



Executive Summary

Plan Commission Meeting of April 15, 2026

4707 CTH H Site Plan Review; SP-25-10

BACKGROUND

American Transmission Company applied to expand their utility substation located at 4707 CTH H approximately 65 ft northwards. The expansion will include additional, similar electrical substation equipment to the equipment in the existing substation screened by matching 23 ft 5 in stamped concrete walls.

COMPREHENSIVE PLAN

This application complies with **A Comprehensive Plan for Racine County: 2035**. The land use element designates this area as Business Park. **A Park and Open Space Plan for the Village of Mount Pleasant: 2050** designates this area as a Priority Protection Area under the Pike River Watershed Plan. This utility expansion area is largely gravel, pervious surface. To the south, Microsoft Corporation partnered with Root-Pike WIN to restore the Lamparek Creek to a naturalized state. The **Village of Mount Pleasant Bicycle Plan: 2030** identifies a bicycle lane on CTH H, which exists as an off-street multi-purpose pathway.

LAND DIVISION

This application does not include any land division.

ZONING

The application does not meet the outdoor lighting requirements of § 90-425.35(e), § 90-425.40(g), and § 90-425.40(h). Alternatively, the applicant may keep all proposed lighting if it is turned off during all normal operating hours and only activated during emergencies for the utility as designated in § 90-425.30(b).

The applicant qualifies for alternative compliance for wall height as a utility provider per § 90-430.100(a)(3).

STRATEGIC PLAN

The application meets the following key strategies and outcomes of **Confident in the Future: Mount Pleasant Strategic Plan 2030**:

- **Safe Community.** Create a proactive approach to a safe and secure community.
 - **Outcome: Technology, facilities, and practices for the future needs of the growing community.** Forward-looking technology and adequate resources help public officials prepare for the increasing needs of an expanding population and supports growth by maintaining the Village's attractiveness as a safe place to live.
- **Balance Growth and Development.** Planning major Village initiatives to optimize budgeting impact, ensuring compliance with the Comprehensive Plan
 - **Outcome: Long-term local and regional benefits of Tax Incremental District No. 5.** Growth of jobs and tax base continues in TID No. 5, creating resources to support initiatives that will benefit the Village and entire region for generations.

RECOMMENDATION

The staff recommend that the Plan Commission moves to approve SP-25-10 subject to the following conditions:

1. The applicant shall amend the lighting plan to remove all upward oriented lighting per § 90-425.35(e),

reduce the correlated color temperature for all outdoor lights to no greater than 3,000 K per § 90-425.40(g), and remove all building-mounted further than five feet from any building entrance per § 90-425.40(h). Alternatively, the applicant may keep all proposed lighting if it is turned off during all normal operating hours and only activated during emergencies for the utility as designated in § 90-425.30(b).

FISCAL IMPACT

This property is tax exempt due to its public utility use.

PREPARED BY

Samuel Schultz, Community Development Director