



PLAN COMMISSION MEETING MINUTES

February 22, 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, and Parks and Recreation Manager George Baumgardt.

A. CALL TO ORDER

Commissioner Maier called the meeting to order at 1:01 PM.

B. ROLL CALL

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

C. MEETING MINUTES

1. Meeting of January 18, 2023

Motion by Trustee Bhatia to approve the minutes of January 18, 2023. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried.

D. OLD BUSINESS

E. NEW BUSINESS

1. Ordinance 3-2023: A Zoning Map Amendment for Gittings Road; Zoning Map Amendment ZMA-23-1

Director Schultz discussed the proposed Zoning Map Amendment from AG-1 to P-1. Motion by Trustee Bhatia to recommend approval of Ordinance 3-2023: A Zoning Map Amendment for Gittings Road; Zoning Map Amendment ZMA-23-1. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried.

2. 2215 Airline Road Certified Survey Map CSM-22-14

Director Schultz discussed the applicant's request to re-divide the two existing parcels; Lot 1, which contains 72.7722 acres, and Lot 2, which comprises 24.6801 acres. The application relates to the Airline Road Preliminary Plat PSP-22-3, which separately proposed dividing Lot 2 into 60 low-density residential lots. The applicant spoke. Motion by Commissioner Hewitt to recommend approval of 2215 Airline Road and 1913 N. Newman Road Certified Survey Map CSM-22-14 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried.

3. 2215 Airline Road Preliminary Plat PSP-22-3

Director Shultz discussed the applicant's request to create 60 parcels within Lot 2 of CSM-22-14 that comprises 24.6801 acres. The plat extends Summerset Drive northwards to connect to Altamount Circle and the Altamount Acres subdivision with a small cul-de-sac in the northeast corner of the plat. The plat also extends the public bicycle pathway northwards from its current end at the Jamestown V subdivision to the other connection in the Altamount Acres subdivision. The applicant spoke. Motion by Trustee Bhatia to recommend approval of 2215 Airline Road and 1913 N. Newman Road Preliminary Plat PSP-22-3 subject to the recommended conditions for approval to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried with Commissioner Bozinovski abstaining from the vote.

4. 7345 Washington Avenue Site Plan Review SP-23-2

Planner R. Palm discussed the applicant's request to renovate the Hammes Field football field and running track located at Case High School on Oakes Road. They plan to construct two new buildings including a press box and concession and restroom building that will serve as the stadium's new main entrance. They also plan to replace the home team bleachers with a new structure of similar seating capacity. They will reconstruct the road and sidewalks to the Aquatics Center to accommodate the new entrance and add six accessible parking spaces and two bus loading zone spaces. Motion by Commissioner Bozinovski to

approve 7345 Washington Avenue Site Plan Review (SP-23-2) subject to the recommended conditions. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

5. Ordinance 4-2023: A Zoning Map Amendment for Enterprise Drive; Zoning Map Amendment ZMA-23-2

Planner R. Palm discussed the applicant's request to amend the zoning map from B-3 (General Business) to RL-2 (Low-Density Residential). The applicant wishes to plat approximately nine residential lots on the parcels totaling 2.285 acres. The applicant will determine the exact dimensions of the residential lots on a future Certified Survey Map. The applicant spoke. Motion by Commissioner Risler to recommend approval of Ordinance 4-2023: A Zoning Map Amendment for Enterprise Drive; Zoning Map Amendment ZMA-23-2 subject to the recommended condition for approval to the Village Board. Motion seconded by Trustee Hewitt. On voice vote, motion carried unanimously.

6. Ordinance 5-2023: A Zoning Map Amendment for 616 S. Fancher Road; Zoning Map Amendment ZMA-23-3

Director Schultz discussed the applicant's request to amend the zoning map from RL-1 to RE. The map amendment would allow 2.2 animal units for the property per § 90-340.20(A). Motion by Commissioner Bozinovski to recommend approval of Ordinance 5-2023: A Zoning Map Amendment for 616 S. Fancher Road; Zoning Map Amendment ZMA-23-3 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried unanimously.

7. Ordinance 6-2023: A Zoning Map Amendment for Meghan's Way; Zoning Map Amendment ZMA-23-4

Director Schultz discussed the applicant's request to amend the zoning map from RM-2 and RL-1 to RH-1 (including only a portion of 151032209004104) for areas facing Megan's Way. The applicant wishes to amend the zoning map so they may construct two-story, 26-unit buildings. The current RM-2 district allows a maximum of 20 units per building. The applicant spoke. Travis Yanke spoke during public comment. Motion by Commissioner Risler to recommend approval of Ordinance 6-2023: A Zoning Map Amendment for Megan's Way; Zoning Map Amendment ZMA-23-4 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried unanimously.

8. Portico Drive Certified Survey Map CSM-23-1

Director Schultz discussed the applicant's request to re-divide the three existing parcels. Lot 1 contains 2.0966 acres and a portion of Tivoli Green Phase 1 multi-family development. Lot 2 contains 1.3363 acres which the applicant intends for a portion of Tivoli Green Phase 2 multi-family development. The remainder includes unplatted lands included within 151032209092000. The application relates to the Megan's Way Zoning Map Amendment ZMA-23-4, which proposed amending the zoning map for Lot 2 to RH-1. Motion by Commissioner Bozinovski to recommend approval of Portico Drive Certified Survey Map CSM-23-1 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

9. Megan's Way Certified Survey Map CSM-23-2

Director Schultz discussed the applicant's request to divide the parcels into two lots and an outlot. Lot 1 contains 5.1942 acres which the applicant intends for a portion of Tivoli Green Phase 2 multi-family development. Lot 2 contains the remaining 27.3415 acres, and Outlot 1 contains 2.1732 acres intended for a stormwater pond. The application relates to the Megan's Way Zoning Map Amendment ZMA-23-4, which proposed amending the zoning map for Lot 2 to RH-1. Travis Yanke spoke during citizen comment. Motion by Trustee Bhatia to recommend approval of Megan's Way Certified Survey Map CSM-23-2 subject to the recommended condition to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

10. 8626 Gittings Road Final Plat FSP-23-1

Planner R. Palm discussed the applicant's request to plat seven lots as Settlement at Hood's Creek Addition 3 along a continuation of Creek View Lane proposed cul-de-sac at the end of Piper Lane. The application follows a preliminary subdivision plat approved in 2004. Motion by Trustee Bhatia to recommend approval of the 8626 Gittings Road Final Subdivision Plat (FSP-23-1) subject to the recommended conditions to the Village Board. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried unanimously.

The Plan Commission meeting went into recess at 2:44PM. The meeting reconvened at 2:49 PM.

11. CTH KR Certified Survey Map CSM-23-3

Director Schultz discussed the applicant’s request to divide the parcels into two lots. Lot 1 contains 6.895 acres on which Hawthorne Hollow, a nonprofit conservation organization, shall hold a 10-year lease. Lot 2 contains the remaining 13.320 acres, which Hawthorne Hollow shall purchase using funds donated by the village and Racine County, upon approval of a conservation easement by both respective boards. Hawthorne Hollow will then coordinate with Root-Pike WIN to seek grant funding to purchase Lot 1 during their lease period. A conservation easement shall cover both lots in perpetuity, protecting some of the last remaining old growth forest in Racine County from development. The conservation easement shall allow public access to the property for passive recreational use only, including non-paved trails and a small area for park access. Furthermore, Root-Pike WIN and Hawthorne Hollow shall seek additional grant funding to install the trails, remove invasive species from the property, and ensure the long-term health of the woodlands. Motion by Trustee Bhatia to recommend approval of CTH KR Certified Survey Map CSM-23-3 to the Village Board. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried unanimously.

12. Ordinance 7-2023: A Zoning Text Amendment for § 90-320.90: Industrial Uses

Director Schultz discussed the amendment proposal. Village staff received a letter from James Paetsch, Senior Vice President & Executive Director of Milwaukee 7 (M7), proposing that the Village specify a specific use type for data centers. In his letter, he stated, “The significant infrastructure investments made in Mount Pleasant position the community well for these types of projects, especially those needing robust water and electric service.” The village staff took this recommendation and subsequently referenced the June 2022 issue of Zoning Practice published by the American Planning Association that discussed data centers. This issue states, “Many communities have defined data centers (or some closely analogous term) as a distinct use in their zoning codes. These definitions typically reference the general function of the facility and the degree to which it is occupied by computer systems and related equipment.” § 90-320.50: CLASSIFICATION OF USES grants the Community Development Director authorization to “...assign proposed land uses to the appropriate category and subcategory based on the provisions of this division.” Previously the village staff considered data centers to fall within the Warehousing, wholesaling, and freight movement subtype, which contains other establishments which engage in long- and short-term storage of goods. In light of the M7 letter and the guidance referenced by the American Planning Association, the Village staff proposed the amendment adding the following use type under the Warehousing, wholesaling, and freight movement subcategory, “(4) Establishments used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.” This amendment will clearly define data centers and other similar computer-related operations as uses permitted by right in the B4, BP, M1, M2, and M3 districts for indoor and the M2 and M3 districts for outdoor uses. Motion by Commissioner Bozinovski to recommend approval of Ordinance 7-2023: A Zoning Text Amendment for § 90-320.90: Industrial Uses to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

F. STAFF REPORTS

1. George Baumgardt, Parks and Recreation Manager

a. WPRA conference report

Parks & Recreation Manager G. Baumgardt reported he attended multiple sessions at the conference and received a good amount of information.

b. MyRec launch report

Parks & Recreation Manager G. Baumgardt reported MyRec Park Reservation Site is live and now accepting registrations.

2. Robin Palm, Planner II

a. Staff-approved permits

Planner R. Palm reported: 1 Development Plan, 10 Sign Permits, 6 Site Plan Reviews, 2 Wireless Communications, 6 Zoning Compliance Permits, 4 Zoning Map Amendments, 2 Zoning Request Letter, 4 Minor Land Divisions, 1 Final Plat, and 16 Municipal Complaints.

b. Local Area Plan 5 Update

Planner R. Palm provided an update on traffic and roads trends for Washington Avenue, Spring Street, Fancher Road, 90th Street, South Stuart Road. Additional topics discussed were the Amtrak Station, Pedestrian and Bicyclist Networks.

c. Samuel Schultz, Community Development Director

There was nothing to report.

G. ADJOURN

Motion by Trustee Bhatia to adjourn the meeting at 3:18 PM. Commissioner Risler seconded the motion. On a voice vote, motion carried.