

# **Joint Meeting of the Common Council, Plan Commission, Redevelopment Authority, Transportation Commission & Park Commission**

## **CITY OF STEVENS POINT SPECIAL COUNCIL MEETING**

**Mid-State Technical College  
LEAD Center  
1001 Centerpoint Drive  
Stevens Point, WI 54481**

**May 14, 2024  
6:00 PM**

## **MINUTES**

Opening Section:

Call to Order: 6:01PM

1. Call to Order & Roll Call - Common Council
  - Members Present: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Morrow
  - Members Absent: Buse
2. Call to Order & Roll Call - Plan Commission
  - Members Present: Wiza, Kneebone, Miskowiak, Arnsten, Schuler
  - Members Absent: Beacom, Rice
3. Call to Order & Roll Call - Redevelopment Authority 6:02PM
  - Members Present: Kemmeter, Gardner, Cooper, Kneebone, Schlice
  - Members Absent: Ladick, Barrett
4. Call to Order & Roll Call - Transportation Commission
  - Members Present: Shuda, Birr, Peterson, Lysne,
  - Members Absent: Bertram, Prendergast, Oberstadt
5. Call to Order & Roll Call - Park Commission
  - Members Present: Glodosky, Keymer, Freckmann, Broderick, Sorenson, McDonald
  - Members Absent: Buse, Przybylski, Okonek, Disher, Winn

## Consideration and Possible Action on the Following:

### 6. Presentation by City Staff and Consultant on the draft Downtown Targeted Area Master Plan.

- Mayor Wiza introduces Director Kernosky. Director Kernosky presents historical information regarding the Downtown Targeted Area Master Plan and delay in adoption from planning efforts started in 2019. Vandewalle and Associates presents the drafted Downtown Targeted Area Master Plan. Highlights include generating activity spaces and housing in four target areas, including Main Street (Northeast gateway & Shopko Block, Riverfront connection), the civic campus, South riverfront (Edgewater site and nearby parcels, and West riverfront gateway), and the total transportation network.
- Recommended priorities include continuing to advance the Shopko site, Edgewater site, road diet and removal of one-way circulation, and Pfiffner Park modifications (realignment of Crosby Avenue with West Avenue).
- Discussion by commissioners, council members, and public

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- Gardner: Complements road network recommendations; concern raised regarding environmental and financial feasibility issues with the plan. Vandewalle references that financial feasibility and environmental conditions would be reviewed on a site-by-site basis.
- Schuler: References that the plan addresses the historical concerns of the community.
- Kneebone: Approves of the need to address the road circulation problem.
- Christianson: Also approves of the need to address the road circulation problem and increase access to Main Street.
- Steinmetz: References residential concern about the financial feasibility of redevelopment in Downtown Stevens Point; asks for examples of other communities. Vandewalle references successful redevelopment of a contaminated site in a comparable community without financial assistance; however, financials on projects depend on market forces and the vision needs to be communicated well to the development community.
- Schuler: Inquires if there is a range of completion that would be acceptable, or if there is a floor to development intensity for the plan to be financially reasonable. Wiza, Kernosky explains that there is, and that some projects do require public investment to execute a financially reasonable project; Vandewalle reaffirms.
- Lang: Affirms that the investments in activity areas are requested, references constituents' remarks on need for enhancing park areas.
- Dan Derezinski: Inquires on the priority levels of the plan's implementation steps at the end of the plan. Vandewalle explains those components are under construction and they can, and should, continually be revisited.
- Troy Hojnacki: References that parking structures existed in previous plans and questions the status of parking structures and parking regulations within Downtown Stevens Point; Wiza references that the option to include one exists at Lot 16, but would not pursue the structure until demand requires it.
- Sara Brish: References the visitor to resident ratio and to continually evaluate if the plan is supportive of the visitors of the community.

- Andrea Olson: Questions if the drafted plan should be adopted, references inconsistencies with housing, park expansion, and housing ownership options; requests work be done to address vacancies and education to the public regarding tax increment financing.
  - Shuda: Questions ability to modify the plan.
7. A request from the City of Stevens Point to adopt the Downtown Targeted Area Master Plan.
- Plan Commission: Schuler moves approval of the Downtown Targeted Area Master Plan. Miskowiak seconds. Schuler requests that staff present updates annually in reference to the plan.
    - Vote: unanimous approval.
  - RDA: Gardner moves approval of the Downtown Targeted Area Master Plan with the exception that Exhibits 4 and 5 be listed as appendices as concept plans for the Shopko site. Kemmeter seconds.
    - Vote: unanimous approval.
  - Transportation: Lysne moves approval of the Downtown Targeted Area Master Plan. Peterson seconds.
    - Vote: unanimous approval.
  - Parks Commission: Okonek moves approval of the Downtown Targeted Area Master Plan. Sorenson seconds.
    - Vote: unanimous approval.
  - Common Council: Guthrie moves approval of the Downtown Targeted Area Master Plan as drafted and presented. Christianson seconds.
    - Vote: unanimous approval.

## Closing Section:

### 8. Adjourn: 7:17PM

#### RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure 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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.