



## PLAN COMMISSION MEETING MINUTES

March 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, Parks and Recreation Manager George Baumgardt, and Village Treasurer Brandi Baker.

### A. CALL TO ORDER

Commissioner Driver called the meeting to order at 1:02 PM.

### B. ROLL CALL

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

Commission took out of order:

Staff Report: Parks and Recreation Manager George Baumgardt

#### a. 2025 First Quarter Report

Parks and Recreation Manager George Baumgardt gave a brief update regarding the 2025 first quarter which included the following: Registrations and reservations opened in January and have been up. Discussed working on the Neighborhood parks plan. Urban Forestry Grant RFP is out and due April 4<sup>th</sup>. Spring start up began in April. They have will be hiring seasonal worker. March 29<sup>th</sup> will be the Cotton Trail Event held at Village Hall. April 26<sup>th</sup> is Arbor Day. He also noted that at the WRPA Conference, Campus Park won Award.

### C. MEETING MINUTES

1. February 19, 2025

Motion by Trustee Bhatia to approve the minutes of February 19, 2025 with corrections. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

### D. OLD BUSINESS

### E. NEW BUSINESS

1. S. Green Bay Road Zoning Map Amendment; ZMA-25-2

Planner II Robin Palm discussed that David Trandel and Tom McClayton of Primestone Residential applied to amend the zoning map for 34.28 acres between Old Green Bay Road and Royal Oaks Drive from AG-1 to RL-1. This application is concurrent with a preliminary plat application PSP-25-1 that divides the parcel into 103 lots. The Village Board previously denied Zoning Map Amendment Application ZMA-24-9 on October 28<sup>th</sup>, 2024. Because that application requested to rezone portions of the parcel to RM-1 and this application is with a preliminary plat application that zones the property only to RL-1, the application is able to be considered within a period of one year, per § 90-530.90: Successive applications.

Commissioner VanBeckum voiced concerns/questions about the Wetlands on that area, the Park dedication Trustee Washburn asked clarification on the lowest zoning can go. Asked about the duplexes and number of owners.

Ted Sniegowski-3627 Providence Dr Mount Pleasant, WI - Commented that the multi-family does not fit the Current neighborhood. Does not support this rezoning.

Ann Zogg 3930 Royal Oaks Drive Mount Pleasant, WI - Echo's Ted's concerns and inquired about Deed Restrictions.

Dave Giordano-6125 10<sup>th</sup> St Kenosha, WI - Commented that others are looking to Mount Pleasant to set an example to set an example. Would like to see a compromise.

Community Director Sam Schultz discussed and answered some the Commissioners questions/concerns and explained the what the current adopted Comp Plan.

Trustee Bhatia asked if the Comp Plan revised or if it is cast in stone.

Motion by Trustee Washburn to recommend approval to the Village Board of the South Green Bay Road

zoning map amendment ZMA-25-2 subject to number one the condition on page 8 being corrected to PSP 25-1 and number two that we are provided some sort of notice at the Village Board from the Village Attorney Smith to speak to the proving of the substantial changeability and that would not be getting us in trouble. Motion seconded by Commissioner Maier. On voice vote, Motion carried 6-0.

#### 2. The Sanctuary at Pike River Preliminary Plat; PSP-25-1

Planner II Robin Palm discussed that David Trandel and Tom McClayton of Primestone Residential applied for a preliminary plat in order to subdivide this 34.28-acre parcel in 103 lots, for 57 duplexes and 46 single family homes. This plat is concurrent with an application to amend the zoning map ZMA-25-2 for the 34.28 acres between Old Green Bay Road and Royal Oaks Drive from AG-1 to RL-1. The Village Board previously denied Zoning Map Amendment Application ZMA-24-9 on October 28th, 2024. Because that application requested to rezone portions of the parcel to RM-1 and the related rezone application zones the property only to RL-1, that application is able to be considered within a period of one year, per § 90-530.90: Successive applications.

Commissioner VanBeckum asked for clarification on Community Developments recommendation.

Tom McClayton explained the difference between the previous submitted plan to the current and explained the process to the revised plans.

Mark Ebberly, Civil Engineer for this project spoke on the Roadway connections.

Ann Zogg 3930 Royal Oaks Drive Mount Pleasant, WI- voiced concerns over traffic and safety, not in favor of this plat.

Ted Sniogowski-3627 Providence Dr Mount Pleasant, WI- Agrees with Ann, would like to see the Deed Restrictions. Not in favor with the Duplexes, stated again that they do not fit with the current neighborhood. Community Director Sam Schultz gave an explanation on the Plan Commission options moving forward with this item.

Motion by Commissioner VanBeckum moves to recommend approval of the Sanctuary at Pike Creek River Preliminary Subdivision Plat; PSP-25-1 subject to the recommended conditions that are typed on page 10, there are six type conditions and we want to add two additional conditions that the developer come back showing the elimination of lot 103 and 104 and in lieu of that creating a roadway access from the subdivision to Braun Road the second condition would be that the owner follow up on his offer to indicate on the plat of subdivision or by deed restrictions which of the lots will be single family and duplex lots the third condition would be that the materials that are submitted indicate that the outlots would be held in the form of common ownership and subject to HOA restrictions as required by section 74-2.6.

Motion seconded by Commissioner Risler. Trustee Bhatia voiced his support. Trustee Washburn voiced that she would not be supporting this motion. On voice vote, Motion carried 5-1.

#### 3. Sheridan Road Certified Survey Map; CSM-25-2

Community Development Director Sam Schulz discussed that this CSM proposed splitting the existing parcel into two lots on the corner of Pratt Avenue and Sheridan Road in the Lake Park neighborhood. The lots were originally platted two lots. This request is to raze an outbuilding and construct a single-family home on Lot 1, as the RM-2 zoning does not allow single family homes on lots larger than 7200 square feet. Lot 2 will be held for potential future development.

Motion by Trustee Bhatia to recommend approval to the Village Board of CSM-25-2. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0

#### 4. 8811 Campus Drive Site Plan Review; SP-25-4

Community Development Director Sam Schulz discussed that the Village of Mount Pleasant applied for a new storage building behind the Police Department. The building will replace the current trash enclosure, which will move slightly further east. The Village staff would typically review a project this small; however, Wisconsin State Statute requires Plan Commission review for public buildings.

Commissioner Maier asked about requirements concerning landscaping.

Motion by Trustee Washburn to recommend approval to the Village Board of SP-25-4. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

## F. STAFF REPORTS

1. Parks and Recreation Manager George Baumgardt

a. 2025 First Quarter Report

2. Planner II Robin Palm

a. 2025 First Quarter Report

Planner II Robin Palm will give his 2025 First Quarter Report at the next meeting.

3. Community Development Director Samuel Schultz

a. BS&A Online Permitting System

Community Development Director Samuel Schultz discussed the new online permitting system, BS&A,- anticipating reports and data will be more detailed.

**G. ADJOURN** Motion by Trustee Washburn to adjourn the meeting at 4:15 PM. Motion seconded by Commissioner Maier. On voice vote, motion carried 6-0.

APPROVED