



PLAN COMMISSION MEETING MINUTES

October 19, 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, Chief Building Inspector Len Hannula, Parks and Recreation Manager George Baumgardt and Community Engagement Manager Lisa Olley.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:00 PM.

B. ROLL CALL

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

C. MEETING MINUTES

1. Meeting of September 21, 2022

Motion by Commissioner Maier to table the minutes of September 21, 2022 to the November Plan Commission meeting. Motion seconded by Commissioner Risler. On voice vote, motion carried.

D. OLD BUSINESS

1. Division 90-110: Residential Districts

S. Schultz reported the updates are anticipated to be completed by the end of the year.

2. Resolution 11-2022: Old Green Bay Road Comprehensive Plan Amendment CPA-01-22

Director Schultz discussed the applicant's proposal to change the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for 2.91 acres at the corner of Old Green Bay Road and County Line Road from residential areas to B-2. Motion by Commissioner Risler to approve Resolution 11-2022: Old Green Bay Road Comprehensive Plan Amendment CPA-01-22. Motion seconded by Commissioner Maier. On voice vote, motion carried.

3. 800 24th Street Site Plan Review SP-20-22

Planner R. Palm discussed the applicant's proposal to build an approximately 41,300 SF addition, a 1,200 SF breezeway addition, a 6,00 SF trackside storage building, and a test track to the south of the existing test facility. The applicant spoke. Motion by Commissioner Maier to approve SP-20-22 subject to the conditions regarding the Lighting plan, and Landscape and Screening plan comply with those Divisions of the Zoning Code. Motion seconded by Commissioner Risler. On voice vote, motion carried.

E. NEW BUSINESS

1. Ordinance 34-2022: A Zoning Map Amendment for Old Green Bay Road; Zoning Map Amendment ZMA-06-22

Director Schultz discussed the applicant's proposal to amend the zoning map for parcel 151-03-22-35-050-200 along Old Green Bay Road from RE to B-2. The Applicant believes the parcel's location at the intersection of two county trunk highways, and the shallowness of the property make it unsuited for estate residential development, and more suited for neighborhood commercial development. Motion by Commissioner Risler to recommend approval of Ordinance 34-2022: A Zoning Map Amendment for Old Green Bay Road; Zoning Map Amendment ZMA-06-22. Motion seconded by Commissioner Maier. On voice vote, motion carried.

2. Ordinance 35-2022: A Zoning Map Amendment for 6915 Washington Avenue, Zoning Map Amendment ZMA-22-11

Planner R. Palm discussed the applicant's proposal to amend the zoning map for 6915 Washington Avenue from B-2 (Community Business) to B-3 (General Business). The Applicant wishes to develop a Taco John's quick-serve restaurant. Motion by Commissioner Maier to recommend approval of Ordinance 35-2022: A Zoning Map Amendment for 6915 Washington Avenue; Zoning Map Amendment

ZMA-22-11. The applicant spoke. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried.

3. 12830 Kraut Road Comprehensive Plan Amendment CPA-22-3

Director Schultz discussed the applicant's proposal to amend the Village's part of the Land Use Element of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 (the Plan) for approximately 188 acres between the E. Frontage Road and Kraut Road from Residential Areas – Incl. Churches, Multi-Family to Industrial/Business. The applicant spoke. Motion by Commissioner Maier 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 Commissioner Risler. On voice vote, motion carried.

4. 800 24th Street Certified Survey Map CSM-22-13

Planner R. Palm discussed the applicant's proposal to merge the three existing parcels comprising the old Case site into one, single parcel. Motion by Commissioner Maier to recommend approval to the Village Board of the 800 24th Certified Survey Map CSM-22-13. Motion seconded by Commissioner Risler. On voice vote, motion carried.

5. 3801 Northwestern Avenue Site Plan Review SP-22-24

Director Schultz discussed the applicant's proposal to build an additional parking area adjacent to the new lodge building containing 18 parking spaces. Motion by Commissioner Bozinovski to approve SP-22-24. Motion seconded by Commissioner Maier. On voice vote, motion carried.

6. Ordinance 29-2022: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin, Chapter 70: Streets, Sidewalks, and Other Public Places

Director Schultz discussed the proposed ordinance amendment, which grants staff the authority for management, set tree planting care standards, prohibits harming public trees, landowner responsibility for tree maintenance within adjacent public rights-of-way, and defines nuisance trees. The item was discussion only.

7. Ordinance 38-2022: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin, Chapter 58: Parks and Recreation

Director Schultz discussed the proposed ordinance amendment, which revised park hours, prohibited park activities, variances and violations. Parks and Recreation Manager G. Baumgardt discussed the proposed conditions of permitting canines in parks. The item was discussion only.

F. 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. The bandshell concessions building and bathrooms will be winterized and not available for use until Spring 2023.

b. Recreation Software Update

Parks & Recreation Manager G. Baumgardt discussed the recreation software is expected to be live in December. The software will allow resident to reserve shelters & pavilions online and submit payment.

c. Trunk or Treat Event

Parks & Recreation Manager G. Baumgardt announced Trunk or Treat is taking place October 22, 2022 at Village Hall.

2. Robin Palm, Planner II

a. Staff-issued permits

Planner R. Palm reported: 1 Administrative Adjustment Applications, 4 Sign Permits, 6 Zoning Compliance Permits, 2 Zoning Request Letters, and Municipal Complaints.

3. Samuel Schultz, Community Development Director

a. End of Year Schedule

Director Schultz announced November 16 and December 21 as the remainder meeting dates.

G. ADJOURN

Motion by Commissioner Risler to adjourn the meeting at 2:38. Commissioner Maier seconded the motion. On a voice vote, motion carried.