



PLAN COMMISSION MEETING MINUTES

April 23, 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, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

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

B. ROLL CALL

B. Baker performed roll call. Trustee Washburn, Commissioner Risler, Commissioner Basil, and Commissioner Maier were present. Commissioner Bozinovski, Trustee Bhatia, and Chairperson Driver were excused. Previous member Thomas VanBeckum spoke to wish the current Plan Commissioners good luck and say goodbye.

C. MEETING MINUTES

1. March 19, 2025

Motion by Commissioner Risler to approve the minutes of the March 19, 2025 meeting. Motion seconded by Trustee Washburn. On voice vote, motion carried 4-0.

D. OLD BUSINESS

E. NEW BUSINESS

1. 6205 Durand Avenue Site Plan Review; SPC25-0005

Planner II Robin Palm explained that Ray Stibeck applied on behalf of owners SON CA MINH TRUONG and NHIEU P LAI to construct a new, multi-tenant commercial building at 6205 Durand Ave. The one-story building will be comprised of a restaurant and nail salon. Plan Commission previously approved SP-24-11 for this property a year ago. This application removes the six apartments on the second floor.

Ray Stibeck 16724 Washington Avenue the applicant answered questions presented by the Commission on the application.

Mark Eberly 1458 Horizon Blvd also discussed the proposed development and answered questions presented by the Commission.

Motion by Trustee Washburn to approve the site plan review for 6205 Durand Avenue SPC25-0005 with the conditions presented. Motion seconded by Commissioner Risler. On voice vote, motion carried 4-0.

2. 5901 Durand Avenue Zoning Map Amendment; ZMA25-00003

Community Development Director Sam Schultz explained that applicant applied to amend the zoning map for the properties from C-2 (Moderate-Intensity Commercial) and RL-1 (Low-Density Residential) to C-2 (Moderate-Intensity Commercial) and C-3 (High-Intensity Commercial). The applicant wishes to construct a new bank on the property and re-divide the remaining parcels for sale.

Discussion regarding access on Elmwood and a larger entrance by the Commission.

Motion by Trustee Washburn to recommend approval of ZMA-25-00003 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 4-0.

3. 5723 Durand Avenue Zoning Map Amendment; ZMA25-00004

Community Development Director Sam Schultz explained that the applicant applied to amend the zoning map for the property from C-2 (Moderate-Intensity Commercial) to C-3 (High-Intensity Commercial). The applicant wishes to occupy the former bank building with another bank temporarily. At the same time, they plan to reconstruct the bank at 5901 Durand Avenue.

Motion by Trustee Washburn to recommend approval of ZMA25-00004 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 4-0.

4. Spring Street Site Plan Review Extension; SP-23-14

Community Development Director Sam Schultz explained that the applicant requested an extension to previous plan commission approval for the Spring Street Site.

Commissioner Maier inquired if the Commission had previously approved the two-phase change.

Paul Schmitter, Fiduciary Real Estate 789 N Water Street Milwaukee discussed the extension request and answered questions presented by the Commission.

Tony Martino 6710 Braun Road discussed his disappointment in the quality of neighbor he feels Fiduciary has been with their work at Seasons. Feels they should be following through with Seasons before moving forward with this new development. Spoke on the amount of dust and debris that is blowing onto his property.

Motion by Trustee Washburn to approve the Spring Street Site Plan Extension SP-23-14. Motion seconded by Commissioner Basil. On voice vote, motion carried 4-0.

5. Dirkse, Drozd, James Turek, and Pheasant Creek Neighborhood Park Plans

Community Development Director Sam Schultz gave a background on the Park Plans and introduced MSA to present the plans.

Kevin Burn and Hannah Crammer with MSA Professional Services located at 3320 Buffalo Street, Milwaukee presented the Neighborhood Park Plans of Dirkse, Drozd, James Turek, and Pheasant Creek and answered questions presented by the Commission.

F. STAFF REPORTS

1. None

G. ADJOURN Motion by Commissioner Risler to adjourn the meeting at 2:30 PM. Motion seconded by Trustee Washburn. On voice vote, motion carried 4-0.

APPROVED