



## PLAN COMMISSION MEETING MINUTES

March 22, 2023 at 1:00 PM  
Village Hall, Ebe Auditorium  
8811 Campus Drive, Mount Pleasant, WI 53406

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**Staff Present:** Community Development Director Sam Schultz, Planner II Robin Palm, and Community Engagement Manager Lisa Olley.

### A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:01 p.m.

### B. ROLL CALL

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

### C. MEETING MINUTES

#### 1. Meeting of February 22, 2023

Motion by Trustee Hewitt to approve the minutes of February 22, 2023. Motion seconded by Commissioner Risler. On voice vote, motion carried with Commissioners Maier and VanBeckum abstaining due to not being present at the February 22, 2023 meeting.

### D. OLD BUSINESS

#### 1. Resolution 4-2023: 423 S. Fancher Road Comprehensive Plan Amendment CPA-22-4

Director Schultz discussed the application went to Village Board and Public Hearing. No one spoke in opposition at either meeting. The Plan Commission voted on this item immediately after E.4. Motion by Maier to approve the proposed amendments and recommend the adoption of an Ordinance by the Village Board amending the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County 2035. Motion seconded by Commissioner Risler. On voice vote, motion carried.

### E. NEW BUSINESS

#### 1. 2745 Chicory Road Certified Survey Map CSM-23-4

Director Schultz discussed the applicant's proposal to divide the parcel into two lots. Lot 1 contains 0.75 acres, which will contain a planned sewer project for the City of Racine and the village. Lot 2 contains the remaining acreage, which will remain as is. Motion by Commissioner Maier to recommend approval of the 2745 Chicory Road Certified Survey Map CSM-23-4 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

#### 2. 6031 Regency West Drive Site Plan Review SP-23-6

Director Schultz discussed the applicant's request to demolish the existing bank and build an 802 square foot 7-Brew Coffee restaurant and drive-through establishment. The establishment includes a double drive-through and a walkup window for pedestrian service. The applicant spoke. Motion by Trustee Bhatia to approve the 6031 Regency West Drive Site Plan Review SP-23-6 subject to the recommended conditions. Motion seconded by Commissioner Maier. On voice vote, motion carried.

#### 3. 3540 Northwestern Avenue Site Plan Review SP-23-7

Director Shultz discussed the applicant's request to demolish the existing beach house building and replace it with a new pavilion. This application is a re-submittal of a scaled-down plan originally approved as SP-01-21, for which the previous site plan approval lapsed. The County now plans to move forward to construct this phase of the scaled-down plan starting in autumn. Motion by Commissioner Risler to approve the 3540 Northwestern Avenue Site Plan Review SP-23-7 subject to the recommended conditions. Motion seconded by Commissioner Maier. On voice vote, motion carried.

#### 4. Village Turf Management Policy

Director Schultz discussed the proposed Turf Management Policy. The policy is to define turf management procedures and processes for cultivating turf in village parks and other village properties maintained by DPW. No motion was needed on the item.

At this time Trustee Bhatia was excused from the remainder of the meeting.

**F. STAFF REPORTS**

**1. Robin Palm, Planner II**

**a. Staff-approved permits**

Planner R. Palm reported: 1 Development Plan, 6 Sign Permits, 3 Site Plan Reviews, 1 Wireless Communications, 3 Zoning Compliance Permits, 2 Zoning Map Amendments, 1 Zoning Request Letter, and 16 Municipal Complaints.

**G. ADJOURN**

Motion by Trustee Hewitt to adjourn the meeting at 2:11 p.m. Commissioner Risler seconded the motion. On a voice vote, motion carried.