



Plan Commission

April 20, 2022 | 1:00 PM | B114 Ebe Auditorium, Village Hall

MEMBERS PRESENT

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

MEMBERS EXCUSED

None

STAFF PRESENT

Planner II Robin Palm and Community Development Director Samuel Schultz

MEETING MINUTES

1. Call to Order

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

2. Roll Call

Commissioner Bozinovski was not present at roll call.

3. Meeting Minutes

a. March 23, 2022

Motion by Hewitt to approve the meeting minutes of March 23, 2022. Motion seconded by Maier. On voice vote, motion carried with Bozinovski not present for the vote.

4. Old Business

a. Ordinance 15-2022: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin, Division 90-310: Allowed Uses and Division 90-320: Use Classification System

S. Schultz discussed details of the proposed ordinance. Commissioner Bozinovski arrived after item 4.a. was read. Motion by Bhatia to approve Ordinance 15-2022. Motion second by Maier. On voice vote, motion carried.

b. Badger CDL Site Plan Application SP-06-22

S. Schultz discussed details of the proposed application. Motion by Bhatia to approve the Badger CDL, LLC Site Plan Application (SP-06-22) subject to the recommended condition for approval. Motion seconded by Maier. On voice vote, motion carried with Bozinovski abstaining from the vote.

5. New Business

a. 6840 Washington Avenue Conditional Use Application (CU-01-22)

Item 5.a. and 5.b. were taken together. R. Palm discussed details of the applicant's request to demolish the gas station and vacant restaurant and construct a drive thru car wash and self-service cleaning stations. A representative from Wilkomm Development, LLP spoke. Motion by Bhatia to approve the 6840 Washington Avenue Rocket Wash Site Plan Application (SP-09-22) subject to the recommended conditions and recommend approval of the Conditional Use (CU-01-22) modified as presented by the staff to the Village Board of Mount Pleasant. Motion seconded by Maier. Commissioner Maier offered a friendly amendment to the motion to have it read: Motion to approve the 6840 Washington Avenue Rocket Wash Site Plan Application (SP909-22) subject

to the recommended conditions and add the condition that the applicant shall submit a landscape plan that meets the standards of section 90-430 and adds vehicular use area screening on the west property line option B or C, or another option that staff deems appropriate. The maker of the motion accepted the amendment. On voice vote, motion carried with Bozinovski abstaining from the vote due to a professional relationship with the applicant.

b. 6840 Washington Avenue Site Plan Application (SP-09-22)

c. 2701 Oakes Road Site Plan Application (SP-12-22)

S. Schultz discussed details of the applicant's request to construction a 7,000 square foot test building on the northwest corner of the property at the corner of Oakes Road and Durand Avenue (STH 11). Motion by Maier to approve the 2701 Oakes Road Site Plan Application (SP-12-22) subject to the recommended conditions for approval. Motion seconded by Hewitt. On voice vote, motion carried.

d. International Drive Certified Survey Map Application (CSM-03-22)

S. Schultz discussed details of the applicant's request to split the an existing 45.7778-acre parcel into two lots (Lot 1 – 22.5741 acres, Lot 2 – 23.2037 acres). Both lots will have a 390,326 square foot industrial building approved in SP-03-21. Motion by VanBeckum to approve the International Drive Certified Survey Map Application (CSM-03-22) to the Village Board subject to the recommended conditions, striking condition #1. Motion seconded by Hewitt. On voice vote, motion carried, with Bozinovski abstaining from the vote.

e. Ordinance 16-2022: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin, § 90-330.60: Home occupations.

Motion by Maier to approve Ordinance 16-2022. Motion seconded by Bhatia. On voice vote, motion carried.

f. Ordinance 17-2022: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin, Division 90-435: Fences and Walls.

Motion by VanBeckum to amend the proposing Ordinance to adopt: clause a.1. any property zoned residential, to exclude clause a.2. any property zoned mixed use, to exclude clause a.3. any B-1, B-2, B-4 zoned property, to include clause a.4. property including current residential use, to exclude clause a.5. the provision of 50-feet from any property. Motion second by Maier.

Roll call vote: Bhatia-aye, Maier-aye, Driver-aye, Hewitt-aye, VanBeckum-aye, Bozinovski -aye. Motion carried unanimously (5-0) on clause a.1.

Roll call vote: Bhatia-aye, Maier-aye, Driver-no, Hewitt-no, VanBeckum-aye, Bozinovski-no. Motion failed (3-3) on clause a.2.

Roll call vote: Bhatia-aye, Maier-aye, Driver-no, Hewitt-no, VanBeckum-aye, Bozinovski-no. Motion failed (3-3) on clause a.3.

Roll call vote: Bhatia-aye, Maier-aye, Driver-aye, Hewitt-aye, VanBeckum-aye, Bozinovski-aye. Motion carried unanimously (5-0) on clause a.4.

Roll call vote: Bhatia-aye, Maier-aye, Driver-aye, Hewitt-aye, VanBeckum-aye, Bozinovski-aye. Motion carried unanimously (5-0) on clause a.5.

Motion by Bhatia to recommend to the Village Board amending the approved ordinance. Motion seconded by Bozinovski. On voice vote carried, with VanBeckum voting nay.

6. Commissioner & Staff Reports

a. George Baumgardt, Parks and Recreation Manager

i. Campus Park Phase II

S. Schultz reported on behalf of the Parks and Recreation Manager. Construction at the park is beginning, trailers and fencing are going up. Electric is being marked. The pickleball courts will remain open. There will be a grand opening ceremony once work is complete.

b. Robin Palm, Planner II

i. Staff permits

R. Palm reported 1 sign permits, 1 zoning compliance permits, 0 zoning compliance reviews, and 0 municipal complaints.

ii. Local Area Plan 5

R. Palm reported there have been general updates to the master plan and staff is exploring options for increased mixed use/retail developments.

c. Samuel Schultz, Community Development Director

i. Community Engagement Manager

S. Schultz reported the onboarding of the new Community Engagement Manager and a Communication Coordinator.

7. Adjournment

Motion by Hewitt to adjourn at 3:45 PM. Motion seconded by Bozinovski. On voice vote, motion carried.