



PLAN COMMISSION MEETING MINUTES

August 21, 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, Assessor Dan McHugh, Independent Contractor Claude Lois, Parks and Recreation Manager George Baumgardt, Village Clerk Jill Firkus, and Administrative Assistant Isabelle Graziano.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:00 PM.

B. ROLL CALL

Administrative Assistant Isabelle Graziano performed roll call. Chairperson Driver, Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, Commissioner Maier, Commissioner Risler, and Commissioner Vanbeckum were present.

C. MEETING MINUTES

1. Meeting of July 17, 2024

Motion by Bhatia to approve the minutes of July 17, 2024, seconded by Commissioner Maier. On a voice vote, motion carried 6-0-1. Chairperson Driver abstained.

D. OLD BUSINESS

- a. None

E. NEW BUSINESS

1. 11508 Braun Road Certified Survey Map; CSM-24-3

Community Development Director Sam Schultz explained that the applicant applied to merge 25 parcels within Area II of TID 5. Durand Avenue (STH 11), Wisconn Valley Way (STH 311), Braun Road, and the Village of Sturtevant bound the property. Lot 1 contains 34,469,410 square feet (791.309 acres or 3.202 km²). Dedicated Right-of-Way contains 535,101 square feet (12.284 acres or 0.050 km²). Director Schultz and Independent Contractor Lois were present to comment and answer questions. Motion by Trustee Bhatia to move to recommend approval of CSM-24-3. Motion seconded by Commissioner Maier. On a voice vote, motion carried 7-0.

2. 11508 Braun Road Comprehensive Plan Amendment; CPA-24-1

Community Development Director Sam Schultz stated that Rich Brittingham (Dewberry) on behalf of Microsoft applied to amend the village's part of the Transportation Element of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 (the Plan) for a proposed roadway extension of International Drive from Durand Avenue (STH 11) to Braun Road. The applicant wishes to remove the proposed extension to support a phase of the Microsoft data center project within Area II of TID 5. Additionally, the village staff wish to use this opportunity to clean up the proposed roadway layer of the comprehensive plan to show roads which the village has since built, remove the layer from the Village of Sturtevant, and to generally reflect the updated roadway environment in the western portion of the village. Director Schultz answered questions from the commission members. Motion by Trustee Washburn to (1) Direct staff to send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the Statutes, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the Statutes. These governments and individuals should have at least 30 days to review and comment on the proposed plan

amendment. (2) Direct staff to schedule a public hearing on the proposed amendment and publish a Class 1 notice at least 30 days before the public hearing containing the information required under Section 66.1001(4)(d) of the Statutes. Motion seconded by Commissioner Maier. On a voice vote, motion carried 7-0.

3. 11508 Braun Road Site Plan Review; SP-24-17

Community Development Director Sam Schultz discussed the Site Plan Review that Ludyk Roman, Dewberry Engineers Inc., applied on behalf of Microsoft Corporation to construct an approximately 2,000,000 square foot data center complex of buildings within Area II of Tax Incremental District No. 5 (TID 5). The borders of Area II include Durand Avenue (STH 11) northwards, Wisconn Valley Way (STH 311) westwards, Braun Road southwards, and the Village of Sturtevant eastwards. This approval will permit mass grading across the site, but does not constitute building plan approval, similar to the applicant's phasing plans for Areas 3A and 3B of TID 5. The applicant must apply for site plan review with detailed site, lighting, parking, landscaping, screening, and architectural plans before the village issues a building permit. This application relates to CSM-24-3, which proposes merging the separate parcels into a single 791 acre parcel. A representative from Microsoft Corporation and Director Schultz were available for questions. Motion by Trustee Bhatia to recommend approval of the 11508 Braun Road Site Plan Review; SP-24-17 subject to the condition for approval. Motion seconded by Commissioner Bozinovski. On a voice vote, motion carried 7-0.

4. Bench Donation Application from Educators Credit Union

Parks and Recreation Manager George Baumgardt discussed the Bench Donation Application from Educators Credit Union honoring the late Racine County Executive Jonathan Delagrave. The location of the proposed bench would be near the pickleball courts at Campus Park. Motion by Trustee Washburn to approve the Bench Donation Application from Educators Credit Union. Motion seconded by Commissioner Maier. On a voice vote, motion carried 7-0.

F. STAFF REPORTS

1. Parks and Recreation Manager George Baumgardt

a. Q2 Report

Parks and Recreation Manager George Baumgardt gave an update on participation numbers for Parks and Recreation programs such as Summer Playgrounds, T-Ball, and Softball. Manager Baumgardt also reported on park facility usage and events at Campus Park including the Mount Pleasant Music Events.

G. ADJOURN

Motion by Commissioner Maier to adjourn the meeting at 2:04 PM. Motion seconded by Commissioner Risler. On a voice vote, motion carried 6-0.