



## PLAN COMMISSION MEETING MINUTES

June 21, 2023 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

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**Staff Present:** Community Development Director Sam Schultz, Planner II Robin Palm, Project Director Claude Lois, Parks & Recreation Manager George Baumgardt, Community Engagement Manager Lisa Olley, and Community Development Intern Emily Wagner.

### A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:06 PM.

### B. ROLL CALL

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

### C. MEETING MINUTES

#### 1. Meeting of May 17, 2023

Motion by Trustee Bhatia to approve the minutes of May 17, 2023 with a correction to Item E.3. to read "90<sup>th</sup> Street", not "98<sup>th</sup> Street". Motion seconded by Trustee Washburn. On voice vote, motion carried.

### D. OLD BUSINESS`

#### 1. Yates Drive Site Plan Review SP-22-14 approval extension request

Director Schultz discussed the applicant's request for a 12-month extension of the site plan approval. The request is due to increased construction and labor cost, as well as high interest rates. The applicant spoke. Motion by Commissioner Risler to approve grant a 12-month extension for SP-22-14. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

### E. NEW BUSINESS

#### 1. 8311 16<sup>th</sup> Street Site Plan Review SP-23-12

Director Schultz discussed the applicant's request to add photovoltaic solar panels to two areas of the Waxdale property. The applicant previously received approval for Site A, this application includes Site B. Motion by Commissioner Risler to recommend to approve the 8311 16<sup>th</sup> Street Site Plan Review SP-23-12. Motion seconded by Trustee Washburn. On voice vote, motion carried.

#### 2. Spring Street Site Plan Review SP-23-14

Director Schultz discussed the applicant's request to construct a 320-unit moderate-density development with a clubhouse building and sixteen two-story stacked flat buildings. Motion by Trustee Washburn to recommend approval of the Spring Street Site Plan Review SP-23-14 subject to the recommended conditions for approval. The applicant spoke. Motion seconded by Commissioner Risler. On voice vote, motion carried.

#### 3. Ordinance 13-2023: A Zoning Map Amendment for 2217 Racine Street; Zoning Map Amendment ZMA-23-6

Planner R. Palm discussed the applicant's request to amend the zoning map from RL-2 (Low Density Residential 2) to B-1 (Neighborhood Business). The parcel was assigned an incorrect zone in the 2020 zoning code update. Motion by Trustee Washburn to recommend approval of Ordinance 13-2023: A Zoning Map Amendment for 2217 Racine Street; Zoning Map Amendment ZMA-23-6. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

#### 4. 4930 90<sup>th</sup> Street Site Plan Review SP-23-16

Director Schultz discussed the applicant's request to for a site plan review for the first phase of the Microsoft data center development, this application is for the master site plan only. The applicant spoke. Motion by Commissioner Risler to recommend approval of the 4930 90<sup>th</sup> Street Site Plan Review SP-23-16

to the Village Board subject to the conditions for approval. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

**5. 4530 Old Green Bay Road Certified Survey Map CSM-23-7**

Community Development Intern E. Wagner discussed the applicant's request to divide their property at 4530 Old Green Bay Road into two lots. Lot one is approximately .245 acres and lot 2 is .643 acres. The applicant spoke. Motion by Trustee Washburn to recommend approval of the 4530 Old Green Bay Road Certified Survey Map CSM-23-7 to the Village Board subject to the recommended conditions for approval. Motion seconded by Commissioner Risler. On voice vote, motion carried.

The Commission went into a brief recess at 2:32 p.m.

The meeting reconvened at 2:38 p.m.

**6. 7330 Old Spring Street Certified Survey Map CSM-23-8**

Director Schultz discussed the Village's request to consolidate the existing tax parcels which are both municipally owned. The village's 2023 paving program will expand the Parks and Recreation building's parking lot. This application cleans up any buildings or parking areas which cross, or would cross, the existing lot lines. The application also dedicates the appropriate right-of-way for Old Spring Street. Motion by Commissioner VanBeckum to approve the 7330 Old Spring Street Certified Survey Map CSM-23-8 without any conditions for approval. Motion seconded by Trustee Washburn. On voice vote, motion carried.

**7. Pike River Crossing Final Plat FSP-23-2**

Director Schultz discussed the applicant's request to plat the first phase of a mixed-use neighborhood with 82 moderate-density lots. The Village Board approved the Final Plat in 2022; however, the Wisconsin Department of Transportation would not allow the connection of Pike River Way to Green Bay Road (STH 31) without the developer also platting the Yates Drive connection to CTH KR. Therefore, the applicant resubmitted the final plat showing the Yates Drive connection. Motion by Trustee Washburn to approve the Pike River Crossing Final Plat FSP-23-2. Commissioner Risler offered a friendly amendment to include "subject to the recommended conditions". Trustee Washburn accepted the amendment. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

**8. Park Bench Donations**

Parks & Recreation Manager George Baumgardt reported four park bench applications and one tree application. Motion by Trustee Bhatia to approve all applications. Motion seconded by Trustee Washburn. On voice vote, motion carried.

**F. STAFF REPORTS**

**1. George Baumgardt, Parks and Recreation Manager**

**a. Campus Park Spring 2023 update**

G. Baumgardt reported remaining work includes asphalt pathway edge cutting and splash pad testing. The grass has daily watering and temporary irrigation systems set up. The construction fencing will begin to come down on July 10.

**2. Robin Palm, Planner II**

**a. Staff Approved Permits**

Planner R. Palm reported recently approved permits include: 3 Certificate of Occupancy, 1 Condominium Plat, 2 Minor Land Division (CSM's), 6 Sign Permits, 7 Site Plan Reviews, 1 Wireless Communications, 4 Zoning Compliance Permit, 1 Zoning Map Amendment, 2 Zoning Variances. New permit applications include: 4 Certificate of Occupancy, 2 Final Plats, 4 Minor Land Divisions (CSM's), 2 Sign Permits, 2 Site Plan Reviews, 1 Wireless Communication, 1 Zoning Compliance Permit, 1 Zoning Map Amendment, 1 Zoning Variance. There 63 completed municipal complaints and 21 new municipal complaints.

**G. ADJOURN**

Motion by Trustee Washburn to adjourn the meeting at 3:12 pm. Commissioner Risler seconded the motion. On a voice vote, motion carried.