



MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time: July 20, 2026
5:00 PM

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

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 5:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen (arrives at 5:10pm), Rice, Schade Stroik, Schuler.
- Members excused: Commissioner Beacom.

Discussion and Possible Action on:

2. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, to amend the City of Stevens Point Comprehensive Plan. Said request amends the 'Institutional/Government' future land use designation of portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). On the proposed Sisters Meadow Subdivision Plat, Lot 1 is proposed to have a 'Commercial/Office/Multi-Family' Residential future land use designation, Lot 2 is proposed to have a 'Multi-Family Residential' future land use designation, and Lots 3-8 are proposed to have a 'Residential' future land use designation.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Wiza moves to approve with staff recommendations.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, to rezone portions of an unaddressed parcel bounded

by Maria Drive (Parcel ID 281240829240033) from the “R-2” Single-Family Residence District to the “C” Conservancy District, “R-3” Single- and Two-Family Residence District, and “R-4” Multiple Family I Residence District. Remanent Lot 1 on the proposed Sisters Meadow Subdivision Plat is proposed to be rezoned to the “C” Conservancy District, Lots 3-8 and Outlot 1 is proposed to be rezoned to the “R-3” Single- and Two-Family Residence District, and Lots 1-2 is proposed to be rezoned to the “R-4” Multiple Family I Residence District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Kneebone moves to approve.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
4. **Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, to apply an overlay zoning designation of “PD” Planned Development District to portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). Lots 1-2 on the proposed Sisters Meadow Subdivision Plat is proposed to have a “PD” Planned Development Overlay District designation.**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Rice moves to approve with staff recommendations.
 - Second: Arntsen seconds the motion.
 - Vote: Unanimous approval.
5. **A request from Mike Helmricks, representing the City of Stevens Point, for a site plan review to construct buildings, parking lots and other site improvements on Lots 1-2 of the proposed Sisters Meadow Subdivision Plat (Parcel ID 281240829240047 & 281240829240033), consistent with Ch. 23.02(4)(b)(1)(2).**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Schade Stroik moves to approve the site plan review.
 - Second: Schuler seconds the motion.
 - Vote: Unanimous approval.
6. **Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, for a conditional use permit to construct multiple principal structures of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033) and an unaddressed parcel bounded by Maria**

Drive & Union Street North (Parcel ID 281240829240047), consistent with Ch. 23.01(14)(f) and 23.02(1)(f)(3)(b).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Schade Stroik moves to approve with staff recommended conditions.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

7. A request from the City of Stevens Point to approve a right-of-way plat and relocation order from Michigan Avenue to Rice Street as part of the Business 51 Reconstruction Project.

- Background: Drawings included in the agenda packet. Director Beduhn answers questions from the commission.
- Motion: Arntsen moves to approve the request.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

Closing Section:

8. Adjourn

Adjourned at 5:20 P.M.