



PLAN COMMISSION MEETING MINUTES

January 22, 2025 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, Communications Director Sean Ryan, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

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

B. ROLL CALL

B. Baker performed roll call. Trustee Washburn, Commissioner Maier, Commissioner Risler, Trustee Bhatia, Commissioner Bozinovski, Commissioner VanBeckum, and Chairperson Driver.

C. MEETING MINUTES

1. December 18, 2024

Motion by Trustee Washburn to approve the minutes of December 18, 2025 with corrections. Motion seconded by Trustee Bhatia. On voice vote, motion carried (7-0).

D. OLD BUSINESS

E. NEW BUSINESS

1. 4811 CTH H Site Plan Review; SP-24-27

Community Development Director Sam Schultz explained that Kevin Lynch, on behalf of American Transmission Company (ATC), applied to construct a 12-acre electrical substation. ATC will own, operate, and maintain the substation via an easement from Microsoft Corporation. The applicant proposed a 24-foot wall to enclose the crushed stone substation yard. The site will drain into the property's stormwater system, and ATC will access the site via a private driveway. The substation will include high-voltage electrical equipment, including transformers, circuit breakers, electrical bus bars, and various steel support structures. It will also include prefabricated electrical equipment control buildings. ATC will only activate the proposed site lighting when personnel are at the site due to an electrical emergency. The site will remain unoccupied for the remainder of the time.

Chris Facklam-W234 N 2000 Ridgeview Parkway Court- Represented ATC spoke in favor of approval and answered any questions presented.

Motion by Trustee Bhatia to approve SP-24-27 subject to the conditions contained within the endnotes.

Motion seconded by Commissioner Maier. On voice vote, motion carried 7-0.

2. 1625 Derby Avenue Certified Survey Map; CSM-24-7

Planner II Robin Palm explained this CSM proposed splitting an existing 0.38-acre RL-2 parcel (151-03-23-29-304-000) into two RL-2 lots on the corner of Derby Ave and Sheridan Rd in the Lake Park neighborhood.

Motion by Trustee Washburn to approve CSM-24-7 subject to the conditions contained within the endnotes.

Motion seconded by Commissioner Risler. On voice vote, motion carried 7-0.

3. 13117 Spring Street Certified Survey Map; CSM-24-8

Community Development Director Sam Schultz explained this CSM proposed consolidating two parcels (151-03-22-07-013-010 and 151-03-22-07-018-000), dedicating a portion of right-of-way for a portion of Carrington Boulevard, and leaving the remaining land within 151-03-22-07-019-000 as Lot 2. The new lots 1 and 2 are developable, subject to some environmental corridor restrictions shown on the map.

Motion by Trustee Washburn to approve CSM -24-8 subject to the conditions contained within the endnotes.

Motion seconded by Commissioner VanBeckum. On voice vote, motion carried 7-0.

F. STAFF REPORTS

G. ADJOURN Motion by Trustee Washburn to adjourn the meeting at 1:48 PM. Motion seconded by Commissioner Maier. On voice vote, motion carried 7-0.