



PLAN COMMISSION MEETING MINUTES

September 17, 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 Maier called the meeting to order at 1:00 PM.

B. ROLL CALL

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

C. MEETING MINUTES

1. August 20, 2025

Motion by Trustee Bhatia to approve the August 20, 2025 meeting minutes. Motion seconded by Commissioner Risler. Trustee Washburn addressed a correction to the minutes.

Motion by Trustee Bhatia to amend the minutes with the correction regarding agenda item E.7 to state; "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.

D. OLD BUSINESS

1. Recommendation of 4216 Old Green Bay Road Certified Survey Map; CSM-24-02

Community Development Director Sam Schultz explained that the Village Board previously approved this application to create a 2.66-acre lot to create a senior living facility. Due to timing coordination with the hospital system that owns the property, the applicant did not record the CSM within the 12-month limit. This application re-approves the previously approved map so that they may record the document and create the lot. Commissioners expressed that they were happy to see this moving forward, there is a need for more senior living.

Motion by Commissioner Risler to recommend approval of CSM-24-02 to the Village Board subject to the conditions contained within the endnotes. Motion seconded by Trustee Washburn. On voice vote, motion carried 6-0.

2. Discussion of Comprehensive Plan Transportation Element

Planner II Robin Palm gave a brief overview of the Comprehensive Plan Transportation Element such as removal of proposed roads that no longer fit in the Villages future goals, and show a potential street layout that would meet the requirements if the Villages Subdivision Ordinance and the recent updates to the Zoning Ordinance. This will look at road connectivity suggested by Commissioners. This will also offer suggestions to meet concerns voiced by Mount Pleasant residents including traffic calming and maintaining consistent neighborhood character while touching on potential bikeways and park sites. Commissioners continued the discussion regarding the concerns about road connections and the needs from the Fire and Police departments to have more connections within existing and future subdivisions. Concerns regarding Oaks Road at Highway 11 were voiced, S. Schultz will coordinate with the Wisconsin DOT. There is no decision that needs to be made today, this will follow a formal process including a Public Hearing at a future date.

E. NEW BUSINESS

1. Recommendation of 1127 Prairie Drive Certified Survey Map; CSM-25-07

Community Development Director Sam Schultz explained that the applicant applied to divide the property into four lots to allow for a split in ownership of the individual buildings. The

map provides access to Lots 3 and 4, which do not have frontage along a public roadway, via cross-access easements.

Commissioners discussed and inquired about new developments required to install sidewalks and whether the requirement to have them grind into the ground is at Plan Commission or at the Public Works Committee. S. Schultz explained that Village Engineer and Public Works director Tony Beyer will have to take a look into this.

Evan Dittmar 6781 Bobolink Road, Caledonia asked for clarification regarding the sidewalks starting at nothing and going to nothing for this new development.

S. Schultz commented that the sidewalks have to begin somewhere and discussed the different ways to bring sidewalks in. This is a triggering event caused by land division that's required by Ordinance but can be waived by the Plan Commission.

Motion Trustee Washburn to recommend 1127 Prairie Drive Certified Survey Map; CSM-25-07 subject to the conditions presented by staff except that we are willing to waive the requirement for sidewalk at this time.

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 1:52PM. Motion seconded by Commissioner Basil. On voice vote, motion carried 6-0.

APPROVED