



PLAN COMMISSION MEETING MINUTES

July 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 1:04 PM.

B. ROLL CALL

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

C. MEETING MINUTES

1. June 18, 2025

Motion by Trustee Bhatia to approve the minutes of the June 18, 2025 meeting as written. Motion seconded by Commissioner Risler. On voice vote motion carried, 5-0.

D. OLD BUSINESS

E. NEW BUSINESS

1. Recommendation of Spring Street Certified Survey Map; CSM-25-04

Community Development Director Sam Schultz discussed that the applicant applied to divide the property into three lots. They intend Lot 1 for the first phase of the approved Seasons at Spring Street multi-unit building development. They intend Lot 2 for the second phase of that development, and Lot 3 for the related stormwater detention facility. The map also dedicates 40' to the public for Carrington Boulevard north of Spring Street (County Trunk Highway C). The Village Board approved a development agreement with FRED-Spring Street HC, LLC and FRED-Spring Street Two HC, LLC that contemplated this map in the approved development phasing. The property is currently zoned AG-2; however, the Village Board approved the RM zoning for the subject property with Ordinance 26-2022. The zoning shall take effect when the applicant purchases the property. Trustee Bhatia asked for clarification on the location and inquired about access restrictions.

Commissioner Basil asked if there was history of how and why this parcel was subdivided. S. Schultz informed that it was probably done via legal descriptions as was common in the 1970's. Commissioner Maier inquired about the two phases and the breakup not being in a straight line. S. Schultz explained the lots and setbacks and the developments grading and drainage.

Paul Smitter with Fiduciary Real Estate Development 789 North Water Street. Milwaukee WI discussed how they worked with staff to breakup into two phases and discussed the phases. Answered questions by the Commission about the drainage and wetlands and confirmed that this development will be similar to The Seasons.

Motion by Trustee Bhatia to recommend the approval of the Spring Street Certified Survey Map; CSM 25-04 as presented. Motion seconded by Commissioner Basil. On voice vote, motion carried 5-0.

2. Recommendation of Ordinance 11-2025: 2702 & 2706 Chicory Road Zoning Map Amendment; ZMA-25-07

Community Development Director Sam Schultz discussed that the applicant applied to amend the zoning map for the properties from C-4 (General Industrial) to C-3 (High-Intensity Commercial). The applicant wishes to open a day-care center (more than 30 enrollees). The City of Racine generally surrounds the parcel on the north side of Chicory Road, and formerly held the Humane Society.

Commissioners discussed that this is a great area for this and inquired about the plans for the open half acre. Staff will work with applicant if they chose to merge those two parcels together.

Motion by Commissioner Risler to recommend approval of Ordinance 11-2025: 2702 & 2706 Chicory Road Zoning Map Amendment; ZMA-25-07. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried 5-0.

3. Discussion of § 90-420.100: Parking area layout and design Zoning Text Amendment

Planner II Robin Palm led the discussion regarding the potential to amend the code for § 90-420.100: Parking area layout and design Zoning Text Amendment.

Commissioners discussed the proposed change regarding the parking space sizes and the how that could affect different businesses. S. Schutz explained that they have seen more variance requests regarding this and that some applicants have a hard time finding an appropriate alternative solution.

Commissioners agreed we should find something that avoids the rubber stamping at Zoning Board of Appeals. R. Palm ranked the options based on the importance that staff feels. Trustee Bhatia suggested that number 5 should be considered for more review and asked how does the parking lot width fit in this design.

Commissioner Basil suggested blending administrative adjustments to incorporate the best parts of each.

S. Schultz agreed that staff can try and merge some of these and get further feedback.

F. STAFF REPORTS

None

No staff report but Community Development Director Sam Schultz noted that Chairperson Driver will be moving out of state so the Commission will be needing a new Chairperson and another Commission member.

G. ADJOURN Motion by Commissioner Risler to adjourn the meeting at 2:08 PM. Motion seconded by Commissioner Basil. On voice vote, motion carried 5-0.

APPROVED