



PLAN COMMISSION MEETING MINUTES

April 17, 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, Parks and Recreation Manager George Baumgardt, Project Director Claude Lois, Village Clerk Jill Firkus, Village Treasurer Brandi Baker, and Tourism Manager Matt Prochaska.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:01 PM.

B. ROLL CALL

Village Treasurer Baker performed roll call. Chairperson Driver, Trustee Bhatia, Commissioner Maier, Trustee Washburn, Commissioner VanBeckum, and Commissioner Risler were present. Commissioner Bozinovdki was excused.

C. MEETING MINUTES

1. Meeting of March 20, 2024

Motion by Commissioner Bhatia to approve the minutes of March 20, 2024 Motion seconded by Trustee Maier. On voice vote, motion carried.

D. OLD BUSINESS

1. 7111 Washington Avenue Certified Survey Map; CSM-24-1

Director Schultz detailed how the applicant applied to create two parcels at the corner of Washington Avenue (STH 20) and Oakes Road. The Plan Commission moved to table the 7111 Washington Avenue Certified Survey Map; CSM-24-1 subject to a zoning text amendment allowing 0-foot lot line setbacks within the C-3 district or a successful zoning variance allowing the same for the subject property at the March 20, 224 Plan Commission Meeting. Commissioner Maier moved to approve 7511 Washington Avenue Certified Survey Map, CSM-24-1. Motion seconded by Commissioner Risler. On voice vote, the motion carried.

E. NEW BUSINESS

1. United Way of Racine County Campaign Kickoff Special Event Application

Parks and Recreation Manager George Baumgardt discussed the Special Event Application on August 8, 2024 for the United Way of Racine Annual Campaign Kickoff Event at Campus Park. Members of the Plan Commission inquired about the application process from the applicant. Village Parks and Recreation staff approved this event. Chairman Driver noted this to be read into the record.

2. Mount Pleasant Music Special Event Application

Tourism Manager Matt Prochaska discussed the Special Event Application for the Mount Pleasant four-part music series to be held at Campus Park on June 18th, July 9th, July 30th, and August 20th. Village Parks and Recreation staff approved this event. Chairman Driver noted this to be read into the record.

3. Spring Street Site Plan Review; SP-23-14 Approval Extension Request

Director Schultz explained the request by Fiduciary Real Estate Development, Inc for an extension on their previously approved Spring Street site. It was noted that all details of the submittal would remain unchanged.

Motion by Trustee Washburn to grant the extension request for an additional one year of the original expiration date of June 22, 2024. Motion seconded by Commissioner VanBeckum. On voice vote, motion carried.

4. Ordinance 4-2024: 13117 Spring Street Zoning Map Amendment; ZMA-24-2

Director Schultz discussed how the applicant applied with permission from the owner to amend the zoning map for the property from AG-2 to RM-2 to accommodate a 240-unit, moderate-density, multi-unit building development. Motion by Trustee Washburn to approve Ordinance 4-2024: 13117 Spring Street Zoning Map Amendment; ZMA-24-2. Motion seconded by Commissioner Risler. On voice vote, motion carried.

5. CTH H Site Plan Review; SP-24-7

Director Schultz discussed that on behalf of Microsoft, Walter Bronson (Dewberry) applied for a site plan review for the next phase of the Microsoft development in area 3A of TID 5. The proposed development area is bounded by CTH H, CTH KR, the Lamparek Creek, and the railroad right-of-way. The application is for the grading permission only. Microsoft must return for a site plan review for primary structures and site development. Village approval of this application, in coordination with an approved grading plan by the Public Works Department, will allow Microsoft to begin mass grading across the approximately 115-acre southern portion of the property. At the same time, they will finish the detailed designs of the individual buildings.

Motion by Trustee Bhatia to approve the CTH H Site Plan Review, SP-24-7 subject to conditions:

- The applicant shall submit architectural building plans for all primary and accessory structures before the village issues any building permits.
- The applicant shall submit a fully dimensioned and scaled plan showing parking, driveway, and loading facilities provided to comply with this zoning chapter before the village issues any building permits.
- The applicant shall submit an outdoor lighting plan containing the information identified in § 90-425.50(b) before the village issues any detailed site plan approvals or building permits.
- The applicant shall submit a plan that meets the requirements of Division 90-430: Landscape and Screening and apply for a zoning variance for the sound wall, if it is taller than 10 feet, before the village issues any building permits.
- The applicant shall apply for a detailed site plan review for each building and area before they apply for any building permits

Motion seconded by Commissioner Maier. On voice vote, motion carried.

6. Ordinance 6-2024: Amending Division 90-130: Commercial Districts

Director Schultz discussed that the village allowed commercial buildings with zero lot line setbacks under the previous business zoning district setback regulations. When the village merged the commercial and industrial districts together, this regulation was mistakenly lost. This ordinance re-inserts the allowance for commercial buildings with zero lot line setbacks when walls are shared. This circumstance already exists in Mount Pleasant; for example, the commercial shopping center containing Kohl's and Festival Foods contains multiple properties that share walls.

Motion by Trustee Bhatia to recommend approval of Ordinance 6-2024 to the Village Board. Motion seconded by Commissioner Risler. On voice vote, motion carried.

7. Ordinance 7-2024: Amending Division 90-405: Architectural Standards

Director Schultz discussed that since the village adopted architectural standards in October, 2023, the Board of Appeals received multiple variance requests regarding the new standards. Many of the building plans subject to the variances were designed before the village adopted the new standards; however, whenever the villages staff receive multiple variances regarding the same ordinance, they review the subject ordinances and recommend updates to better serve the public. This update adds an alternative

compliance option, similar to both the parking and landscaping sections that gives applicants an alternative route to gain architectural approval. The village staff identified multiple different elements of value to the village, and applicants would have to meet three of the elements presented.

Motion by Trustee Washburn to recommend approval of Ordinance 7-2024 to the Village Board.

Motion seconded by Commissioner Risler. On voice vote, motion carried.

8. Discussion regarding draft zoning text changes for commercial vehicle uses and standards

Director Schultz discussed the changes proposed regarding the text changes for commercial vehicles and standards.

F. STAFF REPORTS

None

G. ADJOURN

Motion by Commissioner Maier to adjourn the meeting at 2:27 pm. Commissioner Risler seconded the motion.

On a voice vote, motion carried.

APPROVED