



COMMISSIONERS PRESENT

Trustee R. Bhatia, Chair D. Driver, Commissioner J. Maier, Trustee J. Hewitt, Commissioner J. Kis, and Commissioner T. Van Beckum

COMMISSIONERS EXCUSED

Commissioner T. Bozinovski

STAFF

G. Baumgardt, B. Bodnar, R. Palm, and S. Schultz

MINUTES

1. Call to Order

Chair Driver called the Plan Commission to order at 1:04 PM.

2. Roll Call

S. Schultz performed roll call.

3. Meeting Minutes

a. November 17, 2021

Trustee Bhatia moved to approve the November 17, 2021 meeting minutes. Commissioner Kis seconded the motion. The motion carried unanimously with a voice vote.

4. Old Business

a. None

5. New Business

a. Ordinance 29-2021: A Zoning Map Amendment Eaton Lane, Parcel IDs 151-03-23-05-019-000 and 151-03-23-05-020-000, from RL-1 (Low Density Residential) to RH-1 (High Density Residential); Zoning Map Amendment Application ZMA-18-21

R. Palm provided details of the applicant's request to amend the zoning map to construct four, eight-unit structures on the parcels. Johnathan Ward, a representative on behalf of the applicant, and the applicant's architect spoke. The following citizens spoke during public comment: Larry and Nancy Hupp, Jim Gustin, Jim Sullivan, Laurie Loew, Nicholas Royer, Larry Hupp (second time), and Johnathan Ward (second time). Commissioner VanBeckum moved to approve Ordinance 29-2021 subject to the staff recommended conditions. Trustee Bhatia seconded the motion. Chair Driver allowed Nicholas Royer to speak again. The motion failed 2-4 with a roll call vote. Trustee Bhatia and Commissioner VanBeckum voted aye. Commissioner Maier, Chair Driver, Trustee Hewitt, and Commissioner Kis voted nay.

Chair Driver called for brief recess at 2:22 PM.

Chair Driver reconvened the meeting at 2:28 PM. Chair Driver excused Commissioner Kis from the remainder of the meeting.

b. Washington Avenue (STH 20) Certified Survey Map Application (CSM-08-21)

R. Palm provided details of the applicant's proposal to split the existing parcel at 6940 Washington Avenue into two lots. Commissioner Maier moved to approve CSM-08-21 subject to all the staff's



recommended conditions. Trustee Hewitt seconded the motion. The motion carried unanimously with a voice vote.

c. CBO – Oakes Road Site Plan Application (SP-26-21)

S. Schultz provided details of the applicant’s proposal of a 15,300 ft² industrial building. Commissioner Maier moved to approve the application subject to all the staff’s recommended conditions. Trustee Bhatia seconded the motion. The motion carried unanimously with a voice vote.

d. Ordinance 30-2021: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-110.130. Cottage courts.

S. Schultz discussed the proposed amendments to Section 90-110.130. Commissioner Maier moved to approve Ordinance 30-2021. Trustee Hewitt seconded the motion. The motion carried unanimously with a voice vote.

e. Ordinance 31-2021: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-110.140. Backyard cottages.

S. Schultz discussed the proposed amendments to Section 90-110.140. Trustee Bhatia moved to approve Ordinance 31-2021. Commissioner Maier seconded the motion. The motion carried unanimously with a voice vote.

f. Ordinance 32-2021: Adopting the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-425. Outdoor Lighting.

S. Schultz discussed the proposed amendments to Section 90-425. Commissioner Maier moved to approve Ordinance 32-2021. Trustee Hewitt seconded the motion. The motion carried unanimously with a voice vote.

g. Ordinance 33-2021: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-440. Signs.

S. Schultz discussed the proposed amendments to Section 90-440. Commissioner Maier moved to approve Ordinance 33-2021. Trustee Hewitt seconded the motion. The motion carried unanimously with a voice vote.

h. Discussion regarding draft zoning code updates

i. 90-155. Conservancy Districts

S. Schultz presented the draft zoning text updates for Section 90-155. The Plan Commission took no action.

ii. 90-450. Performance Standards

S. Schultz presented the draft zoning text updates for Section 90-450. The Plan Commission took no action.

6. Commissioner & Staff Reports

a. George Baumgardt, Parks and Recreation Manager

i. 2021 Year End Report

B. Bodnar provided a summary of Village recreation activities, enrollment, and participation figures. She also recapped the Village’s special events. G. Baumgardt highlighted park project completions and permitting figures.

b. Robin Palm, Planner II

i. Staff permits

R. Palm reported six sign permit applications, three zoning compliance permits, zero zoning compliance reviews, and six municipal complaints.

ii. 2021 Year End Report



R. Palm reported 40 sign permits, 38 zoning compliance permits, 20 zoning request letters, and 55 municipal complaints.

c. Samuel Schultz, Community Development Director

i. Permitting software update

S. Schultz reported online permitting rollout will begin as soon as possible in 2022.

ii. Strategic Plan Update and 2022 Outlook

S. Schultz discussed upcoming strategic plan items. Zoning code updates which includes: signing, environmental protection overlay, and outdoor lighting were also discussed.

7. Adjournment

Commissioner Maier moved to adjourn the meeting at 3:52 PM. Trustee Hewitt seconded the motion. The motion carried unanimously with a voice vote.