



# Plan Commission

May 18, 2022 | 1:00 PM

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

## MEMBERS PRESENT

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

## MEMBERS EXCUSED

Commissioner Tashe Bozinovski

## STAFF PRESENT

Parks and Recreation Manager George Baumgardt, Communications Coordinator Meghan Flynn, 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. D. Driver excused T. Bozinovski from the meeting.

### 3. Meeting Minutes

#### a. April 20, 2022

R. Bhatia moved to approve the meeting minutes of April 20, 2022. J. Hewitt seconded the motion. The motion carried 5-0-1 (F. Risler abstention due to not being present at the subject meeting).

### 4. Old Business

#### a. None

### 5. New Business

#### a. S. Emmertsen Road Certified Survey Map Application (CSM-04-22)

S. Schultz discussed the applicant's wish to split the existing 0.729-acre parcel into four lots to construct a low-density residential development. J. Maier moved to recommend approval of the S. Emmertsen Road Certified Survey Map Application (CSM-04-22) to the Village Board subject to the recommended conditions. R. Bhatia seconded the motion. The motion carried 6-0-0 with a voice vote.

#### b. Pike River Crossing Preliminary Subdivision Plat Application (PSP-01-22)

R. Palm discussed the applicant's plan to plat a mixed-use neighborhood with 198 single family lots, one condominium lot with 20 duplex units, one multi-family lot, two mixed-use lots, and a general business lot. The Plan Commission also considered the concurrent Zoning Map Application ZMA-04-22 to amend the zoning map for 64.68 acres over two parcels (151-03-22-35-044-070 & 151-03-22-35-052-100) from AG-2 (General Agriculture) to RM-2 (Moderate Density Residential), MX-2 (Neighborhood Mixed-Use), and B-3 (General Business). The properties lie within TID 6. S.R. Mills of Bear Development spoke. J. Hewitt moved to recommend approval of the Pike River Crossing Subdivision Plat Application (PSP-01-22) to the Village Board subject to the conditions for approval. J. Maier seconded the motion with a friendly amendment

to include the language “preliminary...” J. Hewitt accepted the amendment. The motion carried 6-0-0 with a voice vote.

**c. Ordinance 18-2022: A Zoning Map Amendment for land adjacent to CTH KR County Line Road (CTH KR) and Green Bay Road (STH 31); Zoning Map Amendment Application ZMA-04-22**

R. Bhatia moved to recommend approval of Ordinance 18-2022: A Zoning Map Amendment for land adjacent to CTH KR County Line Road (CTH KR) and Green Bay Road (STH 31); Zoning Map Amendment Application ZMA-04-22 to the Village Board. F. Risler seconded the motion. The motion carried 6-0-0 with a voice vote.

**d. Memorial Park Donations**

- i. Memorial Bench Application – Walter**
- ii. Memorial Picnic Table – Klinkhammer**
- iii. Memorial Tree – Kohlhagen**
- iv. Memorial Bench Application - Ellgas**

G. Baumgardt summarized each application and the location of each request. J. Maier moved to approve all four applications. J. Hewitt seconded the motion. The motion carried 6-0-0 with a voice vote.

**6. Commissioner & Staff Reports**

**a. George Baumgardt, Parks and Recreation Manager**

**i. Campus Park Phase II Update**

G. Baumgardt reported that contractors placed construction fencing, mulched pickleball court access, and moved temporary restrooms to a more accessible location. The staff closed playground access and directed citizens to Smolenski Park. Staff expect construction to end in October. G. Baumgardt also reported that some amenities will not be available to rent out until next year because the ground needs time to settle. The staff targeted the first week of June for a soft opening of the new Parks and Recreation building.

**b. Robin Palm, Planner II**

**i. Staff permits**

R. Palm reported six administrative reviews, eight sign permits, 10 zoning compliance permits, zero zoning compliance reviews, and three municipal complaints.

**ii. 2022 APA-WI Conference in Green Bay- Mount Pleasant panel on 2020 Zoning Code update**

R. Palm reported Mount Pleasant staff would speak about the Village’s 2020 Zoning Code at the conference.

**c. Samuel Schultz, Community Development Director**

**i. Community Engagement Manager and Communications Coordinator**

S. Schultz reintroduced the Village’s communications staff and asked for any ideas the Commission might have regarding future communications to the public.

**7. Adjournment**

J. Hewitt moved to adjourn the meeting at 2:25 PM. F. Risler seconded the motion. The motion carried 6-0-0 with a voice vote.