



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, J. Kis, F. Leonard, R. Underhill, J. Maier, & R. McCluskey

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT: A. Clausen

Staff: L. Martin, A. MacDowell, B. Sasse

1. Call to Order

The meeting was called to order at 1:00pm by D. Driver.

2. Public Comment – None

3. Approval of the February 17, 2016 Meeting Minutes

J. Maier motioned, J. Hewitt seconded to approve the February 17, 2016 meeting minutes. Motion carried 7-0.

4. Conditional Use Petition CU-01-16 located at 2231 Mead Street

Tax Parcel # 151-03-23-21-133-020 | Habitat for Humanity Owner/Applicant

Representative: LeAnn Launstein – Habitat for Humanity – wanted to thank the Village for past support and is very happy to be part of the neighborhood rehabilitation.

Habitat for Humanity requests permission to construct a 1,400 square foot, 1 ½ story single-family home on the 0.1 acre lot located at 2231 Mead Street. This property is located between the Mount Pleasant Police Department Community Oriented Policing (C.O.P.) house and the recently completed Habitat house at 2225 Mead Street. The conditional use is requested due to the current RCH (Redevelopment-Conservation Holding) zoning, which requires a conditional use for any new construction or change of use within the district. Habitat for Humanity has built numerous homes in the City of Racine, this project being the second new Habitat home construction project in the Village of Mount Pleasant. Village development staff recommends approval of CU-01-16 for the construction of a new single-family home as it contributes to the existing residential character of the neighborhood. The new home placement and setbacks shall align with the presented survey completed by Nielsen, Madsen & Barber S.C. and dated January 13, 2016.

J. Kis motioned for approval of CU-01-16 for the construction of a new single family home at 2231 Mead Street. J. Hewitt seconded. Motion carried 7-0.

5. Rezone Petition RZ-02-16 – Vacant land along CTH V – Portion of Parcel # 151-03-22-06-001-000 Nielsen Madsen Barber Applicant/Borzynski Owner

The applicant requests permission to rezone approximately 0.055 +/- acres from AG (Agriculture) to AG/OIP (Agriculture w/ Institutional & Public Service Overlay) to construct a Racine Water Utility water metering station. This rezone is in conjunction with the Borzynski certified survey map as



well as the Racine Water Utility site plan. This metering station is to be constructed as part of the County Trunk Highway V infrastructure project.

Village development staff recommends approval of RZ-02-16 to allow for the construction of the Highway V water metering station.

R. McCluskey motioned, J. Kis seconded to approve Rezone Petition RZ-02-16. Motion carried 7-0.

6. Borzynski Certified Survey Map Request located along CTH V (CSM-01-16)

Tax Parcel # 151-03-22-06-001-000 | Nielsen Madsen Barber Applicant/Borzynski Owner

The applicant wishes to divide the existing 13.82 +/- acres into two lots to facilitate the proposed Racine Water Utility Highway V water metering station. Lot 1 totals 13.483 acres (the remnant) with Lot 2 totaling 0.055 acres to host the metering station. As part of the development of Lot 2, the frontage along this lot includes right-of-way dedication for the long term intent of Highway V (110' wide County Highway per Master Land Use Plan). Lot 1 simply dedicates 33' of right-of-way to include the existing roadway and utility project – this portion of right-of-way would be widened at some point in the future upon development or widening/reconstruction of the roadway.

Village Development Staff recommends approval of the Borzynski certified survey map subject to the following conditions:

1. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
2. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
3. The landowner shall provide a copy of the recorded C.S.M. to the village community development department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Hewitt motioned, J. Kis seconded to approve the Certified Survey Map as presented with the above listed conditions. Motion carried 7-0.

7. Site Plan Request for Racine Water Utility (RWU) Water Metering Station located along CTH V Portion of Tax Parcel # 151-03-22-06-001-000 | RWU & Nielsen Madsen Barber Applicant

The applicant is proposing placement of a pre-fabricated 10' x 24' building to serve as a water metering station for the CTH V water main project. The building (11' in height) includes a pre-cast stone façade with a dimensional shingle roof. The proposal includes an access drive to the building as well as a detailed landscape plan. This site plan coincides with CSM-01-16 and Rezone Petition RZ-02-16.



Village Staff recommends approval of the proposed Racine Water Utility pre-fabricated metering station site plan, elevations, and landscape plan (*Site Plan by Ruckert-Mielke – revision date of 01.14.2016, Elevations by Ruckert-Mielke – dated 12.2015, and Landscape Plan by Dresen Landscape Contractors LLC – dated 02.19.2016*) with the following conditions:

1. The proposed gravel access drive shall be modified to be a completely paved solid surface asphaltic concrete drive serving the facility.
2. The proposed wall pack luminaire shall include cut-off provisions to preclude off-site lighting impacts.
3. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
4. All utilities serving the building shall be constructed underground.
5. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
6. Any signage for the facility shall require a future sign permit submittal for staff review/approval.

J. Kis motioned, J. Maier seconded to approve the site plan request for Racine Wastewater Utility Water Metering Station to be located along CTH V contingent upon the 6 listed conditions. Motion carried 7-0.

**8. Site Plan Amendment for Dairy Queen located at 7106 Washington Avenue
Tax Parcel # 151-03-22-14-051-085 | TFK Properties LLC Owner/Paredigm LLC Applicant
Representative: Michael Alex, Paredigm LLC**

The applicant is proposing a remodel of the existing Dairy Queen on Washington Avenue. The project includes removal of the existing atrium on the front of the store, replacing it with a new dining area and small addition. The expansion would carry the roofline of the existing facility and extend closer to Washington Avenue. The remodel includes a nearly complete re-facing of the facades with fiber cement paneling, new stone veneer “chimney” elements, and colored alpollic metal paneling systems to carry the new Dairy Queen franchise aesthetic. The remodel also includes modifications to the site plan including a new outdoor seating patio, site/building lighting, an enlarged garbage enclosure with new PVC/vinyl fencing, a small cooler addition, and a revised landscape plan.

Village Staff recommends approval of the proposed Dairy Queen amended site/landscape plan, elevations, and project remodel specifications (*Site/Landscape Plan by Mark Freding – dated 02.11.2016, Elevations by Mark Freding – dated 02.11.2016, and Project Remodel Specifications & Details by Michael Alex/Paredigm LLC – dated 02.14.2016*) with the following conditions:

1. The landscape plan shall be modified to include additional perennial plantings along the perimeter of the outdoor seating patio as well as additional screening plantings around the dumpster enclosure area. The final revised landscape plan shall be reviewed and approved by Village Development staff prior to the issuance of any building permits.



2. The rear face of any parapet walls shall be painted to match the color of the front-side material or wrapped with façade material to match.
3. Any new rooftop mechanical units shall be architecturally screened to minimize the visual appearance from any public roads or from within the site.
4. All proposed windows shall be vision glass to maximize natural light entering the building.
5. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
6. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
7. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure fencing (including gate) shall match the building colors of the principle structure.
8. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding any fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.
9. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
10. All rooftop drainage and downspouts shall be connected to an underground storm water system or release into site landscaping. No sheet flow of rooftop drainage across pavement shall be allowed.
11. All utilities shall be constructed underground.
12. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
13. Any signage for the facility shall require a future sign permit submittal for staff review/approval.

R. McCluskey motioned, J. Maier seconded to approve the Site Plan Amendment for Dairy Queen located at 7106 Washington Avenue contingent upon the thirteen listed conditions. Motion carried 7-0.

**9. Proposed Sale of Village Land – 10.6 +/- acres located along STH 11 (Durand Avenue)
Tax Parcel # 151-03-22-27-003-000**

The Village currently owns a 10.6 +/- acre piece of land south of Durand Avenue, just east of Willow Road and the railroad tracks. This land is currently used as a temporary dumping and storage area for Village street sweepings. The adjacent land owner, Phoenix Durand LLC (Phoenix Investors), has approached the Village with interest to purchase the land and join to their 44-acre property to the east. This property is located within Tax Increment District No. 2. That being the case, the Village has previously discussed with Phoenix Investors the possibility of a large industrial development at



this location. Because the land currently serves a purpose for the Village DPW, Public Works and Engineering staff are evaluating alternatives for the handling of our street sweepings.

In accordance with Wisconsin State Statute 62.23 (5), the Plan Commission is required to make a recommendation regarding the sale of any Village owned property. Therefore, it is requested that the Plan Commission review the property and make a recommendation to the Village Board.

Village staff recommends that the Plan Commission recommend that the Village Board proceed with a potential sale of the subject property to the adjacent landowner Phoenix Investors.

J. Kis recommended that three appraisals be done so there is no biased evaluation.

L. Martin mentioned that the actual sale details will be handled at the Village Board level, and that the role of the Plan Commission is to recommend or deny the entertainment of any sale.

B. Sasse reported that the DPW will be dumping at a temporary site (site unknown at this time) until a full load is available and then transferring to the final landfill.

R. McCluskey recommended a discussion with M. Benish (DPW) to determine where the next location would be for storing of street sweeping debris.

After discussion, J. Hewitt motioned, J. Maier seconded to recommend the potential sale to Village Board and Public Works Committee pending review of a replacement street sweeping storage site. Motion carried 7-0.

10. Commissioner & Staff Reports

L. Martin reported that there were two ribbon cuttings this month, one for Chick-Fil-A and the other for Polished Beauty Bar. Racine Toyota will be having a ribbon cutting mid-April. Ground breakings are scheduled for Brooks Tractor and also Kwik Trip on Spring Street this spring.

11. Adjournment

J. Hewitt motioned to adjourn, J. Maier seconded at 1:57 p.m. Motion carried 7-0.

*Next meeting is scheduled for **Wednesday, April 20, 2016 at 1:00 p.m.**

Cc:	K. Wahlen	L. Martin	M. Pierce	L. Hannula
	B. Sasse	T. Beyer	D. McHugh	S. Houte