



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, A. MacDowell, S. Houte, S. Schultz

1. Call to Order

The meeting was called to order at 1:00 pm by D. Driver. L. Martin introduced Sam Schultz, the Village's new Planner II and also introduced new Plan Commissioner Jon Hansen, Village Trustee.

2. Public Comment – None

3. Approval of the April 20, 2016 Meeting Minutes

J. Hewitt motioned, J. Kis seconded to approve the April 20, 2016 meeting minutes with one correction. Motion carried 7-0.

4. Jensen Certified Survey Map located at 2713 Airline Road (CSM-02-16)

Tax Parcel # 151-03-22-02-021-000 | Joseph S. Jensen Family Trust Owner/Applicant

Applicant: William Jensen – 9702 Dunkelow Rd.

L. Martin outlined the executive summary: The landowner wishes to divide the existing 53.52 +/- property for estate planning purposes. The existing home and outbuildings would remain on the remnant parcel north of the Hoods Creek. Lot 1 lies south of the Hoods Creek, with the proposed property line following the center line of the creek. The entire property is currently zoned AG Agriculture. The interested buyer of Lot 1 intends to keep the property agricultural, holding it for future residential development.

Village Development Staff recommends approval of the Jensen 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. Kis motioned, J. Maier seconded to approve subject to the listed 3 conditions. Motion carried unanimously.



**5. Conditional Use Petition CU-03-16 located at 11325 Kraut Road
Tax Parcel # 151-03-22-05-004-000 | Zabler Owner/Applicant**

Applicant: Eric Zabler – 11325 Kraut Road – states he would like to store his camper and other recreational toys.

L. Martin outlined the executive summary: The applicant requests permission to construct a 36' x 48' detached structure (19'-4" in height) for personal storage, including a camper and yard/recreational equipment. The request requires a conditional use in accordance with Ordinance 90-311 (d)(11) as the proposed structure (in combination with the existing attached garage) exceeds 85% of the habitable floor area of the residence on-site. The property is zoned Agriculture and currently has two garage/shed structures and a chicken coop, requiring the existing detached shed to be removed in conjunction with the construction of the proposed 1,728 square foot structure.

Village Development Staff recommends approval of CU-03-16 subject to the following conditions:

1. The total number of attached/detached garages and sheds on the subject property is prohibited to exceed two. The existing detached shed shall be razed as a condition of the building permit for the new structure. The existing chicken coop is allowed to remain as an agricultural structure.
2. Maximum side wall height is prohibited to exceed eighteen feet.
3. The minimum side and rear yard setback for the new storage structure shall be nineteen feet four inches (19'-4"), equivalent to the proposed height.
4. Commercial, industrial, and non-premise homeowner personal storage use is prohibited. An annual interior inspection may be required by building, fire and/or planning departments to ensure that garages and shed(s) are not being used for the above purposes. The minimum citation forfeiture for the aforementioned violations shall be \$6,125.
5. A grading and storm water drainage plan prepared by a State of Wisconsin professional engineer shall be submitted and reviewed/approved by the Village prior to issuance of any fill and/or building permits. This requirement may be waived at the discretion of the Village Engineering Department upon review of the existing site grading.

J. Maier motioned, J. Hewitt seconded to approve subject to the listed 5 conditions. Motion carried 7-0.

6. Conditional Use Petition CU-04-16 located at 1821 E. Frontage Road



Tax Parcel # 151-03-22-18-020-010 | Hribar Owner/Stark Applicant

Applicant: Carl Johnson – Stark Asphalt

L. Martin outlined the executive summary: The applicant requests permission to extend the operation of a temporary portable asphalt mixing plant through December 31, 2019. In May of 2014, the Plan Commission and Village Board approved Rezone Petition RZ-03-14 & Conditional Use Petition CU-03-14 for Stark Asphalt to operate the facility through December 31, 2016. This conditional use would serve as an extension for the current operation. Activity on-site is proposed to remain exactly as previously approved, consisting of an asphalt plant, related equipment, and aggregate material storage (not shown on the included site plan). The applicant (Stark) would extend their lease for a portion of the existing gravel area from Hribar, functioning as a continued tenant of the existing industrial property. The existing building on site has served any office and restroom needs for the operation. The subject plant will continue to allow Stark to service and provide competitive bids on local projects. It should also be noted that the Village has not received any complaints or concerns regarding this conditional use to-date.

**A Zoning Public Hearing for this item is scheduled for Tuesday, May 17th at 6:30 PM.*

Village Staff recommends approval of CU-04-16 (*site plan by Nielsen Madsen & Barber, S.C. – dated 03.15.14*), continuing the Stark operation subject to the following conditions:

1. Activities on-site are limited to aggregate material storage and asphalt plant operation through the expiration date of December 31, 2019, at which point the Conditional Use Permit will be terminated. No additional activity, crushing, or construction (outside the scope of the application) may commence during the life of the Conditional Use without application for permit amendment.
2. Any on-site aggregate or material piles shall not exceed thirty (30) feet in height.
3. The access drive connecting the main parking area at Hribar to the asphalt plant area shall remain paved with asphaltic concrete and maintained to minimize any off-site dust impacts.
4. Hours of operation shall comply with the Village Noise Ordinance (Sec. 54-5) defined and limited as 6:00 AM to 10:00 PM. Any use outside of these hours for special projects shall require Village Board approval.
5. Any dust produced on-site shall be controlled and abated through the application of chemical additives or water as necessary.
6. Any utilities necessary to serve the site shall be constructed underground.
7. Any free-standing or structure mounted luminaires shall include cut-off provisions to preclude off-site lighting impacts.



8. Final copies of any and all applicable approved State/DNR permits for operation of the proposed use shall be submitted annually (or as issued).
9. The applicant shall submit and receive approval of a Village sign permit prior to any sign construction or installation.

J. Hewitt motioned, F. Leonard seconded to approve subject to the 9 conditions listed. Motion carried 7-0.

**7. Rezone Petition RZ-04-16 located at 6905 Washington Avenue
Tax Parcel # 151-03-22-14-066-000 | Edwards Owner/Brown Applicant**

L. Martin outlined the executive summary: The applicant requests permission to rezone approximately 0.81 +/- acres from R-100 (Residential Single Family) to B-3 (General Business) to operate a State Farm insurance office out of the existing residential structure. This rezone is in conjunction with the Brown Real Estate State Farm site plan application and is also in alignment with the 2035 Comprehensive Land Use Plan.

Village Staff recommends approval of RZ-04-16 and attached Ordinance 8-2016 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will allow for additional commercial use along the Washington Avenue “Main Street” corridor.

J. Kis motioned, J. Maier seconded to approve the rezone request and related ordinance for 6905 Washington Avenue, tax parcel #151-03-22-14-066-000. Motion carried 7-0.

8. Site Plan Request for State Farm Insurance (Brown Real Estate) located at 6905 Washington Avenue | Tax Parcel # 151-03-22-14-066-000 | Edwards Owner/Brown Applicant

Applicant: Jeremy Brown – 2053 Taylor Avenue/Karen Sorensen – 4144 Bristol Place (Realtor)

L. Martin presented the executive summary: The applicant is proposing an adaptive reuse of the existing residential structure, converting it to a State Farm Insurance office. As part of the reuse, the rezoning to B-3 is required as well as various site improvements. The applicant is proposing to pave the existing driveway access and include nine striped parking stalls, as well as cleaning up the property and revise the site landscaping. The property includes an American Transmission Company (ATC) power easement and related tower along the eastern property boundary. ATC has given approval for the installation of pavement, and will be executing an agreement with the new property owner regarding placement of plantings and other conditions.

Village staff has verified with the South Shore Fire Department that this change of use will not require a sprinkler system, but may require exit signage, lighting, and fire extinguishers. The owner has been in contact with the fire department regarding their requirements and is in agreement.

Village Staff recommends approval of the proposed State Farm office site plan and landscape plan (*Site & Landscape Plan by Mike Wagner – Received Date of April 28, 2016*) with the following conditions:



1. The applicant shall notify the Wisconsin Department of Transportation of the change of use and obtain a permit for the driveway access conversion from residential to commercial (if needed). A copy of correspondence and/or permit shall be provided to Village Community Development staff prior to occupancy.
2. The landscape plan shall be modified to:
 - a. Add a minimum of two (2) deciduous street trees along the Washington Avenue frontage, east of the ATC easement. Trees shall be a minimum 2.5" caliper at the time of planting.
 - b. Add low rise shrubs or bushes along the eastern property line, separating and screening the proposed parking area from the adjacent property.
 - c. Foundation plantings shall be increased to provide variety of height and fill out the landscape beds at time of planting.

The revised landscape plan shall be submitted/approved prior to installation. Installation and landscape modifications shall be completed prior to occupancy.

3. The applicant shall provide a copy of the ATC easement use agreement to Village Community Development staff prior to occupancy.
4. The proposed parking striping shall be modified to remove the two (2) southernmost stalls to allow proper access width to the existing garage structure. Two (2) additional spaces shall be added at the northern end of the proposed parking, thereby expanding the paved area further to the north (towards Washington Avenue) by two stalls.
5. Any wall pack lighting installed shall include cutoff provisions to preclude off-site lighting impacts. Should future pole lighting be desired, a photometric plan shall be submitted and approved by Village Community Development staff prior to installation.
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 existing garage structure.
8. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce to discuss any additional requirements.
9. A grading and storm water drainage plan prepared by a State of Wisconsin professional engineer shall be submitted and reviewed/approved by the Village prior to occupancy and/or any building permits. This requirement may be waived at the discretion of the Village Engineering Department upon review of the existing site grading.



10. All rooftop drainage and downspouts shall discharge into landscape or lawn areas. 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 any building permit(s).
13. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the property line a distance equal to the height of the sign.

J. Kis motioned, J. Hewitt seconded to approve the State Farm Insurance site plan subject to the 13 conditions listed. Motion carried 7-0.

**9. Site Plan Amendment for Palmen Jeep located at 8320 Washington Avenue
Tax Parcel # 151-03-22-15-048-030 | AJP Development LLC Owner/Partners in Design Architects,
Inc. Applicant**

Applicant: Eric Migrin- Partners in Design, 600 52nd Street, Kenosha, WI - questioned the commission why trees are needed when the primary use is for sales and trees block the visibility of the product.

L. Martin presented the executive summary: The applicant is proposing a 16,343 square foot service and guest lounge addition to the existing Palmen Dodge Jeep facility. This addition includes the demolition and rebuilding of a portion of the existing service bay. In September of 2015, the Plan Commission reviewed and approved additional car parking/storage at the northeast end of the property. This expansion served as preparation for this addition phase as existing parking will be removed to make way for the new building expansion.

The addition extends off the western side of the existing building with a setback from the property line of approximately 43 feet. A new drive aisle will be paved between the expansion and the existing landscape setback along Commerce Drive. Building materials are shown to replicate what is existing, utilizing split face CMU with an EIFS soffit and a composite metal storefront paneling.

Village Staff recommends approval of the proposed Palmen Jeep site plan and elevations (*Site Plan and Elevations by Partners in Design Architects – dated 04.19.16*) with the following conditions:

1. All existing landscaping shall remain. Any damaged or dead plantings shall be replaced with a similar species prior to occupancy. Replaced trees shall be a minimum 2.5" caliper (deciduous) or minimum 6' planting height (coniferous).
2. Site landscaping shall be modified to add deciduous street trees (minimum 2.5" caliper) 50' on center along the Hwy 20 North Frontage Road and infill street tree(s) along Commerce Drive. A landscape plan shall be reviewed/approved by Community Development staff prior to the issuance of a building permit.



3. The western elevation shall be modified to incorporate windows and vertical articulation to break up the façade and allow for additional natural light into the service area. Final modified elevations shall be reviewed/approved by staff prior to the issuance of a building permit.
4. 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.
5. Any new rooftop mechanical units shall be architecturally screened to minimize the visual appearance from any public roads or from within the site.
6. All proposed windows shall be vision glass to maximize natural light entering the building.
7. Any new 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.
8. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
9. All trash receptacles shall be contained within the existing dumpster enclosure.
10. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire hydrant and 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.
11. 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.
12. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
13. All utilities shall be constructed underground.
14. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
15. Any signage for the facility shall require a future sign permit submittal for staff review/approval.

After discussion relating to the size of replaced trees and quantity of street trees, J. Maier motioned, R. Underhill seconded to approve the site plan amendment for Palmen Jeep located at 8320 Washington Avenue subject to the 15 listed conditions with the following modifications: condition #1 to be modified to be 4' minimum caliper and condition #2 modified to "add 2 deciduous trees along the Hwy 20 north frontage road, 4" minimum caliper. Motion carried 7-0.

**10. B&K Enterprises Certified Survey Map (Blaze Pizza) located at 5415 Washington Ave.
(CSM-03-16) | Tax Parcel # 151-03-22-13-170-000 | B&K Enterprises Owner/Koscielniak Applicant
Applicant: Ann Zuehlke, B&K Enterprises / Yoni Zvi (Edg 18 Broker) / Dave "Koz" Koscielniak**

L. Martin presented the executive summary: The applicant and landowner wish to create a 0.6871-acre parcel (proposed Lot 2) to facilitate the development of a 3,500 sq. ft. two-tenant building including Blaze Pizza (this division is in conjunction with the Blaze Pizza site plan application). This



parcel would function as an outlot in front of the existing Big Lots multi-tenant development, fronting Washington Avenue & Green Bay Road. The property is zoned B-2 Community Business and would allow for the proposed development project. This outlot would be the last outlot to be created at this corner as parking constraints would not permit any additional development. A cross access easement is also denoted on the survey to provide access to the divided lot. This cross access will need to be modified to include cross connection to the property east of this center known as the Racine Centre (see conditions 1(iii) and 2).

Village staff recommends approval of the B&K Enterprises certified survey map (CSM-03-16) subject to the following conditions:

1. The face of the C.S.M. shall be modified to include the following:
 - i. All existing water main easement(s)
 - ii. All existing sanitary sewer main easements
 - iii. The proposed access easement shall be modified to provide a legal cross access with the property to the east (the Racine Centre), connecting at a point south of the Chick-fil-A and running parallel to Washington Avenue along the southern Panda Express property line. This easement shall maintain a minimum width of 24’.
 - iv. All pre-existing access easements with Panda Express & Hardee’s
 - v. The existing storm sewer easement along STH 20 frontage
2. A legal cross access maintenance agreement shall be drafted, including access rights to Hardee’s, Lot 2, Panda Express, and the Racine Centre to the east. This document shall be approved by Village Staff and recorded against all involved properties.
3. A shared parking agreement shall be drafted, approved by Village Staff, and recorded against Lots 1 and 2.
4. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
5. 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. Any extension of this deadline is subject to staff approval.
6. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Kis motioned, J. Hewitt seconded to approve the CSM located at 5415 Washington Avenue subject to the 6 conditions listed. Motion carried 7-0.

**11. Site Plan Request for Blaze Pizza located at 5423 Washington Avenue
Tax Parcel # 151-03-22-13-170-000 | B&K Enterprises Owner/Koscielniak Applicant**



Applicant: Ann Zuehlke, B&K Enterprises / Yoni Zvi (Edg 18 Broker) / Dave "Koz" Koscielniak

L. Martin presented the executive summary: The applicant is proposing development of a 3,500 SF two tenant building, featuring Blaze Pizza as the main tenant. There are several items that need to be addressed before a solid staff recommendation for approval. One of the largest concerns relates to the overall traffic flow and load on the shopping center, including the Racine Centre to the east. Adding an additional building and tenants will no doubt increase the concern, thus highlighting the need to make a best effort in solidifying proper access and cross access between the properties. The Wisconsin DOT plans to close additional median openings in Washington Avenue, which will increase the traffic load on the left-in entrances at the Racine Centre to the east and limit all entrances to the B&K/Panda properties to right in/right out only.

The site plan and elevations as proposed also have numerous requested changes to increase the aesthetic quality of the project at Racine County's largest intersection.

Village Staff recommends tabling the proposed site plan application to the July 20 Plan Commission meeting to allow the applicant to address the following comments/conditions:

1. The applicant shall draft a holistic legal cross access maintenance agreement for the entire shopping center with connection to the Racine Centre to the east. See comments on the B&K Enterprises CSM. This document shall be approved by Village Staff and recorded against all involved properties.
2. The cross access shall be striped or further defined with landscape islands to better separate and control traffic through the shopping center. The parking striping south of the entrance to the Blaze Pizza site shall be reduced and replaced with a curbed landscape median to guide traffic around the turn in the finalized cross access. The applicant shall work with staff to create a final parking and cross access traffic control plan.
3. The applicant shall draft a shared parking agreement between the Blaze Pizza parcel and the shopping center property owned by B&K Enterprises. This document shall be approved by Village staff prior to recording.
4. The parking lot shall be modified to include one (1) additional ADA accessible stall. ADA requirements outline a minimum of two accessible stalls for a parking lot of 26-50 spaces.
5. The site plan drawings shall include the property boundaries reflected on the proposed certified survey map.
6. A continuous five (5) foot wide concrete sidewalk shall be constructed along the project's entire Washington Avenue/Green Bay Road frontage prior to issuance of a certificate of occupancy. The final sidewalk plan shall be approved by Village staff and the Wisconsin Department of Transportation. The private on site patio shall include a connection to the public perimeter sidewalk (see also Condition 11(b)).
7. The dumpster enclosure shall be relocated to the west in place of the proposed reduced length parking stalls and realigned to avoid creation of turning movement blind spots. The proposed location shall be converted to a parking stall with a curbed landscape island to the east. The landscape plan shall be modified to address this additional landscape island.



8. All trash receptacles shall be contained within the relocated dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure. The enclosure shall be surrounded by landscaping to screen viewing from the street and adjacent properties where possible. The landscape plan shall then be modified to include these additional plantings.
9. The proposed hydrant location shall be modified to a curbed landscape island, fully integrated into the Panda Express curb line. The landscape plan shall be modified to address this additional landscape island, including one (1) deciduous tree, minimum 2.5" caliper.
10. The existing Big Lots sign will become an off-site sign. The sign shall be removed with the site plan modified to include two (2) additional parking stalls in its place.
11. The elevations shall be modified to:
 - a. Remove the EIFS accent bands
 - b. Include additional stone or brick materials and colors to break up facades both vertically and horizontally (See Mt. Pleasant Corners project)
 - c. Include additional architectural metal or fabric awnings for additional dimensioning of facades
 - d. Include additional roof line articulation
12. The landscape plan shall be modified to:
 - a. Incorporate other changes as defined (see conditions #6-8 above)
 - b. Remove the sidewalk surrounding the foundation, replace with foundation plantings
 - c. Include landscaping for B&K cross access medians/islands as appropriate (see condition #2)
13. All proposed windows shall be vision glass to maximize natural light entering the building.
14. 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.
15. Any rooftop mechanical units shall be architecturally screened to minimize the visual appearance from any public roads or from within the site.
16. 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.
17. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
18. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire hydrant and 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.
19. 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.



- 20. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
- 21. All utilities shall be constructed underground.
- 22. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
- 23. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9’ in height and shall be setback off the property line a distance equal to the height of the sign.

B&K Enterprises expressed concern over the following: the connection/cross access requested behind Chick-Fil-A should not be installed due to high traffic; item # 10 regarding the pylon sign since Big Lots has denied the request previously; and item #7 concerning the dumpster location. L. Martin mentioned new plans and the issues above need to be resolved prior to approval of the site plan. J. Maier motioned, R. Underhill seconded to table the item after discussion until a special meeting on June 8th with revised submittals to be submitted to staff by May 31. Motion carried 7-0.

12. Commissioner & Staff Reports –

L. Martin advised there is no regular scheduled Plan Commission for the month of June, but we would have the special meeting on June 8th if Blaze Pizza resubmits.

13. Adjournment

J. Hewitt motioned J. Maier seconded to adjourn at 2:32 p.m. Motion carried unanimously.

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

Cc: L. Martin M. Pierce L. Hannula S. Schultz
 T. Beyer D. McHugh S. Houe