



## PLAN COMMISSION MEETING MINUTES

November 6 at 4:00 PM  
Village Hall, Ebe Auditorium  
8811 Campus Drive, Mount Pleasant, WI 53406

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**Staff Present:** Planner II Robin Palm and Community Development Director Samuel Schultz.

**A. CALL TO ORDER**

Trustee Washburn called the meeting to order at 4:00 PM.

**B. ROLL CALL**

Director Schultz performed the roll call. Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, Commissioner Van Beckum, and Commissioner Risler were present. Chair Driver and Commissioner Maier were absent.

**C. MEETING MINUTES**

**1. Meeting of October 18, 2023**

Commissioner Risler moved to approve the minutes. Commissioner Van Beckum seconded the motion. The motion carried 3-0-2 (Bhatia and Washburn abstained).

**D. OLD BUSINESS**

**1. None**

**E. NEW BUSINESS**

**1. 4217 CTH H Certified Survey Map; CSM-23-13**

Director Schultz read the staff executive summary. Trustee Washburn reiterated that the village has the statutory right to approve the CSM. Trustee Washburn asked a question about the numerous easements on the CSM. Director Schultz responded that they're mainly for power and sewer. Commissioner Van Beckum asked about the number of lines on the map. Director Schultz answered that they were section lines. Trustee Bhatia asked a question regarding the fiscal analysis, to which Director Schultz explained the adjacent roadway cost projection formula. Trustee Washburn concurred that the cost per mile for roadways is very high, and Director Schultz agreed that considering those costs is an important decision-making tool. Commissioner Risler moved to approve the CSM. Trustee Bhatia seconded the motion. The motion carried 5-0-0 with a voice vote.

**2. Ordinance 25-2023: 12910 County Line Road Zoning Map Amendment; ZMA-23-9**

Director Schultz read the staff executive summary. Planner II Palm clarified the use allowance differences between the C-3 and C-4 districts. Trustee Washburn confirmed that the staff followed the proper notice procedures. Trustee Washburn also noted that the online zoning map is updated very quickly. Commissioner Van Beckum asked how the zoning map amendment might affect the market price of the land. Director Schultz responded that he could only say with additional comparative sales. Commissioner Van Beckum confirmed that the map amendment intended to prohibit intense industrial along the frontage road. Director Schultz confirmed that statement. Commissioner Risler asked if the village staff had discussed the change with the landowners in the subject area. Director Schultz confirmed that the village staff discussed the map amendment with Foxconn. Commissioner Risler asked if Erikson Trucking would be more non-conforming with this change. Director Schultz responded that legal non-conforming status may apply to the property. Commissioner Van Beckum moved to recommend approval of the map amendment. Commissioner Risler seconded the motion. The motion carried 5-0-0 with a voice vote.

**F. STAFF REPORTS**

Director Schultz reminded the commission of the next meeting time.

**G. ADJOURN**

Commissioner Risler moved to adjourn the meeting at 4:27 PM. Hearing no objections, Trustee Washburn adjourned the meeting.