



## PLAN COMMISSION MEETING MINUTES

October 23, 2024 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

**Staff Present:** Planner II Robin Palm, Project Director Claude Lois, Village Assessor Dan McHugh, and Communications Manager Lisa Olley

### A. CALL TO ORDER

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

### B. ROLL CALL

R. Palm performed roll call. Trustee Washburn, Commissioner Driver, Commissioner Risler, Commissioner VanBeckum, and Commissioner Bozinovski were present. Commissioner Maier and Trustee Bhatia were excused.

### C. MEETING MINUTES

#### 1. Meeting of September 18, 2024

Motion by Trustee Washburn to approve the minutes of September 18, 2024 with one correction to indicate that Commissioner VanBeckum was excused from the meeting. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously with Commissioner Driver abstaining due to not being present at the meeting.

### D. OLD BUSINESS

#### 1. Resolution 17-2024: 11508 Braun Road Comprehensive Plan Amendment; CPA-24-1

C. Lois discussed an update to the Multi-Jurisdictional Comprehensive Plan for Racine County 2035.

Motion by Washburn to approve Resolution 17-2024. Motion seconded by Risler. On voice vote, motion carried unanimously.

At this time, the Commission agreed to consider item E.1.

#### 2. The Villas at Coach Hills Condominium Plat Application; CP-24-1

#### 3. 1913 Newman Road N Certified Survey Map Application; CSM-24-5

#### 4. Christina East Final Subdivision Plat Application; FSP-24-3

Motion by Commissioner VanBeckum to approve items D.2., D.3., and D.4.; with D.4. subject to the three recommended conditions listed in the endnotes on the executive summary in the Commission's packet.

Motion seconded by Commissioner Risler. On voice vote, motion carried with Trustee Washburn abstaining due to being the applicant.

### E. NEW BUSINESS

#### 1. 4811 CTH H Site Plan Review; SP-24-18

C. Lois discussed the applicant's request to amend the previously approved site plan at 4811 CTH H for the Microsoft data center development in Area 3A of TID 5. The amendments include minor revisions to the site layout and application for alternative compliance for the internal parking lot landscaping tree location in Parking Lot A. Motion by Trustee Washburn to approve SP-24-18. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

#### 2. 10460 Washington Avenue Zoning Map Amendment; ZMA-24-8

R. Palm discussed the applicant's request to amend the zoning map from C-4 (General Industrial) to C-2 (Neighborhood Business) for 2.184 acres on the corner of Washington Boulevard (STH 20) and Renaissance Boulevard. Motion by Trustee Washburn to approve ZMA-24-8 subject to the staff recommended condition. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried 4-1 with Commissioner VanBeckum voting nay.

#### 3. 10460 Washington Avenue Site Plan Review; SP-24-19

R. Palm discussed the applicant's request to amend the zoning map from C-4 (General Industrial) to C-2 (Neighborhood Business) for 2.184 acres on the corner of Washington Boulevard (STH 20) and Renaissance Boulevard. Motion by Commissioner VanBeckum to approve SP-24-19 subject to the staff recommended conditions. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

**4. The Sanctuary at Pike River Preliminary Subdivision Plat Application; PSP-24-1**

R. Palm discussed the applicant's request to amend the zoning map for 34.41 acres between Old Green Bay Road and Royal Oaks Drive. The applicant's engineer spoke. Motion by Commissioner VanBeckum recommend the Village Board to approve PSP-24-1 subject to the staff recommended conditions. Motion seconded by Commissioner Bozinovski. Ann Zag-3930 Royal Oaks Drive, Kathy Metz-6015 Biscayne Ave, Doug Anderson-3425 Elwood Drive spoke during public comments. On voice vote, motion carried unanimously.

**5. S. Green Bay Road Zoning Map Amendment; ZMA-24-9**

R. Palm discussed the applicant's request to amend the zoning map for 34.41 acres between Old Green Bay Road and Royal Oaks Drive. This application is concurrent with a preliminary plat application PSP-24-1 that divides the parcel into 57 lots. Motion by Commissioner VanBeckum to approve ZMA-24-9 subject to the staff recommended conditions. Motion seconded by Commissioner Risler. On roll call, motion carried 4-1 with Trustee Washburn voting nay.

**6. 8626 Gittings Road Comprehensive Plan Amendment; CPA-24-2**

R. Palm discussed the applicant's request 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. Motion by Trustee Washburn to approve CPA-24-2 subject to the staff recommended conditions. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

**7. Settlement at Hoods Creek Addition 5 Preliminary Subdivision Plat Application; PSP-24-2**

R. Palm discussed the applicant's request to create 66 lots. The plat finishes the settlement at Hoods Creek subdivision, extending westwards from the current terminus and then southwards towards Gittings Road. Motion by Commissioner VanBeckum to approve PSP-24-2 subject to the staff recommended conditions. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.

**8. 6611 Spring Street Certified Survey Map; CSM-24-4**

R. Palm discussed the applicant's request to split one parcel located at 6611 Spring Street (CTH C) into two parcels. The map proposes a 5.6118-acre Lot 1, intended for sale and development, and a 3.3069-acre Lot 2, which an Aurora medical clinic occupies. Motion by Trustee Washburn to layover CSM-24-4. Motion seconded by Commissioner VanBeckum. On voice vote, motion carried unanimously.

**F. STAFF REPORTS**

1. None

**G. ADJOURN**

Motion by Commissioner Risler to adjourn the meeting at 3:12 PM. Motion seconded by Commissioner Bozinovski. On voice vote, motion carried unanimously.