



PLAN COMMISSION MEETING MINUTES

September 18, 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, and Village treasurer Brandi Baker

A. CALL TO ORDER

Commissioner Maier called the meeting to order at 1:00 PM.

B. ROLL CALL

Treasurer Baker performed roll call. Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, Commissioner Maier, and Commissioner Risler were present.

C. MEETING MINUTES

1. Meeting of August 21, 2024

Motion by Bhatia to approve the minutes of August 21, 2024, seconded by Trustee Washburn. On a voice vote, motion carried 5-0.

D. OLD BUSINESS

- a. None

E. NEW BUSINESS

1. 2500 Newman Road N Zoning Map Amendment; ZMA-24-7

Planner Robin Palm explained that the applicant applied to amend the zoning map for two parcels both addressed as 2500 Newman Rd N Avenue from RL-1 to RE in order to merge the two parcels and allow 1-2 horses on the property. Parcel 1 (TIN# 151032201043000) is 0.87 acres and contains the home addressed as 2500 Newman Rd N and has frontage along that road. Parcel 2 is a 1.7-acre empty parcel (TIN# 151032201049000) that is adjacent to Parcel 1, but does not have any public road frontage. It is adjacent to the Village of Mount Pleasant's Drozd Park. Commissioner Bozinovski asked if this needs to be a merge or survey. Planner Palm explained this merge is conditional on the rezone. Trustee Washburn noted that Land information will look for a deed, and inquired about building an accessory building. Commissioner Maier questioned the lot size.

Commissioner Bozinovski moved to recommend approval of Ordinance 18-2024: 2500 Newman Rd N Zoning Map Amendment; ZMA24-7. Motion seconded by Trustee Bhatia. On voice vote, motion carried 5-0.

2. Chapter 90-110 Residential Districts Zoning Text Amendment (Discussion Only)

Community Development Director Sam Schultz discussed the outlined purposed changes to Chapter 90-110 Residential Districts Zoning Text Amendment. This was noted as a discussion only.

Commissioner Maier discussed Backyard cottages rentals and the timeframe of those versus houses. Also discussed garage fronts required to be behind the house.

Trustee Washburn was in favor of removing what defines a household. Also discussed multiple units' size and asked about the timeline of changes. Community Development Director Schultz said a couple months.

Washburn also noted overall concerns that some won't be restricted enough.

Commissioner Risler suggested to carefully go through these changes.

F. STAFF REPORTS

1. Robin Palm, Planner II

- a. Local Area Plan 5 Update

Planner Robin Palm gave a quick update on Chapters 0, 1, and 2 in the documents.

Commissioner Maier noted that the data lags a few years.

G. ADJOURN

Motion by Trustee Bhatia to adjourn the meeting at 2:45 PM. Motion seconded by Trustee Washburn. On a voice vote, motion carried 5-0.

APPROVED