



PLAN COMMISSION MEETING MINUTES

September 21, 2022 at 1:00 PM
Village Hall, Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Village Attorney Chris Smith, Village Assessor Dan McHugh, Parks & Recreation Manager George Baumgardt, and Community Engagement Manager Lisa Olley.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:01 PM.

B. ROLL CALL

Director Schultz performed roll call. Chairperson Driver, Trustee Hewitt, Trustee Bhatia, Commissioner VanBeckum and Commissioner Risler were present. Commissioner Maier and Commissioner Bozinovski were excused.

C. MEETING MINUTES

1. Meeting of August 17, 2022

Motion by Trustee Hewitt to approve the minutes of August 17, 2022. Motion seconded by Commissioner Risler. On voice vote, motion carried.

D. OLD BUSINESS

1. Division 90-110: Residential Districts

There was no discussion.

E. NEW BUSINESS

Items E.14, G.1.a., G.2.b., G.2.c., and E.8. were taken first.

1. 5723 Durand Avenue Conditional Use CU-02-22

Items E.1. and E.2. were taken together. Director Schultz discussed the applicant's proposal for a drive thru car wash and self-service cleaning stations. The applicant spoke. Penny Nicolai, Peter Nicolai, Cassie Riley, and Issac Burg spoke. Motion by Trustee Bhatia to recommend approval of the Ordinance 24-2022: A Zoning Map Amendment for 5723 Durand Avenue; Zoning Map Amendment ZMA-22-08 and Conditional Use CU-02-22 subject to the recommended conditions. Motion seconded by Commissioner Risler. On roll call vote, motion failed (1-3) with Commissioner VanBeckum voting aye.

At this time Trustee Bhatia was excused from the remainder of the meeting.

2. 5723 Durand Avenue Zoning Map Amendment ZMA-08-22

3. Spring Street Certified Survey Map CSM-22-8

Items E.3., E.4., E.5., and E.6. were taken together. Director Schultz discussed the applicant's proposal to split the property into three lots. The applicant spoke. Travis Yanke spoke. Motion by Commissioner Risler to recommend approval of the 7130 Spring Street Certified Survey Map CSM-22-8 I Ordinance 25-2022: A Zoning Map Amendment for Spring Street; Zoning Map Amendment ZMA-22-09 I Spring Street Conditional Use (CU-22-03) I Spring Street Site Plan Review SP-19-22 to the Village Board subject to the recommended conditions. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

4. Spring Street Conditional Use CU-03-22

5. Spring Street Zoning Map Amendment ZMA-09-22

6. Spring Street Site Plan Review SP-19-22

7. Spring Street Zoning Map Amendment ZMA-22-10

Planner R. Palm discussed the applicant's request to rezone the property from AG-2 to RM-2 to pursue a 320-unit development for the site. The applicant spoke. Mark Gleason spoke. Motion by Commissioner Risler to recommend approval of Ordinance 26-2022. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

8. 801 24th Street Site Plan Review SP-20-22

Planner R. Palm discussed the applicant's plan to build an unoccupied, unconditioned, approximately 6,000 square foot implement storage building and a test track to the south of the existing test facility buildings. Village Attorney Smith addressed the Commission and referenced the 2018 agreement the Village entered into with the City of Racine. Both entities agreed this property was to be targeted by the City for future expansion of its wastewater treatment facility. The Village's obligation is only if the City acquires some or all of the property for sewer treatment purposes. If acquisition does happen, the Village must detach that portion of the property and it becomes part of the City. The Village Attorney is unaware of any attempts since 2018, made by the City to acquire the property. Motion by Trustee Bhatia to table SP-20-22 until the applicant updates the Parking and Access plan, Lighting plan, Landscape and Screening plan, and Shoreland Protection plan to comply with those Divisions of the Zoning Code. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

9. 3528 Meachem Road Comprehensive Plan Amendment CPA-22-2

Planner R. Palm discussed the applicant's request to change the Village's part of the Land Use Element of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 (the Plan) for 0.720-acre parcel at 3528 Meachem Road from Residential Areas – Incl. Churches, Multi-Family to Mixed Residential/Commercial. Motion by Commissioner Risler to direct staff to, 1) send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the Statutes, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the Statutes; and, 2) schedule a public hearing on the proposed amendment with the Village Board with the publishing of a Class 1 notice at least 30 days before the public hearing and containing information required under Section 66.1001(4)(d) of the Statutes. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

10. Carrington Boulevard Certified Survey Map CSM-22-9

Director Schultz discussed the applicant's request to split the parcel into two lots and construct a 226,000-sqft warehouse building. Motion by Commissioner Risler to recommend approval of the Carrington Boulevard Certified Survey Map CSM-22-9 to the Village Board subject to the recommended conditions. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

11. Megan's Way Certified Survey Map CSM-22-10

Director Schultz discussed the applicant's request to amend lot lines to move the shared lot line between Lot One and Lots Two and Three 27 feet northwards. Motion by Commissioner VanBeckum to recommend approval of the Megan's Way Certified Survey Map (CSM-22-10) without any recommended conditions. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

12. Megan's Way Certified Survey Map CSM-22-11

Director Schultz discussed the applicant's request to amending lot lines to move the shared lot line between Lot One and Lots Two and Three 27 feet northwards. Motion by Commissioner VanBeckum to recommend approval of the Megan's Way Certified Survey Map (CSM-22-11) to the Village Board without any recommended conditions. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

13. CTH H Certified Survey Map CSM-22-12

Director Schultz discussed the applicant's request to amend CSM-07-22 to create a third lot at the northwest corner of the proposed Megan's Way and Campus Drive to reserve this land for future development separate from the approved Tivoli Green Phase II development. Motion by Commissioner VanBeckum to recommend approval of the CTH H Certified Survey Map (CSM-22-12) to the Village Board subject to condition number three listed on the executive summary. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

14. Tessman Bench Donation

Parks & Recreation Manager G. Baumgardt presented an application for a memorial bench application. Motion by Trustee Hewitt to approve the Tessman Bench Donation as presented. Motion seconded by Commissioner Risler. On voice vote, motion carried.

G. STAFF REPORTS

- 1. George Baumgardt, Parks and Recreation Manager**
 - a. Campus Park Phase II update**

Parks & Recreation Manager G. Baumgardt provided photos of the current construction achievements at Campus Park.

b. Sheridan Woods update

Parks & Recreation Manager G. Baumgardt provided an update to improvements at the Sheridan Woods Park to address the flooding problems, and installation of pathways and native plants.

c. Parks and Recreation building update

Parks & Recreation Manager G. Baumgardt announced the Parks and Recreation building is now currently accepting reservations for their new building.

2. Robin Palm, Planner II

a. Staff-issued permits

Planner R. Palm reported: 0 Administrative Adjustment Applications, 1 Sign Permit, 1 Zoning Compliance Permit, 1 Zoning Request Letter, and 1 Municipal Complaint.

b. WIS 31 Open House

Planner R. Palm reported WisDOT's design of the reconstruction of WIS-31. An open house meeting has been scheduled by WisDOT for September 29, 2022.

3. Samuel Schultz, Community Development Director

a. OpenGov update

Director Schultz reported the Planning Department permitting is fully online. Other departments are currently being phased into the online process.

F. ADJOURN

Motion by Trustee Hewitt to adjourn the meeting at 3:55. Commissioner Risler seconded the motion. On a voice vote, motion carried.