



PLAN COMMISSION MEETING MINUTES

April 19, 2023 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Project Director Claude Lois, Village Assessor Dan McHugh, and Community Engagement Manager Lisa Olley.

A. CALL TO ORDER

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

B. ROLL CALL

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

C. MEETING MINUTES

1. Meeting of March 22, 2023

Motion by Trustee Hewitt to approve the minutes of March 22, 2023. Motion seconded by Commissioner Risler. On voice vote, motion carried.

D. OLD BUSINESS

E. NEW BUSINESS

1. 12001 Braun Road Site Plan Review SP-23-8

Director Schultz discussed the applicant's request to add photovoltaic solar panels around the northeast stormwater retention pond on the Foxconn Site. The panels are estimated to produce roughly 1,600 MHW/yr. WE Energies will lease the land from Foxconn for 25 years with an added five-year extension choice. A representative of SunVest Solar spoke. Motion by Trustee Bhatia to recommend approval of the 12001 Braun Road Site Plan Review SP-23-8 subject to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried.

2. 9110 Megan's Way Site Plan Review SP-23-9

Director Schultz discussed the applicant's request to construct 180 multi-family units on their property directly north and south of Megan's Way. The development will consist of three eight-unit townhome-style multi-family buildings; six 26-unit, two-story buildings; and a maintenance building. A representative of Wangard Partners spoke. Motion Trustee Bhatia approval of the 9110 Megan's Way Site Plan Review SP-23-9 subject to the recommended conditions for approval. Motion seconded by Commissioner Risler. On voice vote, motion carried.

3. Ordinance 11-2023: A Zoning Map Amendment for 423 S. Fancher Road; Zoning Map Amendment ZMA-23-5

Planner Robin Palm discussed the applicant's request to amend the zoning map from RE (Estate Residential) to B-2 (Community Business). The applicant wishes to convert the existing home to a wedding event venue. Motion by Commissioner Maier to recommend approval of the Ordinance 11-2023: A Zoning Map Amendment for 423 S. Fancher Road; Zoning Map Amendment ZMA-23-5 with the recommended condition. Motion seconded by Trustee Hewitt. On voice vote, motion carried.

F. STAFF REPORTS

1. Robin Palm, Planner II

a. Staff Approved Permits

Planner R. Palm reported:

- 1 Administrative Adjustments (issued),
- 0 Administrative Adjustments (active),
- 2 Certificates of Occupancy (issued),
- 6 Certificates of Occupancy (active),

- 0 Comprehensive Plan Amendments (issued),
- 1 Comprehensive Plan Amendments (active)
- 0 Condominium Plats (issued),
- 1 Condominium Plats (active),
- 1 Minor Land Divisions (issued),
- 0 Minor Land Divisions (active),
- 5 Municipal Complaints (closed),
- 19 Municipal Complaints (active),
- 1 Preliminary Plats (issued),
- 0 Preliminary Plats (active),
- 5 Sign Permits (issued),
- 3 Sign Permits (active),
- 5 Site Plan Reviews (issued),
- 2 Site Plan Reviews (active),
- 3 Zoning Compliance Permits (issued),
- 1 Zoning Compliance Permits (active),
- 0 Zoning Map Amendments (issued),
- 1 Zoning Map Amendments (active),
- 2 Zoning Request Letters (issued),
- 3 Zoning Request Letters (active),
- 1 Zoning Variances (issued)
- 1 Zoning Variances (active)

b. National Planning Conference Report

Planner R. Palm reported sessions he attended at the National Planning Conference.

2. Samuel Schultz, Community Development Director

a. National Planning Conference Report

Director Schultz reported sessions he attended at the National Planning Conference.

b. Planning Intern

Director Schultz reported the planning intern position was approved and expected to be filled in June.

G. ADJOURN

Motion by Commissioner Maier to adjourn the meeting at 2:08 pm. Commissioner Risler seconded the motion. On a voice vote, motion carried.