



PLAN COMMISSION MEETING MINUTES

June 19, 2024 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, Administrative Assistant Isabelle Graziano, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

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

B. ROLL CALL

Village Treasurer Baker performed roll call. Commissioner Risler, Commissioner Maier, Commissioner VanBeckum, Commissioner Bozinovski, Trustee Bhatia, and Chairperson Driver were present. Trustee Washburn was excused.

C. MEETING MINUTES

1. Meeting of May 22, 2024

Motion by Bhatia to approve the minutes of May 22, 2024, with corrections motion seconded by Commissioner Risler. On a voice vote, motion carried 5-0-1 Commissioner Bozinovski abstained.

D. OLD BUSINESS

1. None

2. NEW BUSINESS

1. Ordinance 14-2024: A Zoning Map Amendment for 4216 Old Green Bay Road; ZMA-24-5

2. 2. 4216 Old Green Bay Road Certified Survey Map; CSM-24-2

3. 3. 4216 Old Green Bay Road Conditional Use CU-24-2

Planner Palm discussed that William Morris, Architect, LLC applied on behalf of the owner (Open Arms LLC from ST MARYS MEDICAL CENTER INC) to –

1) divide off a 2.66-acre piece from the 17.91 parcel via certified survey map in order to

2) amend the zoning map for the property from C-2 to RH-1 to be able to

3) request a Conditional Use Permit to operate a senior care facility for 25 residents per § 90-320.60(b)(2).

The applicants and Open Arms LLC are adapting the existing building on the north end of the site for a CBRF. No current expansion of the building or site is planned, but a site plan would be required as necessary. Motion by Commissioner VanBeckum to recommend approval of Ordinance 14-2024: 4216 Old Green Bay Rd Zoning Map Amendment; ZMA-24-5, Certified Survey Map CSM-24-2, 4216 Old Green Bay Rd Conditional Use; CU-24-2 subject to the recommended conditions. Motion seconded by Commissioner Bozinovski. On a voice vote motion carried 6-0.

4. USH 41 S Site Plan Review; SP-24-12

Planner Palm explained that Christopher White of RA Smith and Richard Bierman of RB Custom Designs, applied on behalf of the owners Truck City, Inc. to construct a new 22,500 square foot trucking facility with a service center, autobody shop, and wash bay. The building is to service an existing fleet of vehicles, and not for general use. The project is scheduled for completion in Fall 2024. The applicant, Jeff Badtke from 1412 136 Avenue from Union Grove was present to answer questions. Motion by Trustee Bhatia to approve the 0 USH 41 Site Plan Review; SP-24-12 subject to the conditions for approval. Motion seconded by Commissioner Maier. On a voice vote motion carried 6-0.

5. Spring Trails Subdivision Final Plat; FSP-24-2

Director Schultz discussed that the applicant applied to re-plat 13 lots within the former Spring Trail Condominium Plat. The plat does not modify the existing Spring Trail Court right-of-way or the required bicycle pathway on Lot 4 of CSM 3487. The applicant wishes to convert the existing condominium units to individual for-sale lots. Motion by Commissioner Risler to approve the Spring Trails Subdivision Final Plat; FSP-24-2 subject to the recommended conditions. Motion seconded by Commissioner Maier. On a voice vote motion carried 6-0.

F. STAFF REPORTS

1. None

G. ADJOURN

Motion by Commissioner VanBeckum to adjourn the meeting at 1:30 PM. Commissioner Risler seconded the motion. On a voice vote, motion carried 6-0.

APPROVED