



PLAN COMMISSION MEETING MINUTES

July 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, Division Chief – Support Sys Ed Lockhart, TID 5 Director Claude Lois, Administrative Assistant Isabelle Graziano, and Village Clerk Jill Firkus.

A. CALL TO ORDER

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

B. ROLL CALL

Village Clerk Jill Firkus performed roll call. Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, Commissioner Risler, and Commissioner Maier were present. Chairperson Driver was excused, and Commissioner VanBeckum arrived at 1:05 pm.

C. MEETING MINUTES

1. Meeting of June 19, 2024

Motion by Bhatia to approve the minutes of June 19, 2024, seconded by Commissioner Risler. On a voice vote, motion carried 4-0-1. Trustee Washburn abstained.

D. OLD BUSINESS

- a. None

E. NEW BUSINESS – Item 5 on the agenda proceeded after Item 2.

1. 4811 CTH H Site Plan Review; SP-24-13

Community Development Director Sam Schultz explained that Walter Bronson, Dewberry Engineers Inc. applied on behalf of Microsoft Corporation to construct a 1,297,160 square foot data center complex of buildings south of Lamparek Creek. The Village Board previously approved the preliminary site plan to allow grading permits with SP-24-7. Director Schultz answered questions. Motion by Trustee Bhatia to approve the 4811 CTH H Site Plan Review; SP-24-13 subject to the conditions for approval. Motion seconded by Commissioner Risler. On a voice vote, motion carried 6-0.

2. 4707 CTH H Site Plan Review; SP-24-15

Community Development Director Sam Schultz discussed that Kevin Lynch, ATC, applied to construct a 8,960 square feet of new building area within the existing ATC substation property. Director Schultz and Contractor Jay from 234 N Ridgeway in Pewaukee, WI spoke on the project and answered questions. Motion by Trustee Washburn to approve the 4707 CTH H Site Plan Review; SP-24-15 subject to the conditions for approval. Motion seconded by Trustee Bhatia. On a voice vote, motion carried 6-0.

3. Ordinance 17-2024: S. Green Bay Road Zoning Map Amendment; ZMA-24-6

4. S. Green Bay Road Conditional Use; CU-24-3

Planner II Robin Palm discussed items 3 and 4 together and explained that Thomas Stachowiak applied to rezone the property from RL-1 to RH-1 and for a conditional use for a 32-bed CBRF. The RH zoning district requires a conditional use for community living arrangements for over 16 residents. The number of residents in a group living use may not exceed the number of bedrooms in the building per § 90-320.60(b)(2). Harry Schultz of 539 Newman Rd spoke on items 3 and 4. Motion by Commissioner VanBeckum to approve Ordinance 17-2024: S Green Bay Road Zoning Map Amendment; ZMA-24-6 and the S Green Bay Road Conditional Use; CU-24-3 subject to the recommended conditions. Motion seconded by Commissioner Risler. On a voice vote, motion carried 6-0.

- 5. Ordinance 16-2024: Amending Mount Pleasant Code of Ordinances Division 90-435: Fences and Walls**
Community Development Director Sam Schultz explained updates to the Code of Ordinances Division 90-435 which included simplifying language and clarifying the ordinance relating to tree use. Motion by Trustee Washburn to approve the amendment to Ordinance 16-2024 of the Mount Pleasant Code of Ordinances Division 90-435: Fences and Walls. Motion seconded by Commissioner Risler. On a voice vote, motion carried 6-0.

F. STAFF REPORTS

1. Parks and Recreation Manager George Baumgardt
 - a. Q2 Report
This item was tabled until the next Plan Commission Meeting.
2. Planner II Robin Palm
 - a. Q2 Report

G. ADJOURN

Motion by Trustee Washburn to adjourn the meeting at 2:20 PM. Motion seconded by Trustee Bhatia. On a voice vote, motion carried 6-0.

Approved