



PLAN COMMISSION MEETING MINUTES

June 18, 2025 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Planner II Robin Palm, Project Consultant Claude Lois, Parks & Recreation Manager George Baumgardt, Village Administrator Tami Simmons, 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. Trustee Washburn, Commissioner Bozinovski, Commissioner Basil, Trustee Bhatia, Commissioner Maier, Commissioner Risler, and Chairperson Driver were present.

C. MEETING MINUTES

1. May 21, 2025

Motion by Trustee Bhatia to approve the minutes of the May 21, 2025 meeting with corrections. Motion seconded by Commissioner Risler. On voice vote motion carried, 6-0-1, Commissioner Maier abstained.

D. OLD BUSINESS

E. NEW BUSINESS

1. 4800 90th Street and 4811 CTH H Site Plan Review; SP-25-07

Planner Robin Palm discussed that the applicant proposed a large-scale natural resource preservation project to re-naturalize the stream that runs through the two properties. Project outcomes will include 5,348 feet of stream restoration and 750 feet of stream preservation. The Project will restore approximately 10.8 acres of adjacent floodplain previously lost to downcutting and result in an estimated 12.4 acres of wetland enhancement, restoration, and/or creation throughout the Project corridor. The applicant narrative includes additional information regarding the project details.

Heather Schwar Project Engineer discussed the site plan and project and was available to answer questions presented by the Commission.

The Commission inquired about the timeline of this project, Heather Schwar and Project Consultant Claude Lois gave a brief draft outline of the projected timeline for the remainder of the year.

Motion by Trustee Washburn to approve the Site Plan Review; SP-25-07 at 4800 90th Street and 4811 County Trunk Highway H. Motion seconded by Commissioner Risler. On voice vote motion carried, 7-0.

2. 5714 Braun Road Zoning Map Amendment; ZMA-25-06

Planner Robin Palm discussed that the applicant applied to amend the zoning map for the property from AG-2 (General Agriculture) to RM-1 (Moderate-Density Residential 1). The applicant wishes to construct a 336-unit residential development with sites for detached, two unit, and townhouse buildings. The plan provided is just a concept, and the applicant must apply for preliminary and final plat approval to subdivide the property. Additionally, a land division is subject to a development agreement with the village for the installation of the public infrastructure. Discussion from the Commissioners included future park sites, and the connecting of the roads in the neighborhood.

SR Mills 4118th Street Kenosha, Wi with Bear development spoke in favor of the rezone and the concept plan and that he feels they are moving in the right direction while recognizing there is still work that needs to happen on this project. Shared his appreciation of their relationship with the Village and that they often point to the Village when speaking with other municipalities. Mr. Mills offered to answer any questions presented by the Commission. Spoke on safety concerns and the comprehensive plan.

Tony Martino 6710 Braun Rd Mount Pleasant- inquired on the current zoning. Thanked the builders for the meeting that they had, and encouraged the Village to facilitate those types of meetings with the neighbors.

Trustee Bhatia inquired and spoke on the zoning and variety of housing on Sunnyslope.

Motion by Trustee Washburn to approve to forward to the Village Board with a positive recommendation 5714 Braun Road zoning map amendment; ZMA-25-06. Motion seconded by Commissioner Risler. On voice vote motion carried, 7-0.

3. Ginder Memorial Donation and Gift Agreement

4. Chernouski Memorial Donation and Gift Agreement

Parks & Recreation Manager George Baumgardt discussed both memorial donation and gifts, one being a picnic table and the other a park bench and answered any questions presented by the Commission.

Commissioner Maier noted that the table should be further off the path.

Motion by Commissioner Maier to approve the two requests for both a park bench as well as a picnic table and with the sites to be chosen by the park commission. Motion seconded by Commissioner Bozinovski. On voice vote motion carried, 7-0.

F. STAFF REPORTS

1. George Baumgardt, Parks and Recreation Manager

a. Spring Quarterly Staff Report

Parks & Recreation Manager George Baumgardt gave a brief update regarding the Spring Quarterly Report which included the following: an increase from April 1st-June 30th picnic permits and court rentals. Discussion also included the special events that include; Arbor Day Walk, Relay for Life, RYS Summer Beer Garden, Sounds at Sunset, and Bluegrass Festival.

b. Neighborhood Park Plans Status Update

Parks & Recreation Manager George Baumgardt discussed and answered any questions presented by the Commissioners the neighborhood park plans and meetings, he

reported that 50% of the comments related to Pheasant Creek, with the other parks having positive feedback. They will be taking the feedback and working with MSA on the plan to move forward.

Commissioners discussed the green space at Pheasant Creek and the feedback they received about residents wanting to keep that. Also discussed that the residents neighboring this park have been maintaining areas.

Lastly, Commissioners discussed the access points for the parks.

2. Robin Palm, Planner II

a. Spring Quarterly Staff Report

Planner II Robin Palm gave a brief report and answered any questions presented by the Commissioners regarding the Spring Quarterly report, including the housing types, permits issued, and the zoning variances.

G. ADJOURN Motion by Trustee Bhatia to adjourn the meeting at 2:33 PM. Motion seconded by Commissioner Risler. On voice vote, motion carried 7-0.