



PLAN COMMISSION MEETING MINUTES

August 20, 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

Chairperson Driver called the meeting to order at 1:03 PM.

B. ROLL CALL

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

C. MEETING MINUTES

1. July 23, 2025

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

D. OLD BUSINESS

E. NEW BUSINESS

1. Approval of SN-25-11 multi-tenant project sign application for 7111 Washington Ave

Planner II Robin Palm explained that the applicant applied on behalf of the owner for a project sign exception to the sign code. The village allows groups of parcels or separate tenants to share signage if approved by the Plan Commission. The project sign meets the square footage allotment but exceeds the height limitation of 10 feet by 1 foot 2 inches. Trustee Washburn commented that it is a nice sign.

Motion by Commissioner Risler to approve SN-25-11 as presented. Motion seconded by Trustee Washburn. On voice vote, motion carries 6-0.

2. Recommendation of Ordinance 12-2025: § 90-420.100: Parking area layout and design Zoning Text Amendment

Community Development Director Sam Schultz led the discussion regarding Ordinance 12-2025: § 90-420.100: Parking area layout and design Zoning Text Amendment. He explained that the Board of Appeals received multiple zoning variance applications for parking area layout and design in 2025. The variances asked for relief from the mandatory parking area layout and design requirements listed within § 90-420.100. The Board of Appeals approved both variances. When the Board of Appeals receives multiple similar petitions, the village staff typically bring forward zoning text amendments to reduce the need for variances in the future. Staff believes these modified ordinances will permit greater flexibility in parking design, while maintaining the high-quality landscaping, screening, and taxable value goals previously set by the Plan Commission and Village Board.

Commissioner Maier asked for clarification regarding the 10%. Trustee Washburn asked about the Fire Department's involvement in approval process.

Motion by Trustee Washburn to recommend approval of Ordinance 12-2025 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

3. Recommendation of S. Green Bay Road Preliminary Plat; PSP-25-0001

Planner II Robin Palm explained that the applicant applied for a preliminary plat in order to subdivide this 34.41-acre parcel into a 96-lot subdivision. The Village Board approved amending the zoning for the property to RL, but tabled the preliminary plat waiting for a traffic impact analysis. The applicant then brought Lennar, a national homebuilder, in as a partner on the project. They revised the preliminary plat

from what was previously presented to the Plan Commission, so the Village Board referred the revisions back to the Plan Commission for a new recommendation on the revised preliminary plat. The revised plat includes the roadway connections to the east, south, and west previously required by the Plan Commission. It consolidated some of the out lots to place the stormwater detention near the existing wetlands. The lots surrounding the outside of the plat range in width from 60 to 77 feet, while those on the interior of the plat range from 57 to 67 feet. The reconfigured west entrance, and the slightly larger lot sizes, account for the reduction of about 10 lots from the previous proposal. Community Development Director Sam Schultz addressed questions that were presented to him from Trustee Docksey before the meeting. He addressed the park and open space plan. R. Palm also addressed potential encroachments and lot line placements. Trustee Bhatia asked Trustee Docksey if he had other questions. Trustee Docksey confirmed at the moment he does not. Trustee Washburn shared her views on the restricted covenants and HOA. The Developers for this project introduced themselves and the project answered any questions presented by the Commissioners. Trustee Washburn suggested they research drain tiles in this area. Trustee Bhatia encouraged that they maintain the neighborhood and preservation of land. Motion by Trustee Washburn to recommend approval of the South Green Bay Road Preliminary Plat PSP-25-0001 and subject to all of the conditions outlined in the summary by staff, meaning following the approval of the Plat the recommendations in the Pike River watershed, the managed storm water management, and erosion and sediment controls. They will include native landscaping, restore wetlands where possible, and include naturalized storm water detention facilities. The updating of the plat to show lots 53 and 54 to be at least 50 feet wide or apply for the administrative adjustment. Including the vision triangle updates, update the on-site civil engineering to show the installation of public street lamps at the corners per section 74-8.13 of the code. Updating the civil engineering infrastructure plans to show the planted trees and the definition that follows in our summary based on section 74-8.15 (a) of the code. Also add the subdivider varying from the comprehensive plan for the roadways. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

4. Recommendation of Yates Drive Final Plat; SFP25-0001

Community Development Director Sam Schultz explained that the applicant applied to divide the property into 103 lots as a part of the second phase of their Pike River Crossing development. The plat includes opportunities for small lot detached housing and fee-simple twin houses. The Village Board approved a development agreement with BREG Pike River, LLC that contemplated this development in the approved phasing. Homes in the first phase of the development are actively under construction, and the village staff have received multiple reports from new owners happy with the additional housing choice provided by this subdivision's layout. Commissioner Maier inquired about any provisions on egresses. Trustee Washburn inquired about the long-term maintenance on the side by sides. She also shared that Bear has done a great job with the covenants. Commissioner Basil discussed multi buyers and the possibilities of rentals. S. Schutz stated that the Village cannot regulate that.

Dan Shoppe from Bear Development spoke that once they transfer lots to builder the lots to buyers and that is not something they can regulate.

Motion by Trustee Washburn to recommend approval of Yates Drive Final Plat; SFP25-0001 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

5. Recommendation of 702 S. Newman Road Certified Survey Map; CSM-25-05

6. Recommendation of Ordinance 13-2025: 712 Newman Road Zoning Map Amendment; ZMA-25-08

Community Development Director Sam Schultz spoke about 702 S. Newman Road Certified Survey Map; CSM-25-05 and Ordinance 13-2025: 712 Newman Road Zoning Map Amendment; ZMA-25-08 concurrently as they relate to the same project. S. Schultz explained that the applicant applied to reapportion this lot with 712 Newman Rd. They intend Lot 2 to give 1.167 acres to Lot 1, with some being allocated for public right-of-way. This process allows coincides with a zoning map amendment for 702 Newman Road from RE to RL so

the property owner may construct a new detached house. The property is currently zoned RE. The other parcel is petitioning for a rezone to RL via Ordinance 13-2025.

Trustee Washburn inquired about the retention pond and was this involved in the roadway project. Commissioner Maier inquired about options for sidewalks. S. Schultz explained that they can waive the sidewalk requirement for the north lot, but the south lot would need approval from the Zoning Board of Appeals.

Motion by Commissioner Maier to recommend approval of CSM-25-05 to the Village Board subject to the conditions contained within the endnotes and then to wave the requirement for the sidewalk on the north lot. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

Motion by Trustee Bhatia to recommend approval of Ordinance 13-2025 712 Newman Road Zoning Map Amendment; ZMA-25-08 as presented by the staff to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

7. Recommendation of the Krishna Grove Final Plat; SFP25-0002

Community Development Director Sam Schultz explained that the applicant proposes a 78-lot subdivision plat on the west side of Lathrop Avenue. The plat contains internal local streets, and extends Pennington Lane and Farmington Lane along exiting dedicated right-of-way to provide secondary access connections to the Chekanoff subdivision. The Plan Commission and Village Board approved a Preliminary and Final Plat for this parcel as the Savannah Grove subdivision in 2020 and early 2021. The plat is unchanged from that approval, but must resubmit the final plat due to the lapsed time without being recorded. The applicant must adjust minor parts of the plat due to ordinance changes made since 2021.

Trustee Washburn inquired about the time the Plat was approved, if this needs to come back, and discussed deeding the pond to the HOA. S. Schultz explained out Ordinance allows to just view final if there are no large changes.

Paxton Friedrich, realtor representing the buyer explained SFP25-0002 and answered questions presented by the Commission.

Motion by Trustee Washburn to recommend approval of the final plat, Krishna Grove Final Plat; SFP25-0002 with the conditions as noted on page eight and nine of the summaries, as well adding that the restrictive covenants need to be amended to minimally require an undivided interest in the common areas be deeded over with each property sale to the lots owners so we ensure that those will be owned by the Homeowners and managed by the HOA. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

8. Recommendation of Independence Road Certified Survey Map; CSM-25-06

Community Development Director Sam Schultz explained that the applicant applied to divide the property into two lots. They intend Lots 1 and 2 to hold the Villas at Coach Hill condominiums, which the Village Board approved in October, 2024. The map also dedicates 66 feet to the public for an extension of Independence Road westwards from its current terminus to the west property line.

Commissioner Maier inquired why this hasn't been completed. S. Schultz explained that this wasn't recorded and this is a clean-up, the developer's agreement has been signed.

Motion by Trustee Bhatia to recommend approval of CSM-25-06 to the Village Board subject to the condition contained within the endnote. Motion seconded by Commissioner Risler. On voice vote, motion carried 5-0-1, Trustee Washburn recused herself from the vote.

F. STAFF REPORTS

1. Planner II Robin Palm

a. Comprehensive Plan Transportation Element

Planner II Robin Palm discussed the Comprehensive Plan Transportation Element, specifically areas 16 and 17. R. Palm encouraged the Commission the review the report at home and send any questions to staff but there will be no discussion at this meeting.

Staff and the Commission thanked Chairperson Davis for his years of service with the Village of Mount Pleasant, spoke on their time serving alongside him, his great leadership, and wished his well in his move. Chairperson Driver also thanked staff and the Commission.

G. ADJOURN Motion by Commissioner Risler to adjourn the meeting at 2:39 PM. Motion seconded by Commissioner Basil. On voice vote, motion carried 6-0.

APPROVED