



PLAN COMMISSION MEETING MINUTES

May 21, 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, Village Administrator Tami Simmons, Finance and Village Treasurer Brandi Baker.

A. CALL TO ORDER

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

B. ROLL CALL

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

C. MEETING MINUTES

1. April 23, 2025

Motion by Commissioner Basil to approve the minutes of the April 23, 2025 meeting. Motion seconded by Trustee Washburn. On voice vote, motion carried 4-0-2. Chairperson Driver and Trustee Bhatia abstained.

D. OLD BUSINESS

E. NEW BUSINESS

1. 5901 Durand Avenue Certified Survey Map; CSM-25-03

Planner II Robin Palm explained that the applicant applied to merge and rearrange the existing four lots into three conventional lots. This CSM follows ZMA-25-003 approved last month, which zoned the properties to C-2 and C-3. The applicant wishes to construct a new bank on the property, via application SP-25-006 also up for review, and re-divide the remaining parcels for sale. Trustee Washburn inquired if the setback was a DOT requirement and discussed the gap on the legal description.

Commissioners discussed the driveway and the access points.

Motion by Trustee Washburn to recommend approval of CSM-25-03 to the Village Board subject to the conditions presented. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

2. 5901 Durand Avenue Site Plan Review; SP-25-006

Planner II Robin Palm explained that the applicant applied to merge and rearrange the existing 4 lots into three conventional lots. This CSM follows ZMA-25-003 approved last month, which zoned the properties to C-2 and C-3. The applicant wishes to construct a new bank on the property, via application SP-25-006 also up for review, and re-divide the remaining parcels for sale. Johnson Financial Group (JFG) would like to build a new bank branch at 5901 Durand Ave.

Eric Olson-developer with Johnson Financial Group presented the Site Plan and answered questions presented by the Commissioners. Commissioners discussed the legal description gap and agreed that they would like to see that cleaned up but understand that this is a private property dispute.

Motion by Trustee Bhatia to recommend approval of SP-25-006 5901 Durand Avenue Site Plan Review to the Village Board subject to the conditions presented. Motion seconded by Commissioner Basil. On voice vote, motion carried 6-0.

3. Ordinance 06-2025: 7003 and 7222 Braun Road Zoning Map Amendment; ZMA-25-005

Community Development Director Sam Schultz explained that the applicant applied to amend the zoning map for the property from AG-2 (General Agriculture) to RH-1 (High-Density Residential). The applicant wishes to construct a 618 market-rate residential development with sites for detached, two unit, and multi-unit buildings. In 2024, the Village Board signed a Development Agreement with the property owner, which contemplated a residential development with approximately 600 units. Commission inquired about a Public Hearing, Staff confirmed this would be at a later date and notices will be sent out.

Motion by Trustee Washburn to recommend approval of ZMA-25-005 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

4. Ordinance 07-2025: Amending Code of Ordinances Chapter 90, Division 90-130: Commercial Districts
Community Development Director Sam Schultz lead the discussion regarding Ordinance 07-2025: Amending Code of Ordinances Chapter 90, Division 90-130: Commercial Districts. Discussion by the Commission including the wording in the text, and whether this is staff approved or would it come back the Board.

Motion by Trustee Washburn to recommend approval of Ordinance 07-2025. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

5. Ordinance 08-2025: Amending Code of Ordinances Chapter 90, Divisions 90-425 and 90-620, Regarding Outdoor Lighting

Community Development Director Sam Schultz lead the discussion regarding Ordinance 08-2025: Amending Code of Ordinances Chapter 90, Divisions 90-425 and 90-620, Regarding Outdoor Lighting. Discussion by the Commission concerning Residential lightening and should it be the Villages concern. Also discussed was the issue of light pollution. Motion by Trustee Washburn to recommend approval of Ordinance 08-2025 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

6. Ordinance 09-2025: Amending Code of Ordinances Chapter 90, Divisions 90-110, 90-330, and 90-420, Regarding Residential Districts

Community Development Director Sam Schultz lead the discussion regarding Ordinance 09-2025: Amending Code of Ordinances Chapter 90, Divisions 90-110, 90-330, and 90-420, Regarding Residential Districts.

Motion by Trustee Washburn to recommend approval of Ordinance 09-2025 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

F. STAFF REPORTS

1. None

G. ADJOURN Motion by Trustee Washburn to adjourn the meeting at 2:32 PM. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.