



PLAN COMMISSION MEETING MINUTES

May 17, 2023 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, Project Director Claude Lois, Parks & Recreation Manager George Baumgardt, and Community Engagement Manager Lisa Olley.

A. CALL TO ORDER

Commissioner Maier called the meeting to order at 1:00 PM.

B. ROLL CALL

Director Schultz performed roll call. Commissioner Maier, Trustee Washburn, Trustee Bhatia, Commissioner VanBeckum, Commissioner Bozinovski and Commissioner Risler were present. Chairperson Driver was excused.

C. MEETING MINUTES

1. Meeting of April 19, 2023

Motion by Trustee Bhatia to approve the minutes of April 19, 2023. Motion seconded by Commissioner Risler. On voice vote, motion carried with Trustee Washburn voting nay due to not being appointed on the Commission during the April 19th, 2023 meeting.

D. OLD BUSINESS

E. NEW BUSINESS

1. 1101 S. Green Bay Road Site Plan Review SP-23-3

Director Schultz discussed the applicant's request to add 6,500 square feet to the existing building and update the façade of the existing structure. The additional space will be rented to commercial tenants. The project architect spoke. Motion by Trustee Washburn to recommend the Village Board approve the 1101 S. Green Bay Road Site Plan Review SP-23-3. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

2. 3528 Meachem Road Condominium Plat CP-23-1

Director Schultz discussed the applicant's request to create two units on the property covering the existing commercial buildings. The applicant wishes to sell one of the buildings separately from the other on the property. The property owner's attorney spoke. Motion by Bhatia to recommend approval of the 3528 Meachem Road Condominium Plat CP-23-1. Motion seconded by Commissioner Risler. On voice vote, motion carried.

3. 9725 Braun Road Comprehensive Plan Amendment CPA-23-1

Director Schultz discussed the applicant's request to amend the Village's part of the Transportation Element of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for a proposed roadway extension from 90th Street in Sturtevant southwards, past Braun Road to County Line Road (CTH KR). The applicant wishes to remove the proposed extension between Braun Road and CTH KR to support the Microsoft data center project. Motion by Trustee Bhatia to direct staff to schedule a public hearing on the proposed amendment and all other measures required by local ordinance and state statutes. Motion seconded by Commissioner Risler. On voice vote, motion carried.

4. 12719 Spring Street Certified Survey Map CSM-23-5

Director Schultz discussed the applicant's request to dedicate public rights-of-way surrounding Lot 1, including a new north-south roadway named Rosewood Lane, a new east-west roadway named Trevi Way, and a continuation of Carrington Boulevard northwards. Motion by Trustee Washburn to recommend approval of the 12719 Spring Street Certified Survey Map CSM-23-5 to the Village Board subject to the condition for approval. Motion seconded by Commissioner Risler. On voice vote, motion carried.

5. 9407 Braun Road Certified Survey Map CSM-23-6

Director Schultz discussed the applicant's request to consolidate all of the existing tax parcels for sale purposes. The application also dedicates rights-of-way for Braun Road, 90th Street, and 1st Street (CTH KR). Once consolidated, Microsoft will buy the new, single parcel for their data center development per a development agreement between Microsoft, the village, and Racine County. Motion by Commissioner Bozinovski to recommend approval of the 9407 Braun Road Certified Survey Map CSM-23-6 to the Village Board subject to the conditions for approval. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

6. 1433 Valley View Drive Site Plan Review SP-23-13

Director Schultz discussed the applicant's request to build a 108 square foot shed on his property that is zoned RE. He seeks permission to use high-quality materials on the shed, some of which do not match the materials on the primary structure. Motion by Trustee Washburn to approve the 1433 Valley View Drive Site Plan Review SP-23-13. Motion seconded by Commissioner Risler. On voice vote, motion carried.

Item F.2. was taken before item F.1.

F. STAFF REPORTS

1. George Baumgardt, Parks and Recreation Manager

a. Campus Park Spring 2023 update

b. MyRec registration/reservation update

Over 500 accounts created.

2. Robin Palm, Planner II

a. Staff Approved Permits

Planner R. Palm reported:

- 0 Administrative Adjustments (issued),
- 0 Administrative Adjustments (active),
- 0 Certificates of Occupancy (issued),
- 0 Certificates of Occupancy (active),
- 0 Comprehensive Plan Amendments (issued),
- 0 Comprehensive Plan Amendments (active)
- 0 Condominium Plats (issued),
- 0 Condominium Plats (active),
- 0 Minor Land Divisions (issued),
- 0 Minor Land Divisions (active),
- 0 Municipal Complaints (closed),
- 0 Municipal Complaints (active),
- 0 Preliminary Plats (issued),
- 0 Preliminary Plats (active),
- 0 Sign Permits (issued),
- 0 Sign Permits (active),
- 0 Site Plan Reviews (issued),
- 0 Site Plan Reviews (active),
- 0 Zoning Compliance Permits (issued),
- 0 Zoning Compliance Permits (active),
- 0 Zoning Map Amendments (issued),
- 0 Zoning Map Amendments (active),
- 0 Zoning Request Letters (issued),
- 0 Zoning Request Letters (active),
- 0 Zoning Variances (issued)
- 0 Zoning Variances (active)

G. ADJOURN

Motion by Trustee Bhatia to adjourn the meeting at 2:25 pm. Commissioner Risler seconded the motion. On a voice vote, motion carried.