

**VILLAGE OF PARK RIDGE
PUBLIC HEARING AND
BOARD MEETING MINUTES
July 21, 2025**

PUBLIC HEARING AND MEETING CALLED TO ORDER – President Steve Menzel called the Park Ridge Village Board meeting and Public Hearing to order at 5:30 p.m. The Public Hearing and Village Board meeting was held in person at the Village Hall. After recitation of the Pledge of Allegiance by those present, roll call was taken. Trustees Gordon Renfert, Dan Holloway, Kristin Paulson and President Steve Menzel were present. Trustee Joe Thompson is excused. Clerk Anne Arndt and Treasurer Melissa Clark also present. Village residents Kenny Chesney and Carol Colby attended by Zoom. Others attending were Shawn Paulson, David Gliniecki, Tori Jennings, Kathy Stedl, Sue Stedl, Brandi Makuski, Judy and Fritz Kokesch, Jean Probst, Christine Neidlein, Becky Woodward, M. Gloudemans, J.D. Manville, Jeff Disher, Trish Baker, Mary Tierney Ley, Tom and Renee Haase, Lon Butcher, Lora Sinisi, Jeannie Tauchman, Tanya Lauer-Moersch. Also present were Corey Ladick, City of Stevens Point Comptroller-Treasurer; Jb Moody, City of Stevens Point Fire Chief; Tom Turchi and Logan Pickruhn, MSA.

AGENDA ITEM # 1 - APPROVAL OF THE JULY AGENDA – Menzel asked the Board members if there were any changes regarding the July Agenda. Motion Paulson, second by Renfert to approve the agenda with no changes. Motion carried.

AGENDA ITEM # 2 – PUBLIC COMMENT PERIOD – AGENDA ITEMS – J.D. Manville stated he hopes the Ordinance is approved. The buyer of the property at 41 Park Ridge Drive plans to remodel the building for studio apartments. If not approved, the Village will have an unusable property. Jeannie Tauchman is concerned about parking and increased traffic and a potential decrease in property value. She suggested the buyer consider tearing the building down and build a new house on the lot.

AGENDA ITEM # 3 - PUBLIC COMMENT PERIOD – NON-AGENDA ITEMS – Jean Probst stated there is a house that should be condemned. There has been a large brush pile in the alley behind the strip mall and should be removed. Lon Butcher stated there needs to be a stop sign on Hillcrest where it crosses Linwood as it's a busy intersection. Margie Bell asked about street lights in the construction area. Menzel stated dark sky lights will be installed. Rene Haase states she walks her dog on Hillcrest as there is nowhere else to walk and people yell at her for doing so. She asked if shoulders would be constructed on the new road. President Menzel stated one-foot gravel shoulders are planned. She also asked if a "Children at Play" could be put there. Lon Butcher asked if speed bumps would be constructed in the area.

AGENDA ITEM # 4 – REVIEW AND APPROVE MINUTES FROM JUNE 17, 2025 – Motion by Holloway, second by Renfert to approve minutes from the June 17, 2025 meeting. Motion carried.

AGENDA ITEM # 5 – REVIEW AND ACCEPT JUNE/JULY TREASURER'S REPORT – Motion by Paulson, second by Holloway to accept the Treasurer's Report. Roll call was taken; Renfert – yes, Paulson – yes, Holloway – yes, Menzel – yes. Motion carried.

AGENDA ITEM # 6 – REVIEW AND APPROVE JUNE AND JULY BILLS / PAYMENTS – Motion by Renfert, second by Holloway to approve June and July bills/payments. Roll call was taken; Paulson – yes, Holloway – yes, Renfert – yes, Menzel – yes. Motion carried.

AGENDA ITEM # 7 – QUARTERLY REPORTS –

Building Permits – nine permits were issued for fences, bathroom remodel, a shed and repaving a driveway during the second quarter.

Zoning Committee – met June 9 to discuss a proposal to develop the property at 41 Park Ridge Drive. They decided to express a neutral stance and recommend the Board consider proposing an amendment to Ordinance 17.17, Section 2, A to allow multi-family dwellings in the Business District zone.

Payroll Summary – quarterly reports are available for viewing at the Village Hall.

Stevens Point Fire Department – Chief Jb Moody reported calls to the Village have increased since the City took over a year ago and they have kept up with the calls. There are thirty-two inspectable buildings and more have been discovered that will be inspected. The standard response time from the time the call is received in the station until a truck leaves the station is 60 seconds for EMS calls and 80 seconds for fire calls. Response time for a truck company leaving out of Station 1 to the Village of Park Ridge is less than four minutes from the time of call. They have been meeting or exceeding that time. Chief Moody stated they will be happy to participate in the Santa Visit.

Motion Renfert, second Holloway to approve all quarterly reports. Motion carried.

DISCUSSION AND/OR POSSIBLE ACTION ON THE FOLLOWING ITEMS:

AGENDA ITEM # 8 – DISCUSS POSSIBLE JOINT FIRE DISTRICT – Corey Ladick, City of Stevens Point Comptroller-Treasurer, presented information on creation of a Joint Fire District. The idea is still being explored and has been presented to the City's Police and Fire Commission and Finance Committee with mixed feedback. The problem is unreasonable property tax levy limits, financial constraints, and low net new construction. A potential solution is creating a Joint Fire District to provide a levy limit exception, allowing more financial flexibility for both the City and the Village. Each municipality would need membership on governing bodies and ownership of department assets.

In order to take the levy limit exception (1) this must be in operation for a full year before qualifying; (2) must meet the requirements of a Joint Fire Department; (3) the Police and Fire Commission must be split in two. Police Commission would stay roughly the same, other than it would be for Police only. A Joint Fire Commission will have at least one member from Park Ridge.

The governing body of each municipality needs to pass a resolution to take the levy limit adjustment. Either everyone passes it, or nobody gets to take the adjustment. Creating a Joint Fire District does help with significant financial challenges. Although no vote was taken, it was generally agreed that the City and the Village of Park Ridge should continue to explore the idea.

AGENDA ITEM # 9 – HILLCREST/GREENBRIAR PROJECT UPDATE – Tom Turchi of MSA reported on the road construction project. The project will begin July 28. Tree removal will begin next week also. On August 4 they'd like to start connection of the water main at STH 66 and Greenbriar. Throughout the project Tom will be providing updates, which will be added to the Village website. Final completion is expected to be November 7. Twelve and eight inch water mains and hydrants will be installed. Street lighting will be added. The new street surface will be twenty-two feet wide with one foot shoulders on each side. To try to keep water and ice building up on the road in the winter, a one foot deep swale will be on the edge of the roadway. It will help the road last longer and keep things safer. Approximately ninety-eight percent of trees being removed are in the right-of-way.

AGENDA ITEM #10 – AMENDMENT TO ORDINANCE 17.04 DISTRICT REGULATIONS

Menzel reviewed the existing Ordinance. Section 2 A iii. Sale or distribution of petroleum products, service stations; iv. Tavern; and vi. Liquor store should be deleted as they are outdated. All have been in the Village a number of years. This Ordinance amendment came up because an inquiry was made from a developer to renovate the existing building at 41 Park Ridge Drive. Multi-family dwellings currently are not allowed by this Ordinance. The Zoning Committee met June 9 to discuss the proposal. They decided to express a neutral stance and recommend the Board meet to consider proposing an amendment to Ordinance 17.17, Section 2, A to allow multi-family dwellings in the Business District zone. This amendment would apply only to the Business District. A public hearing would then be held at the July 21st Board meeting.

The current building has been for sale a number of years. The property has never been on the tax roll. Menzel stated he spoke with the assessor who estimated with the project cost, the property value would be approximately one million dollars. That could generate \$14,300.00 in property tax revenue of which \$4,200.00 would go to the village. There is a need for diverse housing. The developer was present and outlined his plan for the building which includes creating studio apartments and maintain the existing parking lot.

Many of those present stated they did not support the ordinance amendment citing increased traffic, lack of parking around the building at 41 Park Ridge Drive, the Village may not retain its character, property values may decrease.

President Menzel closed debate and the public hearing at 8:05 p.m. He explained the Board could bring a motion to the floor, vote to table it to address at a future meeting, or if it's not taken up at all the proposal dies. The proposal died for lack of a motion.

AGENDA ITEM # 11 DISCUSS TREE REPLACEMENT COMPENSATION AND AGENDA ITEM # 14 BURNING ORDINANCE UPDATE - Resident Trish Baker thanked the Board for their service. She stated there needs to be some type of plan for replacement trees for those being removed during road construction. The Park Ridge Gardener's Club may be interested in developing a plan for tree replacement. Menzel stated it would be great if they have a proposal ready to present at the next Board meeting. Motion Holloway, second Renfert to table Agenda Items 11 and 14 to the August meeting. Motion carried.

AGENDA ITEM # 12 STEVENS POINT ANNUAL DRINKING WATER QUALITY REPORT, SUMMER 2025
This report is informational only.

AGENDA ITEM # 13 CONSIDER VILLAGE ENTRANCE SIGN - The Board reviewed welcome sign options. The Board needs to decide if they want a sign, cost, and placement. It would need to be included in the 2026 budget.

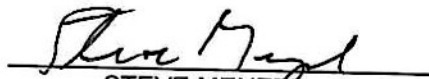
AGENDA ITEM #15 UPDATE ON SPEED LIMIT ORDINANCE - Tom Turchi, MSA, has information sources and ways streets were looked at for changes needed. Resident Tori Jennings will contact him.

AGENDA ITEM #16 - REVIEW AND APPROVE RESOLUTION 004-2025R WI DNR COMPLIANCE MAINTENANCE ANNUAL REPORT - Clerk Arndt presented the Compliance Maintenance Annual Report. The Village is in compliance and received an A rating. Motion Holloway, second Paulson to approve Resolution 004-2025R and the CMAR report. Motion carried.

SET DATE AND TIME FOR NEXT BOARD MEETING - Monday, August 18, 2025 at 5:30 p.m.

ADJOURN MEETING at 8:35 p.m.


ANNE ARNDT
VILLAGE CLERK


STEVE MENZEL
VILLAGE PRESIDENT