



Plan Commission

June 22, 2022 | 1:00 PM

B114 Ebe Auditorium, Village Hall, 8811 Campus Drive, Mount Pleasant, WI 53406

MEMBERS PRESENT

Commissioner Joe Maier, Chair Davis Driver, Trustee John Hewitt, Commissioner Frank Risler, Commissioner Tashe Bozinovski, and Commissioner Tom VanBeckum

MEMBERS EXCUSED

Trustee Bhatia

STAFF PRESENT

Parks and Recreation Manager George Baumgardt, Community Engagement Manager Lisa Olley, Planner II Robin Palm, and Community Development Director Samuel Schultz

MEETING MINUTES

1. Call to Order

D. Driver called the meeting to order at 1:02 PM.

2. Roll Call

S. Schultz performed roll call.

3. Meeting Minutes

a. May 18, 2022

J. Hewitt moved to approve the meeting minutes of May 18, 2022. J. Maier requested a correction to the May 18th, 2022 minutes to item 6.a.i. to read that he was the maker of the motion, not D. Driver. F. Risler seconded the motion. On voice vote, motion carried unanimously.

4. Old Business

a. None

5. New Business

a. 2645 Fancher Road Certified Survey Map Application (CSM-05-22)

R. Palm discussed the applicant's proposal to splitting the existing 4.123-acre parcel into two lots. One that will be 20,652 square feet (0.474 acres), and the remainder of the property will comprise the other lot. Motion by J. Maier to recommend approval of the Luanne Drive Certified Survey Map Application (CSM-05-22) to the Village Board subject to the recommended conditions and to add a fourth condition that staff will confirm the ownership ensuring the transfer is recorded properly. J. Hewitt seconded the motion. On a voice vote, motion carried unanimously.

b. Ordinance 19-2022: A Zoning Map Amendment for land along Luanne Drive: Zoning Map Amendment Application ZMA-05-22

R. Palm outlined the proposed ordinance to the Commission. Motion by J. Maier to approve to recommend approval of the Ordinance 19- 2022: A Zoning Map Amendment for land along Luanne Drive; Zoning Map Amendment Application ZMA-05-22 to the Village Board subject to the recommended conditions. F. Risler seconded the motion. On a voice vote, motion carried unanimously.

c. Emstan Hill Road Certified Survey Map Application (CSM-06-22)

S. Schultz discussed the applicant's proposal to proposed splitting the existing 0.780- and 0.970-acre parcel into six lots. 1. 151-03-22-25-026-000 a. 10,081 ft2 b. 10,064 ft2; 2. 151-03-22-25-026-010 a. 10,488 ft2 b. 10,628 ft2 c. 10,635 ft2 d. 10,642 ft2. Both parcels are already zoned RL-1. The Applicant also proposed three lots and roadway dedication directly to the west; however, the City of Racine controls that land division approval. Motion by J. Maier move to recommend approval of the Emstan Hills Road Certified Survey Map Application (CSM-06-22) to the Village Board subject to the recommended conditions and to include the condition that lots 3 & 4 are conditioned on approval from the City of Racine dedicating the right of way. T. Bozinovski seconded the motion. On a voice vote, motion carried unanimously.

d. Code of Ordinance Updates

S. Schultz discussed the most recent review of the Code of Ordinances. Proposed language revisions for the three ordinances outlined were presented to the Commission. Drafted Ordinances will be presented to the Commission next month. This item was discussion only.

i. § 90-110.90 Detached houses and two-unit houses.

ii. § 90-420.70 Sidewalks and pedestrian circulation.

iii. § 90-565.20 Authorized administrative adjustments.

e. Update on STH 31 pavement replacement project between STH 11 and STH 20

R. Palm discussed the details of the meeting the Village had with WisDOT regarding the STH 31 pavement replacement project. The project will include a 5' shoulder, an 8' terrace (for snow), and a 5' sidewalk. The request for designated right turn lands was not included. The request for a designated bike lane was not included; the Village would have to acquire right of way and fund this request. Staff plans to continue to work with WisDOT and State Representatives to modify the plans for something that would be more accommodating.

The Commission went into recess at 2:43 PM. The meeting reconvened at 2:47 PM.

f. Dog allowance at the Racine Youth Sports/Pop Up Biergarten at Smolenski Park, June 23-25

G. Baumgardt that this request is in conjunction with an animal shelter benefit taking place at the biergarten. Motion by J. Maier to approve the special event application to allow for dogs at Smolenski Park on June 23-25. Motion seconded by J. Hewitt. On roll call vote, motion carried unanimously.

g. Discussion of Adopt-A-Park Program

G. Baumgardt discussed the program which recruits and trains residents, business community members, and stakeholders who wish to assist in the general care and maintenance of parks and park amenities by selecting a specific location to care for. This item was discussion only.

6. Commissioner & Staff Reports

a. George Baumgardt, Parks and Recreation Manager

i. Campus Park Phase II Update

G. Baumgardt provided photos of work completed thus far in the splash pad and great lawn areas. There is also concrete being poured in some areas including the future bandshell. Construction completion is still expected for fall.

b. Robin Palm, Planner II

i. Staff permits

R. Palm reported 1 administrative reviews, 3 sign permits, 10 zoning compliance permits/review, 1 zoning request letters, and 17 municipal complaints.

ii. 2022 APA-WI Conference Recap

R. Palm reported the Mount Pleasant zoning code was well received by conference attendees. There were a number of conversations

c. Samuel Schultz, Community Development Director

i. 2022 APA-WI Conference Recap

S. Schultz thanked the Commission for allowing staff to attend. Attendees were excited to see a member of the Plan Commission to attend as well.

7. Adjournment

J. Hewitt moved to adjourn the meeting at 3:13 PM. F. Risler seconded the motion. On a voice vote, motion carried unanimously.