and the need for a location that has resources onsite. She shares concerns regarding how past incidents have been handled at the warming center.
 - Alyssa Hughart, 3050 Lindbergh Avenue, talks about the rules in place at the Salvation Army and the resulting effects and speaks about the outreach that she was a part of. She shares concerns regarding the organization responsible for running the shelter.
 - Greg Hansel, 3424 Regent Street with Partnering Together, speaks about the services and support that is planned.
- Discussion:
 - Commission members discuss other conditions to be placed on the request.
- Motion: Kneebone moves to amend proposed condition number three to read "at least two people shall provide supervision of the facility at all times when in operation; at least one must be a professionally trained staff member."
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.
- Discussion: Schuler asks staff to amend proposed condition number four to read

"City Staff."

- Motion: Beacom moves to add condition number five to read: "Operators to provide annual reports to the city."
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.
- Discussion:
 - Greg Hansel answered questions from the Commission.
 - Jacqui Guthrie, Second District Alderperson, speaks about the limitations that could be associated with specific timing restrictions imposed by the City on the conditional use.
 - Alyssa Hughart, 3050 Lindbergh Avenue, asks about the process regarding reporting to police and the intake process at the proposed shelter.
 - Sherry Hughart, 3050 Lindbergh Avenue, requests that if there is no staff present that guests will not be able to be on the premises and suggested that a neighborhood member be placed on the board to ensure reporting information is well-rounded.
 - Alicia Ruder, 2849 Henrietta Street, asks about specific rules in regard to people who are turned away from the shelter and a weapon checking protocol.
 - Officer Solis, Crisis Intervention Officer, addresses concerns regarding warrants, weapons, and ordinances.
 - Jennifer Hull, 2200 Rice Street, asks about protocols when the facility reaches capacity and suggests having a police officer on staff.
 - Danny Mercer, 299 Bill's Drive, speaks about not having a problem with people loitering currently and suggested that no restrictions be placed on how long staff can stay.
 - Lara Broderick, Fourth District Alderperson, speaks about the work that staff has done and the procedures surrounding adding conditions.
 - Ethan Bower, 4755 Hayes Avenue, speaks about the need for a shelter and shares concerns regarding capacity.
- Motion: Schuler moves to add a condition that reads: "the conditional use permit expires twelve months from adoption with renewal being subject to Plan Commission and Common Council approval."
- Second: Wiza seconds the motion.
- Vote: Unanimous approval.
- Motion: Schuler moves to amend condition number two to include "and on file with the City" after conditional use approval.
- Second: Wiza seconds the motion.
- Vote: Unanimous approval.
- Motion: Schuler moves to approve the request as amended.
- Second: Beacom seconds the motion.
- Vote: Unanimous approval (Schade Stroik excused).

7. A request from the City of Stevens Point to sell the property located at 281 Washington Avenue (Parcel ID 281240830401306).

- Background: Neighborhood Planner/Economic Development Specialist Klesmith

provides an overview of the request.

- Motion: Arntsen moves to approve the request.
- Second: Rice seconds the motion.
- Vote: Unanimous approval (Schade Stroik excused).

8. A request from the City of Stevens Point to acquire the property located at 809 Division Street (Parcel ID 281240829401316).

- Background: Chief Moody provides an overview of the request and answers questions from the commission.
- Motion: Kneebone moves to approve the request from the City of Stevens Point to acquire the property located at 809 Division Street.
- Second: Arntsen seconds the motion.
- Discussion:
 - Marc Christianson, First District Alderperson, speaks in favor of the request.
- Vote: 4 votes in favor and 1 against (Rice).
- Motion carries with 4 votes in favor and 1 against (Schade Stroik excused).

9. Discussion on Zoning Code Rewrite:

- **Review of performance standards for all base zoning districts.**
- **Review of supplemental regulations for the accessory land use table.**
- Background: Associate Planner & Zoning Administrator Kuhn provides an update on the Zoning Code Rewrite and answers questions from the commission.

10. January - February 2026 Monthly Reports.

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

11. Director's Report.

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

Closing Section:

12. Adjourn

- Meeting adjourned at 9:30 P.M.