



PLAN COMMISSION MEETING MINUTES

November 20, 2024 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Village Administrator Tami Simons, Finance Director Kathy Kasper, Assessor Dan McHugh, Community Development Director Sam Schultz, Planner II Robin Palm, Parks and Recreation Manager George Baumgardt, Village Clerk Jill Firkus, Village Treasurer Brandi Baker, and Administrative Assistant Isabelle Graziano.

A. CALL TO ORDER

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

B. ROLL CALL

J. Firkus performed roll call. Trustee Washburn, Trustee Bhatia, Commissioner Bozinovski, Commissioner Risler, Commissioner VanBeckum, and Chairperson Driver were present. Commissioner Maier was excused.

C. MEETING MINUTES

1. Meeting of October 23, 2024

Motion by Trustee Washburn to approve the minutes of October 23, 2024. Motion seconded by Commissioner VanBeckum. On voice vote, motion carried (5-1-0). Trustee Bhatia abstained.

D. OLD BUSINESS

1. None

E. NEW BUSINESS

1. 12023 Durand Avenue Site Plan Review; SP-24-23

Community Development Director Sam Schultz explained that Joshua Sundaram, Burns and McDonnell, applied on behalf of Microsoft Corporation to construct an approximately 3,189,000 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 three main buildings, including two, single-story data center buildings on the west side of the site and one larger two-story building on the east side of the site. This application relates to CSM-24-3, which merged the separate parcels into a single 791-acre parcel. Director Schultz answered questions from the commissioners regarding road access, construction, wetlands, and property aesthetics. Motion by Trustee Washburn to approve 12023 Durand Avenue Site Plan Review; SP-24-23 subject to all conditions. Motion seconded by Commissioner VanBeckum. On voice vote, motion passed. (5-1-0) Trustee Bhatia abstained.

2. 0 CTH V Zoning Map Amendment; SMA-24-10

Planner II Robin Palm explained that the applicant applied with permission from the owner to amend the zoning map for the property from AG-2 to RH-1 to accommodate a 336-unit, higher-density (15.6 u/acre), multi-unit building development. Motion by Trustee Washburn to approve 0 CTH V Zoning Map Amendment; SMA-24-10 as presented. Motion seconded by Trustee Bhatia. Motion carried (6-0).

3. 8626 Gittings Road Zoning Map Amendment; ZMA-24-11

Director Schultz stated that the applicant applied to amend a portion of the property from AG-2 (General Agriculture) to RL-1 (Low-Density Residential). This application coordinates with the Settlement at Hoods Creek Addition 5 Final Subdivision Plat; FSP-24-4. Trustee Washburn motioned to approve 8626 Gittings Road Zoning Map Amendment; ZMA-24-11. Motion seconded by Trustee Bhatia. Motion carried (6-0).

4. 8626 Gittings Road Final Plat Application; FSP-24-4

Director Schultz said that Jeff Badtke (HCP2, LLC) applied to plat 24 lots as the fifth addition to the Settlement at Hoods Creek subdivision. This area encompasses a total of 21.693 acres located north of Gittings Road. The Village Board approved the preliminary plat for the subdivision with PSP-24-2. The applicant, Jeff Badtke was present and gave general information about the construction access off of Gittings Road. Chairperson Driver opened the floor to public comments. Asad Rahman from 8347 Creek

View Ln had questions regarding the construction and runoff onto his property. Karen Sytsma from 8346 Creek View Lane voiced traffic concerns relating to the construction. Anthony Porcaro from 8138 Creek View Lane made general comments about the neighborhood and the construction. Trustee Washburn motioned to approve 8626 Gittings Road Final Plat Application; FSP-24-4. Motion seconded by Trustee Bhatia. Motion carried (6-0).

5. 3047 USH 41 Certified Survey Map; CSM-24-6

Director Sam explained that the applicant applied to dedicate the extension of a new roadway shared between the Villages of Caledonia and Mount Pleasant extending eastwards from East Frontage Road at the municipal boundary. The remaining lot remains zoned AG- 2 and undeveloped. Trustee Washburn motioned to approve 3047 USH 41 Certified Survey Map; CSM-24-6 subject to conditions 1 and 2 and creating an exemption for conditions 3 and 4. Motion seconded by Commissioner Bozinovski. Motion passed (6-0).

6. 7567 Washington Avenue Sign Permit; SN-24-31

Planner Palm explained that the applicant applied on behalf of the owner for a project sign exception to the sign code. The village allows groups of parcels or separate tenants to share signage if approved by the Plan Commission. The new sign is a 32-square-foot internally LED illuminated monument sign for the Aquatic Center and Hammes Field. Planner Palm answered questions from the Commission. Motion by Frank Risler to approve the 7567 Washington Avenue Sign Permit; SN-24-31. Motion seconded by Trustee Washburn. Motion passed 6-1 with Chairperson Davis voting nay.

7. 6035 Durand Avenue Conditional Use; CU-24-4

Robin said that the applicant applied on behalf of Tropical Smoothie for a conditional use for a drive through use in a C-2 district. The drive through is pre-existing, but the previous use was a bank and has been vacant for over a year, so any existing nonconforming status that it had has now expired. All other approvals are at staff level. Trustee Washburn motioned to approve 6035 Durand Avenue Conditional Use; CU-24-4. Motion seconded by Trustee Bhatia. Motion passed (6-0).

8. 2025 Parks and Recreation Fee Schedules

Trustee Bhatia was excused at 3:00 pm.

Parks and Recreation Manager George Baumgardt discussed the 2025 Parks and Recreation Fee Schedules and answered questions from the Commissioners, including questions about permit enforcement. Trustee Washburn made a motion to approve the 2025 Parks and Recreation Fee Schedules as presented. Motion seconded by Commissioner Risler. Motion passed (5-0)

F. STAFF REPORTS

1. None

G. ADJOURN

Motion by Trustee Washburn to adjourn the meeting at 3:10 PM. Motion seconded by Commissioner Risler. On voice vote, motion carried unanimously.