



PLAN COMMISSION MEETING MINUTES

February 19, 2025 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, Communications Director Sean Ryan, South Shore Fire Department Administrative Assistant Hailey Berens, South Shore Fire Fighter Mike Cook, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

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

B. ROLL CALL

B. Baker performed roll call. Commissioner Maier, Commissioner Risler, Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, and Chairperson Driver. Commissioner VanBeckum, was absent.

C. MEETING MINUTES

1. January 22, 2025

Motion by Trustee Bhatia to approve the minutes of January, 22 2025. Motion seconded by Commissioner Maier. On voice vote, motion carried (6-0).

D. OLD BUSINESS

E. NEW BUSINESS

1. 12719 Spring Street Certified Survey Map; CSM-25-1

Community Development Director Sam Schultz explained that this CSM is proposing creating two lots. The applicant proposed developing Lot 1 with residential development and marketing Lot 2 for sale.

Motion by Trustee Bhatia to approve CSM-25-1 subject to conditions recommended by staff. Motion seconded by Trustee Washburn. On voice vote, motion carried 6-0.

2. 930 Renaissance Boulevard Zoning Map Amendment; ZMA-25-1.

Planner II Robin Palm explained that Chuck Western applied on behalf of potential future owner Bell Ambulance Company to amend the zoning map from C-4 (General Industrial) to C-2 (Neighborhood Business) for 2.6 acres on Renaissance Boulevard. This application is concurrent with a site plan application SP-24-26, which plans to construct an ambulance depot on the site. The purpose of the downzone is to remove the two story, 24-foot height minimum present in the C-4 General Industrial District. Trustee Bhatia asked the members of the South Shore Fire Department in attendance their thoughts.

Motion by Trustee Washburn to recommend approval of ZMA-25-1 to the Mount Pleasant Village Board.

Motion seconded by Commissioner Maier. On voice vote, motion carried 6-0.

3. 930 Renaissance Boulevard Site Plan Review; SP-24-26

Planner II Robin Palm explained that Charles Western, Architect, on behalf of Bell Ambulance Inc, applied to construct a 11,635 square foot 8 bay ambulance depot and crew lounge. Bell Ambulance will own, operate, and maintain the depot, which will be open 24/7. The station will have ten to sixteen employees, with five to eight employees will be at the station at any given time. A concurrent application, ZMA-1-25, requests to downzone this property from C-4 to C-2 in order to avoid the two story, 24-foot requirement present in C-4. This site plan review is contingent on that rezone's approval. Architect Charles Western was present to answer any questions.

Motion by Commissioner Maier to approve SP-24-26 subject to the conditions listed in the endnotes. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

4. Discussion of proposed updates to Division 90-110: Residential Districts

Community Development Director Sam Schultz led the discussion of the following proposed updates to Division 90-110: Residential Districts:

1. Updated detailed descriptions of the districts to explain where applying those districts is appropriate.

2. Updated organizational structure that consolidates repeated sections.
 3. Updated regulations on when more than one principal building is allowed per lot.
 4. Consolidated lot and building regulations table.
 5. Switch from maximum building coverage to maximum impervious surface coverage.
 6. Switch from measuring building height by feet to stories to both align with the commercial regulations and have consistent neighborhood character.
 7. Move the gardening regulations to the accessory uses and structures section where similar regulations regarding amateur radio service antennas, home occupations, and solar energy systems lie.
 8. Move the garage regulations to the parking and access section to consolidate vehicle and parking-related regulations together.
- S. Schultz encouraged the Commission to review the changes and reach out to discuss ideas and that this will be brought back at a later time for more discussion.

F. STAFF REPORTS

1. None

- G. ADJOURN** Motion by Commissioner Risler to adjourn the meeting at 2:20 PM. Motion seconded by Commissioner Maier. On voice vote, motion carried 6-0.

APPROVED