



## PLAN COMMISSION MEETING MINUTES

January 17<sup>th</sup>, 2024 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, TID 5 Project Manager Claude Lois, Village Assessor Dan McHugh, Communications Coordinator Matt Prochaska, and Community Development Intern Emily Wagner.

### A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:04 PM.

### B. ROLL CALL

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

### C. MEETING MINUTES

#### 1. Meeting of December 20<sup>th</sup>, 2023

- a. Motion by Commissioner Maier to approve the minutes of December 20<sup>th</sup>, 2023 with recommended corrections. Motion seconded by Trustee Washburn. On voice vote, motion carried.

### D. OLD BUSINESS

None.

### E. NEW BUSINESS

#### 1. Ordinance 01-2024: 2608 Green Haze Avenue Zoning Map Amendment; ZMA-23-13

Director Schultz discussed how Jacob Gunia applied to amend the zoning map from RL-1 to RE. The existing home sits across two parcels of land, which the applicant wishes to merge. The subsequent lot would be greater than the maximum width for the RL-1 district but would comply with the RE district lot width regulations. The village staff recommends the Plan Commission **moves to recommend approval of Ordinance 01-2024: 2806 Green Haze Avenue Zoning Map Amendment; ZMA-23-13**. Motion by Trustee Washburn to approve Ordinance 01-2024: 2608 Green Haze Avenue Zoning Map Amendment; ZMA-23-13. Motion seconded by Trustee Bhatia. On voice vote, the motion carried.

#### 2. 1200 NE Frontage Road Site Plan Review; SP-23-28

Director Schultz detailed how Ryan Schmitz, (Plunkett Raysich Architects, LLP), applied on behalf of Educators Credit Union (ECU) to construct a new, approximately 42,000 square foot office building. The building will function as a new headquarters for ECU and include a detached ATM, site parking, a related patio area, a basketball and pickle ball court, site trails, and a stormwater pond. The village staff recommends that the Plan Commission **moves to recommend approval of the 1200 NE Frontage Road Site Plan SP-23-28 subject to the recommended conditions for approval**. Motion by Commissioner VanBeckum to approve 1200 NE Frontage Road Site Plan Review; SP-23-28. Motion seconded by Commissioner Maier. On voice vote, the motion carried.

**3. 4800 90<sup>th</sup> Street Site Plan Review; SP-23-29**

Community Development Director Sam Schultz discussed how on behalf of Microsoft, Duane Thomas (Dewberry) applied to update the approved site plan for the first phase of the Microsoft data center development. The updates to the plan qualify for administrative review; however, the adopted redevelopment plan for TID 5 requires Village Board approval of all building plans within areas one, two, and three. The updates include minor façade and accessory building location changes. The south and east portions of the site have 20 feet of landscaping screening, and the Board of Appeals approved the 30-foot sound and screening wall zoning variance. The Village staff recommend that the Plan Commission **moves to recommend approval of the 4900 90<sup>th</sup> Street Site Plan Review SP-23-29**. Motion by Trustee Bhatia to approve 4800 90<sup>th</sup> Street Site Plan Review; SP-23-29. Motion seconded by Commissioner Maier. On voice vote, the motion carried.

**STAFF REPORTS**

None.

**ADJOURN**

Motion by Trustee Bhatia to adjourn the meeting at 1:54 pm. Trustee Washburn seconded the motion. On a voice vote, motion carried.