

Ron Molar, Chair
Karen Sorenson, Member
Don Nutall, Member
Tom Young, Member
Russ Weyers, Alternate Member
Chuck Christoffersen, Member

ZONING BOARD OF APPEALS AGENDA

March 18, 2026

5:30 PM

Village Hall, Room B114 Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

-
- A. CALL TO ORDER
 - B. ROLL CALL
 - C. MEETING MINUTES
 - 1. **August 20, 2025, Meeting Minutes**
[2025-08-20 Meeting Minutes](#)
 - D. OLD BUSINESS
 - E. NEW BUSINESS
 - 1. **12023 Durand Avenue Zoning Variance; ZVA-26-01 Public Hearing regarding ZVA-26-01 Consideration of ZVA-26-01**
 - [Transparency Narrative](#)
 - [Parapet Narrative](#)
 - [Site Plans](#)
 - [Building Elevation](#)
 - F. ADJOURN

Requests for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator or Village Clerk's Office at (262) 664-7800 with as much advance notice as possible.



ZONING BOARD OF APPEALS MEETING MINUTES

August 20, 2025, at 5:30 PM

Village Hall, B114 Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Samuel Schutz, and Village Treasurer Brandi Baker

A. CALL TO ORDER

Chair R. Molnar called the meeting to order at 5:30 PM.

B. ROLL CALL

Treasurer Baker called the roll. Chair R. Molnar, K. Sorenson, D. Nutall, T. Young, R. Weyers, and G. Paulick were present. The meeting had a quorum of six members.

C. MEETING MINUTES

1. June 18, 2025

Motion by K. Sorenson to approve the minutes from the June 18, 2025 meeting. Motion seconded by T. Young. On voice vote, motion carried 6-0.

D. OLD BUSINESS

None

E. NEW BUSINESS

1. 9356 Old Spring Street Zoning Variance; ZVA-25-04

Community Development Director Samuel Schutz led the discussion regarding the application for a variance from Code of Ordinances § 90-110.70 Lot and building regulations. The section sets a maximum accessory building height of 1.5 stories in the RL zoning district (18 feet). The applicant applied for a 26-foottall accessory building. The Board of Appeals previously approved this variance in 2023; however, the applicant did not pull a permit within a year, so by ordinance the previous variance expired. R. Molnar inquired if anything besides the time has changed since the original approval. S. Schultz explained there has been some changes regarding feet to stories in the zoning code. D. Nutall inquired about any DNR concerns in 2023. S. Schultz did not remember there being any.

a. Public hearing regarding ZVA-25-04

R. Molnar opened the public hearing.

Shawn Klinzing 9356 Old Spring Street Owner of the property spoke regarding his application, he feels that the pole barn fits others in the neighborhood and this would allow him to fit his trucks. He runs a tree cutting business and there are 5 vehicles in his fleet.

G. Paulick asked Mr. Klinzing why he didn't proceed in 2023 after the initial approval. Mr. Klinzing explained there was some financial hardships and he ultimately went with a different builder.

b. Consideration of ZVA-25-04

Motion by D. Nutall to approve ZVA-25-04 based on evidence presented that the application does not meet the review criteria and standards of § 90-420.80, with staff recommendation # 1, The applicant may not grade or impact the environmental corridor in the northeast corner of the property (the green areas shown in the maps below). Motion seconded by G. Paulick. K. Sorenson spoke in favor of also using staff recommendation #2.

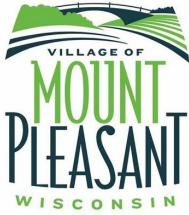
Motion by D. Nutall to amend the motion to approve ZVA-25-04 based on evidence presented that the application does not meet the review criteria and standards of § 90-420.80, with staff recommendation # 1, the applicant may not grade or impact the environmental corridor in the northeast corner of the property (The green areas shown in the maps below) and #2, the application must receive a determination from the Wisconsin DNR that the unnamed stream in not navigable; otherwise, shoreland zoning setbacks apply to the subject area. With a time limit of 45 days for the DNR to respond. Motion seconded by G. Paulick. ROLL CALL

VOTE: K. Sorenson-aye, D. Nutall-aye, T. Young-aye, R. Weyers-aye, G. Paulick-aye, R. Molnar-aye. Motion carried 6-0.

F. ADJOURN

Chair R. Molnar adjourned the meeting at 5:46pm.

DRAFT



Executive Summary

Zoning Board of Appeals Meeting of March 18, 2026

12023 Durand Avenue Zoning Variance; ZVA-26-01

1. Public Hearing regarding ZVA-26-01
2. Consideration of ZVA-26-01

BACKGROUND

The applicant applied for two variances on behalf of Microsoft Corporation.

1. From [§ 90-130.40: Lot and building regulations](#), which requires a minimum street-facing ground-story and upper-story transparency for principal buildings within the C-4 district at 20% and 10%, respectively.
2. From [§ 90-405.30: Building roofs](#), which states, "Architects shall enclose flat roofs with parapets at least 36 inches high."

COMPREHENSIVE PLAN

This application complies with the Comprehensive Plan, which lists the property as Business Park. The Bicycle Plan does not show any recommended improvements adjacent to the subject property. The Park and Open Space Plan shows minor, farmed wetlands within the subject property, some of which the Wisconsin Department of Natural Resources permitted the applicant to fill. It also depicts Braun Road as a corridor recommended for an enhanced bicycle facility. The Wisconsin Department of Transportation constructed an off-street multi-purpose pathway in line with this recommendation when they last reconstructed Braun Road in a multi-road reconstruction project with the village and Racine County.

ZONING

The Board of Appeals may find the review criteria and standards for which they must review these applications within [§ 90-560.80](#).

Transparency

The applicant argued their justification for their variance application within the contained narrative documents. The staff agree the variance is warranted, because due to the village's noise regulations, the applicant must construct a series of large, precast sound walls to meet the regulations within [§ 90-450.70: Noise](#). These walls effectively block much of the building facade from public view the buildings. Within the buildings, the mechanical equipment protrusions on the building facades render the architectural glazing from inside to outside difficult.

The Board of Appeals granted similar variances for the Microsoft data centers located at 4800 90th Street and 4811 CTH H. Due to this being the third zoning variance for this issue, the village staff will prepare recommended changes to the zoning ordinance to better address conflicts between building design regulations and performance standards such as noise.

Parapets

The application meets subsections (b)(2), (3), and (5) of [§ 90-405.40: Alternative compliance](#). Therefore, the applicant does not need a variance from [§ 90-405.30](#). Furthermore, [§ 90-560.30\(d\)](#) limits when an applicant may apply for zoning variances when alternative compliance procedures may apply.

STRATEGIC PLAN

The application meets the following Key Strategies and Outcomes of the Strategic Plan.

- Safe Community
 - Outcome: Safety in the public right-of-way for all modes of transportation.
 - The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Balance Growth and Development
 - Outcome: Welcoming and competitive community for a variety of housing types and commercial development.
 - Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
 - 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 recommends a motion by the Board of Appeals to:

1. ***Approve the zoning variance for § 90-130.40 based on their findings of fact regarding the criteria.***
2. ***Deny the zoning variance for § 90-405.30 based on the rationale contained within the Zoning section of this staff report.***

PREPARED BY

Samuel Schultz, Community Development Director

February 17, 2026

Samuel Schultz, AICP, CNU-A
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

Zoning Variance
MKE Area 2
Principal Building Design - Section 90-130-2 (c)
Street Facing Ground Story Transparency

Mr. Schultz,

On behalf of the property owner, Microsoft Corporation, we are submitting a Zoning Variance request under the regulations of Division 90-560 of the Village of Mount Pleasant Zoning Ordinance. The subject property is 791.3 acres, further defined as Tax Parcel ID: 151-03-22-29-01-001 is located at Section 29, T3N, R22E and Section 30, T3N, R22E, zoned General Industrial (C-4) and located Tax Increment District No. 151 (TID 151).

The owner is actively pursuing final development approvals to permit a data center use on this property. This is a permitted use in the C-4 Zoning District and meets the complimentary Land Use and Economic Development goals, objective and polices defined in the “*Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*”, the “*Mount-Pleasant-Wisconsin-Year-2035-Master-Plan*” and the “*TID 5 -Comprehensive-Plan-of-Redevelopment*” documents. The development plans align with the industrial land use zoning and planned land use envisioned on site. The existing public infrastructure specifically, water, power, sewer and transportation, are critical components of the property’s suitability for data center development. The development plans support the many policies which promote industrial use, associated diverse employment opportunities, and diversified tax base. The proposed data center use specifically aligns to Racine County’s EDP goals for targeted business with “emerging industries”.

Division 90-130.40 of the Village of Mount Pleasant Zoning Ordinance regulates the lot and building regulations. Specifically, Section 90-130-2 (C) states:

§ 90-130.40 Lot and building regulations.

[Ord. No. 19-2020, 6-8-2020; amended 10-23-2023 by Ord. No. 23-2023; 4-22-2024 by Ord. No. 6-2024; 6-9-2025 by Ord. No. 7-2025]

(a) Buildings in commercial districts are subject to compliance with the lot and building regulations of Table 90-130-2.

Table 90-130-2 Commercial District Lot and Building Regulations						
Regulation	C-1	C-2	C-3	C-4	C-5	
(a) Lot						
Minimum lot area per dwelling unit (square feet)	3,630	1,815	9075	Not permitted	Not permitted	
1 Lot width (feet)	18 min. 120 max.	18 min. 240 max.	18 min. 900 max.	18 min.	18 min.	
Maximum building coverage (% of lot)	50%	60%	70%	80%	n/a	
(b) Principal Building Siting						
Property line setback ¹	0	0 or 5	0 or 10	0 or 20	0 or 40	
(c) Principal Building Design						
Street-facing ground-story transparency (minimum)		20%			n/a	
Upper-story transparency (minimum)		10%			n/a	
Ground-story floor to ceiling height (minimum; feet)			12			
(d) Accessory Building Siting						
Allowed location	Allowed in rear yard only					
Minimum side and rear setbacks (feet)	0	5	10	20	40	
Minimum building separation (feet)	10					
(e) Building Height						
6 Principal building (stories)	2 max.	4 max.	8 max. 2 min. ²	8 max. 2 min. ²	8 max.	
Accessory building (stories)	2 max.					

NOTE:

¹ The village permits zero lot line setbacks when walls are shared.

² Applicants may bypass the minimum principal building stories requirement if approved under § 90-405.40(b).

For reasons justified below we make the following formal request:

Variance Request - Section 90-130-2(C)

- Approve a variance to allow 0% façade transparency for the following facades of street facing ground story elevations:
 - North facades of buildings MKE 07, 08 and 09 facing Durand Avenue
 - South facades of buildings MKE 11, 12 and 13 facing Braun Road.
 - West facades of buildings MKE 14 & 15 facing Hewitt Memorial Drive

Justification

Street Facing Ground Story Transparency:

- **Project description:** Buildings MKE 07–15 are nine (9) one-story buildings located along Durand Ave, Braun Road, and Hewitt Memorial Drive, comprising the MKE Area 2 campus. Each one-story building includes a data center with a small administration area located on one of the short sides of the building. Equipment yards are located along both long sides of each building.
 - The Area 2 Campus also includes a Campus Amenities Building which is centrally located on the campus. The Campus Amenities Building does not have any facades that face the street, so the ground floor transparency requirements don't apply to this building
- **Operational/security constraints:** The data center (data hall) portions of the buildings have stringent security requirements that prohibit large amounts of glazing in areas containing server racks. These requirements also restrict exterior openings and limit doors to those necessary for life safety egress and service access. In addition, there are no regularly occupied spaces on the street-facing sides of the buildings that could reasonably accommodate windows. Due to the technical and functional nature of this building type, achieving the required 20% street-facing ground-story transparency is not feasible.
- **Noise ordinance mitigation / visibility from right-of-way:** To comply with the zoning code noise ordinance requirements, a precast concrete sound wall will be installed along Durand Ave, Braun Road, and Hewitt Memorial Drive. Due to the height of the sound wall, much of the building façade will be obscured from the public right-of-way, and the 20% street-facing ground-story transparency requirement would not be visible from the right-of-way along these frontages.

90-560.80 – Review Criteria

Pursuant to § 62.23(7)(e)7, Wis. Stats., a zoning variance may not be approved unless the Zoning Board of Appeals finds, based on evidence presented by the subject property owner, that:

1. *There are conditions unique to the subject property that do not apply generally to other properties in the district.*
 - The ordinance permits a data center building type on the subject property. Due to the technical and operational requirements of a data center, it is not feasible to provide typical façade transparency and glazing along significant portions of the building envelope. Specifically, the street-facing façades of Buildings MKE 07–15 contain data hall areas where direct exterior openings (doors and windows) are restricted to meet security and controlled-access requirements. In addition, a sound wall is proposed along all three right-of-ways to address on-site noise restrictions and will obscure most of the façades in question from the public right-of-way. These operational and security constraints are unique to this facility type and do not apply generally to other properties in the district.
2. *The variance is not contrary to the spirit, purpose, and intent of the regulations of this zoning chapter and is not contrary to the public interest;*
 - Granting the requested variance is not contrary to the spirit, purpose, and intent of the zoning regulations and is not contrary to the public interest. The proposed data

center use is a permitted use in the C-4 district, and the minimum façade transparency requirement, as applied to street-facing data hall areas, conflicts with the operational and security needs of this building type. Without the requested variance to allow reduced/0% transparency on the identified façades, the permitted data center use would not be feasible on the subject property.

3. Strict compliance with applicable zoning regulations would unreasonably prevent use of the property for a permitted purpose or would render compliance with the chapter unnecessarily burdensome:

- Strict compliance with the minimum façade transparency requirement would unreasonably prevent development of a permitted data center use on the property and would make compliance not reasonably achievable. As a permitted use in the C-4 district, a data center requires secure, controlled-access data hall areas that limit exterior doors and windows. Requiring transparency on these street-facing data hall façades would conflict with operational and security needs, making the permitted use not feasible without the requested variance. Additionally, the sound wall required to address on-site noise restrictions will obscure most of these façades from public view.

4. The alleged hardship is created by the terms of the chapter rather than by a person who has a present interest in the property:

- The hardship is created by the application of the chapter’s minimum façade transparency standard to a permitted data center building type, rather than by any action of the owner/applicant. The data hall program and associated security requirements are inherent to the permitted use; therefore, the need for reduced/0% transparency on the identified façades results from the ordinance standard as applied to this use. The sound wall is also required due to site noise restrictions, independent of the applicant’s actions.

5. The proposed variance will not create substantial detriment to adjacent property; and

- The requested variance will not create substantial detriment to adjacent properties. Surrounding sites are similarly zoned (C-4) and are anticipated to develop with general industrial/light industrial buildings that commonly have limited street-facing transparency due to operational constraints.

6. The proposed variance will not result in building or development that is incompatible with the character of the immediate neighborhood.

- The proposed variance will not result in development that is incompatible with the character of the immediate neighborhood. The proposed data center campus is consistent with the industrial land use zoning and the planned land use envisioned for the site, and it supports the Land Use and Economic Development goals and objectives identified in applicable regional policy documents. The property’s existing public infrastructure, including water, power, sewer, and transportation, is well suited to support data center development. The project advances policies that promote industrial uses, associated employment opportunities, and a diversified tax base, and the proposed data center use aligns with Racine County’s EPD goals for targeted business growth in “emerging industries.”

We appreciate your consideration of this administrative waiver. Should you have any questions about the information or request as presented, reach out anytime. We'd be happy to discuss this further as necessary.

Sincerely,

A handwritten signature in black ink that reads "Aditi Padki". The signature is written in a cursive style with a horizontal line underlining the name.

Aditi Padki, AIA
Associate Architect/Department Manager
Burns and McDonnell

Attachments:

1. Exhibit 01- Typical street facing building elevations
2. Exhibit 02- Site plan (Showing Sound wall location)

February 17, 2026

Samuel Schultz, AICP, CNU-A
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

Zoning Variance
MKE Area 2
Architectural Standards - Section 90-405
Building Roofs- Section 90-405.30

Mr. Schultz,

On behalf of the property owner, Microsoft Corporation, we are submitting a Zoning Variance request under the regulations of Division 90-560 of the Village of Mount Pleasant Zoning Ordinance. The subject property is 791.3 acres, further defined as Tax Parcel ID: 151-03-22-29-01-001 is located at Section 29, T3N, R22E and Section 30, T3N, R22E, zoned General Industrial (C-4) and located Tax Increment District No. 151 (TID 151).

The owner is actively pursuing final development approvals to permit a data center use on this property. This is a permitted use in the C-4 Zoning District and meets the complimentary Land Use and Economic Development goals, objective and polices defined in the “*Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*”, the “*Mount-Pleasant-Wisconsin-Year-2035-Master-Plan*” and the “*TID 5 -Comprehensive-Plan-of-Redevelopment*” documents. The development plans align with the industrial land use zoning and planned land use envisioned on site. The existing public infrastructure specifically, water, power, sewer and transportation, are critical components of the property’s suitability for data center development. The development plans support the many policies which promote industrial use, associated diverse employment opportunities, and diversified tax base. The proposed data center use specifically aligns to Racine County’s EDP goals for targeted business with “emerging industries”.

Division 90-405 of the Village of Mount Pleasant Zoning Ordinance regulates the lot and building regulations for architectural standards. Specifically, Section 90-405.30 (b) states:

§ 90-405.30 **Building roofs.**

[Ord. No. 24-2023, 10-23-2023; amended 4-22-2024 by Ord. No. 7-2024]

- (a) Architects shall pitch roofs, if provided, symmetrically sloped to no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- (b) Architects shall enclose flat roofs with parapets at least 36 inches high.

For reasons justified below we make the following formal request:

Variance Request - Section 90-405.30 (b)

- Approve a variance to allow no parapets on the data center portion of the building:
 - Buildings MKE 07, 08 and 09 facing Durand Avenue
 - Buildings MKE 11, 12 and 13 facing Braun Road.
 - Buildings MKE 14 & 15 facing Hewitt Memorial Drive

Justification

The applicable standard states: “*Architects shall enclose flat roofs with parapets at least 36 inches high.*” The project proposes 36-inch parapets at the administration portions of each building, but no parapet at the data hall portions. The Campus Administration Building on this campus has also been provided with a 42” parapet.

Parapets over the data hall roof areas are intentionally avoided to reduce the risk of water intrusion in a climate with significant snow and ice. Parapets on flat roofs typically require scuppers and downspouts, which add roof-edge penetrations and drainage components that can become recurring points of leakage and maintenance under freeze/thaw conditions. The data hall roof areas also do not contain rooftop equipment, so a parapet is not needed for equipment screening. In addition, a precast concrete sound wall required to meet the site’s noise ordinance requirements will be constructed along Durand Ave, Braun Road, and Hewitt Memorial Drive, which will obscure much of the building mass from the public right-of-way, further reducing the visual impact of omitting parapets at the data hall portions.

90-560.80 – Review Criteria

Pursuant to § 62.23(7)(e)7, Wis. Stats., a zoning variance may not be approved unless the Zoning Board of Appeals finds, based on evidence presented by the subject property owner, that:

1. *There are conditions unique to the subject property that do not apply generally to other properties in the district.*
 - Buildings MKE 07–15 are data center buildings with large data hall roof areas. In this climate, parapets on flat roofs typically require scuppers and downspouts, which can be recurring points of water intrusion due to snow/ice accumulation and freeze-thaw conditions. The need to minimize envelope penetrations and reduce intrusion risk is a functional requirement for these data hall roof areas and is not common to typical commercial development.
2. *The variance is not contrary to the spirit, purpose, and intent of the regulations of this zoning chapter and is not contrary to the public interest;*
 - The intent of requiring 36-inch parapets is generally to provide a finished roof edge and screen rooftop conditions. This intent is met by providing 36-inch parapets at the administration portions, which are the most publicly legible components of

each building. The data hall roofs have no rooftop equipment, so parapets are not needed for screening in those areas. Omitting parapets over the data halls improves long-term roof performance and reduces maintenance and failure risk, which supports the public interest.

3. Strict compliance with applicable zoning regulations would unreasonably prevent use of the property for a permitted purpose or would render compliance with the chapter unnecessarily burdensome;
 - Requiring parapets across the entire flat roof area would introduce roof drainage features (scuppers/downspouts) that increase the likelihood of water intrusion and long-term maintenance concerns in a snow/ice climate. For a permitted data center use, reliable building performance is essential; full compliance with the parapet requirement over the data hall roof areas is not reasonably achievable without increasing risk to the building envelope.
4. The alleged hardship is created by the terms of the chapter rather than by a person who has a present interest in the property;
 - The hardship results from applying the parapet requirement to a building type with extensive flat roof data hall areas in a snow/ice climate—not from actions of the owner/applicant. The roof performance concern is inherent to the building design and climate conditions.
5. The proposed variance will not create substantial detriment to adjacent property; and
 - The requested variance will not create substantial detriment to adjacent properties. The roof height and overall building massing remain unchanged, and the administration portions provide the required 36-inch parapet condition. Additionally, a precast concrete sound wall required for noise ordinance compliance along Durand Ave, Braun Road, and Hewitt Memorial Drive will obscure much of the building mass from the public right-of-way, minimizing any visual impact related to parapets on the data hall portions.
6. The proposed variance will not result in building or development that is incompatible with the character of the immediate neighborhood.
 - The project is consistent with the industrial land use zoning and planned land use for the area. Allowing no parapets on the data hall roof areas is limited in scope and does not alter the building use or overall site character. The approach (parapets at administration portions; no parapets at data hall portions) remains compatible with an industrial/data center campus setting.

We appreciate your consideration of this administrative waiver. Should you have any questions about the information or request as presented, reach out anytime. We'd be happy to discuss this further as necessary.

Sincerely,

A handwritten signature in black ink that reads "Aditi Padki". The signature is written in a cursive style and is positioned to the right of the word "Sincerely,".

Aditi Padki, AIA
Associate Architect/Department Manager
Burns and McDonnell

Attachments:

1. Exhibit 01- Typical street facing building elevations
2. Exhibit 02- Site plan (Showing Sound wall location)

MICROSOFT

Design Manager: **RENATA BOLLICH**
Layout Manager: **DUANE THOMAS**
Civil, Site Survey, Landscaping Technical Lead: **JORGE GONZALEZ / TRAVIS TEST**
Architectural & Structural Technical Lead: **SEAN ABBOTT / JOSH MARKS**
Mech, Plumbing & Fire Protection Technical Lead: **BILL GEMBINSKI**
Building Automation Systems (BAS) Technical Lead: **JEREMY WIKSTROM**
Electrical Technical Lead: **AIMAR ALKHUWATER**
Electrical Power Management Systems (EPMS) Technical Lead: **LEIANNA BOLEY**
Telecommunications / Network Technical Lead: **BRIAN BURKE**
Security Design Manager: **JEREMY WIKSTROM**

DESIGN TEAM

Civil Engineering Lead: **DAVID WEEMS / DEWBERRY**
Structural Engineering Lead: **BRYAN JEMAL / BMcD**
Architectural Lead: **ADITI PADKI / BMcD**
Mechanical Engineering Lead: **JAKE COLBRUNN / BMcD**
Plumbing Engineering Lead: **JOE MIRACLE / BMcD**
Fire Protection Engineering Lead: **JOSE PAVAN / BMcD**
BAS Engineering Lead: **JASON PHAM / BMcD**
Electrical Engineering Lead: **CHAD STILWELL / BMcD**
Telecommunications / Network Engineering Lead: **JUSTIN JACOBSON / Z BETA**
Security Systems Engineering Lead: **JUSTIN JACOBSON / Z BETA**

Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFF

Registration

Package

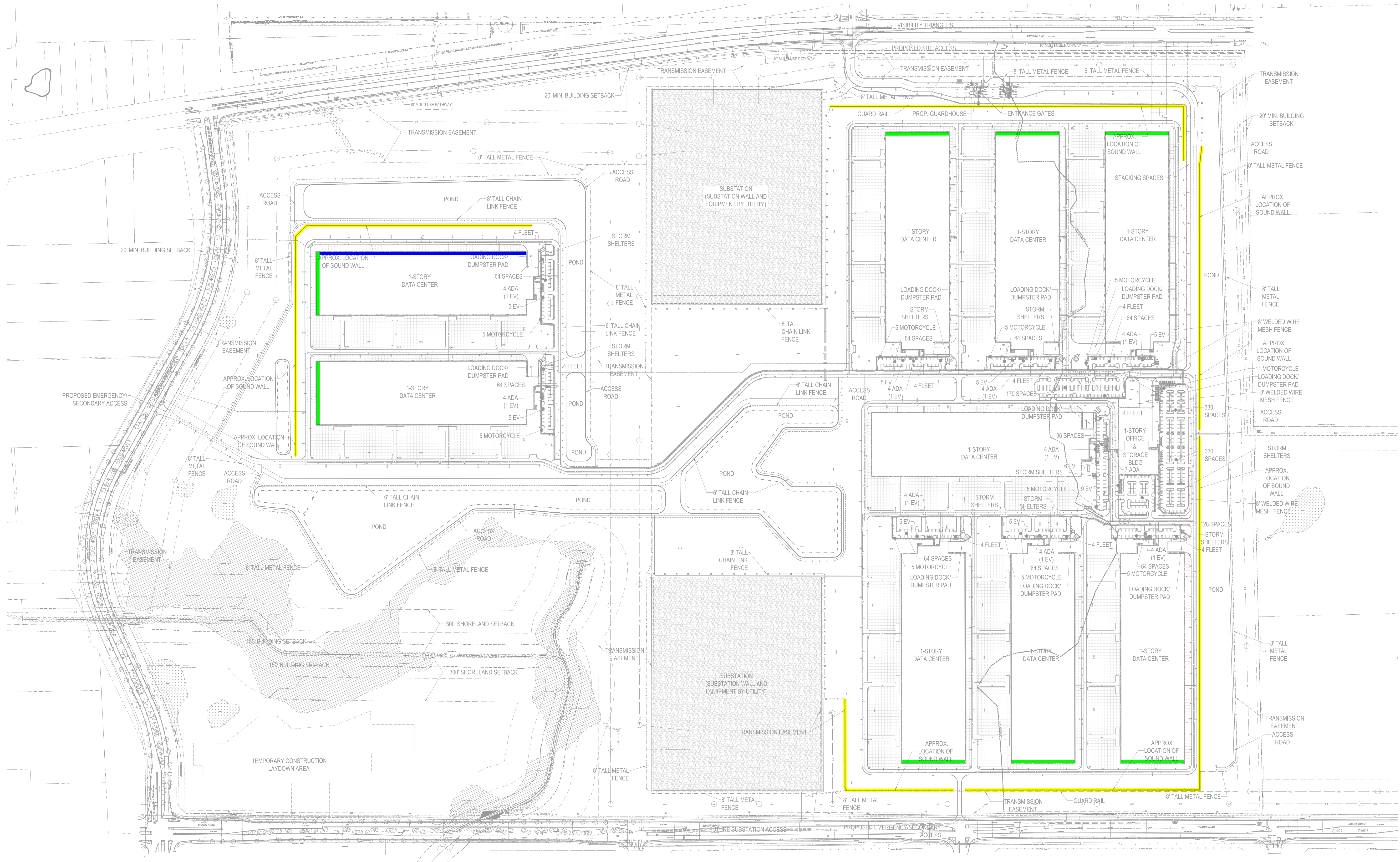
MKE07-15

Sheet Title/Number

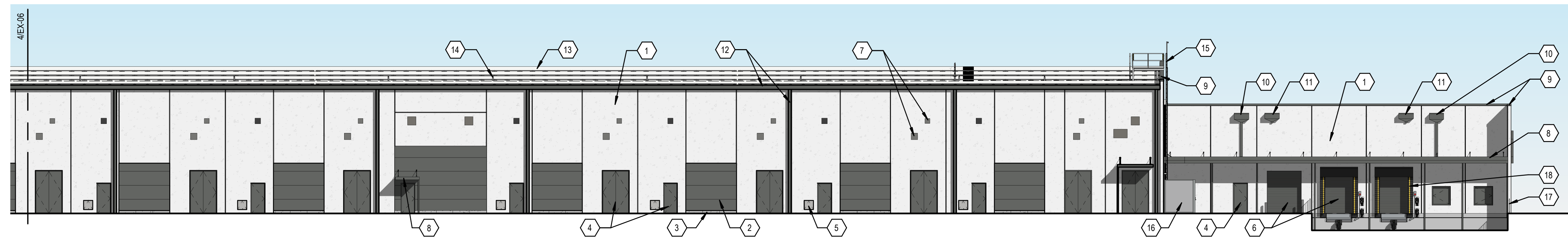
**SITE SOUND WALL
DIAGRAM**

LEGEND

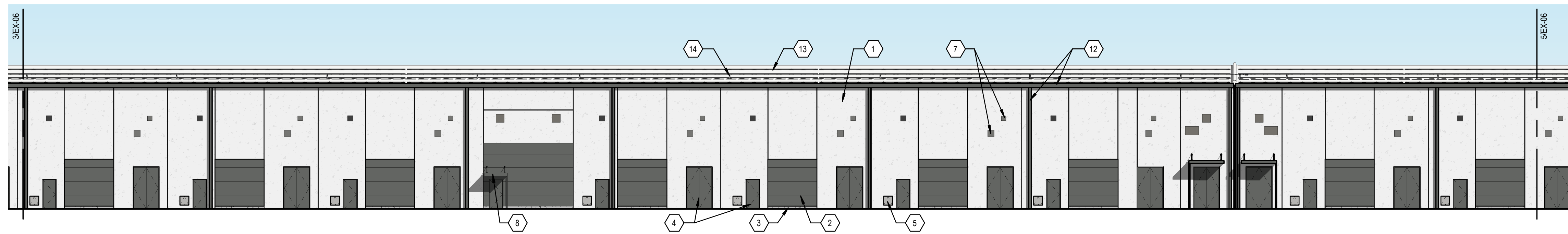
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- STREET FACING BUILDING ELEVATION - SHORT SIDE
- STREET FACING BUILDING ELEVATION - LONG SIDE



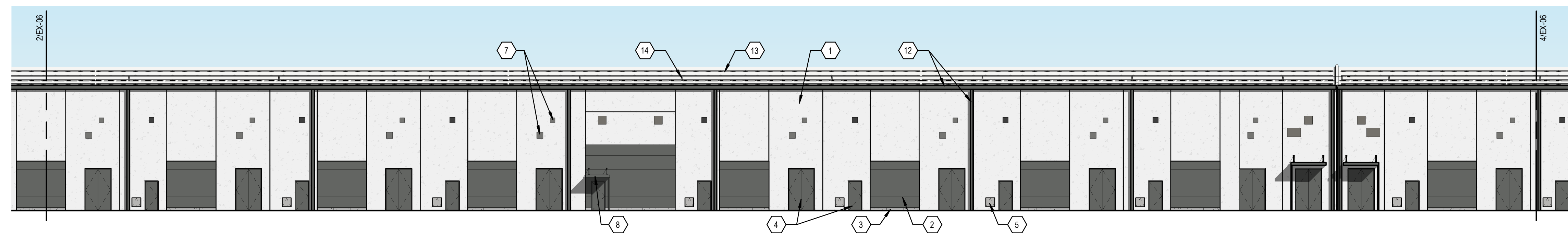
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PAINTED HOLLOW METAL DOORS
5	EQUIPMENT ACCESS DOORS
6	PREFINISHED OVERHEAD COILING DOOR
7	PREFINISHED METAL LOUVER, TYPICAL
8	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
9	PREFINISHED METAL COPING
10	PREFINISHED METAL CONDUCTOR HEAD WITH DOWNSPOUTS
11	PREFINISHED METAL OVERFLOW CONDUCTOR HEAD WITH DOWNSPOUTS
12	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	LADDER ENCLOSURE, ARCHITECTURAL WELDED WIRE FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



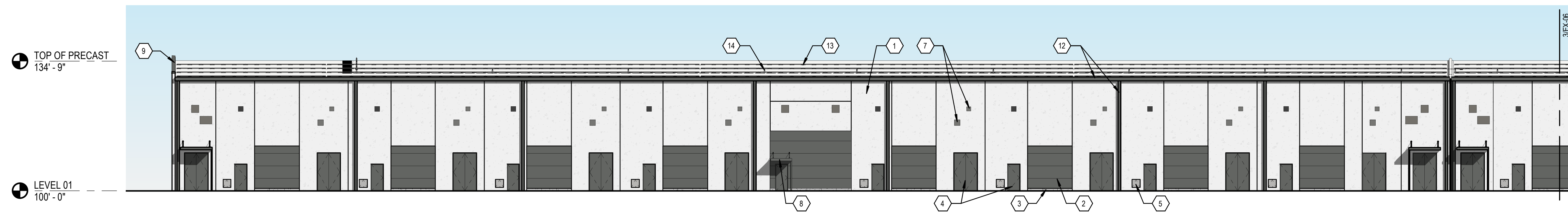
5 ENLARGED STREET FACING ELEVATION - LONG SIDE
1/16" = 1'-0"



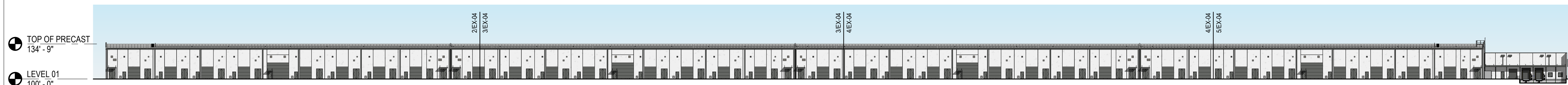
4 ENLARGED STREET FACING ELEVATION - LONG SIDE
1/16" = 1'-0"



3 ENLARGED STREET FACING ELEVATION - LONG SIDE
1/16" = 1'-0"



2 ENLARGED STREET FACING ELEVATION - LONG SIDE
1/16" = 1'-0"



1 OVERALL STREET FACING ELEVATION - LONG SIDE
1" = 50'-0"

MICROSOFT

Design Manager: RENATA BOLLICH
Layout Manager: DUANE THOMAS
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Mechanical Engineering Lead: JAKE COLBRUNN / BMcD
Plumbing Engineering Lead: JOE MIRACLE / BMcD
Fire Protection Engineering Lead: JOSE PAVAN / BMcD
BAS Engineering Lead: JASON PHAM / BMcD
Electrical Engineering Lead: CHAD STILWELL / BMcD
Telecommunications / Network Engineering Lead: JUSTIN JACOBSON / Z BETA
Security Systems Engineering Lead:

Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Registration

Sector Key Plan



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MKE07-15

Sheet Title/Number

**ARCHITECTURAL
ELEVATION -
STREET FACING**

MICROSOFT

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Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: DUANE THOMAS
Architectural & Structural Technical Lead: JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead: SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead: BILL GEMBINSKI
Electrical Technical Lead: JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead: AIMAR ALKHUWATER
Telecommunications / Network Technical Lead: LEIANNA BOLEY
Security Design Manager: BRIAN BURKE

DESIGN TEAM

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Structural Engineering Lead: BINYAM JEMAL / BMcD
Architectural Lead: ADITI PADKI / BMcD
Mechanical Engineering Lead: JAKE COLBRUNN / BMcD
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Fire Protection Engineering Lead: JOE MIRACLE / BMcD
BAS Engineering Lead: JOSE PAYAN / BMcD
Electrical Engineering Lead: JASON PHAM / BMcD
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Security Systems Engineering Lead: JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFF

Registration

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ADMIN

MKE07-15
DATA HALL

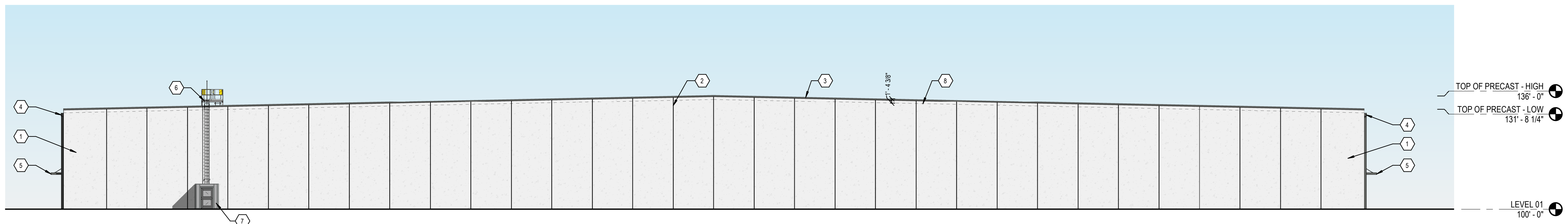
Package
MKE07-15

Sheet Title/Number

**ARCHITECTURAL
ELEVATION -
STREET FACING**

EX-01

ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	PRECAST PANEL JOINTS
3	PREFINISHED METAL COPING
4	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
5	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
6	ROOF ACCESS LADDER AND PLATFORM
7	LADDER ENCLOSURE, ARCHITECTURAL WELDED WIRE FENCING
8	TOP OF ROOF BEHIND WALL



1 STREET FACING ELEVATION - SHORT SIDE
1/16" = 1'-0"