



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

**COMMISSION MEMBERS ABSENT:** J. Kis

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: S. Schultz, A. MacDowell

**1. Call to Order**

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

**2. Public Comment – None**

**3. Approval of the December 21, 2016 Plan Commission Meeting Minutes**

J. Hewitt motioned, J. Maier seconded for approval of the December 21, 2016 Plan Commission Meeting Minutes. Motion carried 6-0.

**4. Daruma Wisconsin, LLC Certified Survey Map Application located at 821 S. Airline Road (CSM-01-17) | Tax Parcel #151-03-22-15-001-010 | TANDR, LLC Owner/Daruma Wisconsin, LLC Applicant**

***Background***

The applicant wishes to divide the existing 8.797 +/- acre parcel into two lots to facilitate a land sale. Lot 1 totals 4.000 +/- acres and Lot 2 totals 4.799 +/- acres. The property is currently zoned B-3 (General Business). The Village 2035 Master Land Use Plan shows the property available for mixed residential or commercial development.

***Recommendation***

Village staff and the Plan Commission recommend approval of the Daruma Wisconsin, LLC Certified Survey Map Application (CSM-01-17) subject to the following conditions:

1. Submission and approval of a grading and drainage plan, prepared by a State of Wisconsin licensed professional engineer, is required before the issuance of any fill or building permits on Lot 2.
2. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the C.S.M.
3. The applicant shall schedule an appointment with the Village Clerk's office for C.S.M. signing. The applicant can reach Village Clerk Stephanie Kohlhagen at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.



4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within 30 days of Village Board approval. Any extension of this deadline is subject to staff approval.
5. The landowner shall provide a copy of the recorded C.S.M. to the Village Community Development & Planning Department within 60 days of Village Board approval, or the Village will require a new C.S.M. application and fee.

J. Maier motioned, J. Hewitt seconded to approve the Certified Survey Map at 821 S. Airline Road, Tax Parcel 151-03-22-15-001-010. Motion carried 6-0.

5. ***Mark D. Eberle, P.E./Nielsen Madsen + Barber Certified Survey Map Application located at the southwest corner of STH 20 (Washington Avenue) and International Drive (CSM-02-17) | Tax Parcels #151-03-22-180-006-010 and 151-03-22-180-006-001 | Mount Pleasant Retail, LLC., JES Mount Pleasant Retail, LLC., K3D Mount Pleasant Retail, LLC., RES Mount Pleasant Retail, LLC. And MSP Mount Pleasant Retail, LLC Owner/Mark D. Eberle, P.E./Nielsen Madsen + Barber Applicant***

**Representative: Mark. Eberle**

### ***Background***

The applicant wishes to re-divide the existing 23.07 and 3.782 +/- acre parcels into two lots to facilitate a land sale. Lot 1 totals 11.645 +/- acres and Lot 2 totals 15.204 +/- acres. The property is currently zoned BP (Business Park). The Village 2035 Master Land Use Plan shows the property available for mixed Business Park or commercial development.

### ***Recommendation***

Village staff recommends approval of the Mark D. Eberle, P.E./Nielsen Madsen + Barber Certified Survey Map Application (CSM-02-17) subject to the following conditions:

1. Submission and approval of a grading and drainage plan, prepared by a State of Wisconsin licensed professional engineer, is required before the issuance of any fill or building permits.
2. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the C.S.M.
3. The applicant shall schedule an appointment with the Village Clerk's office for C.S.M. signing. The applicant can reach Village Clerk Stephanie Kohlhaugen at (262) 664-7828 or [skohlhaugen@mtpleasantwi.gov](mailto:skohlhaugen@mtpleasantwi.gov).



4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within 30 days of Village Board approval. Any extension of this deadline is subject to staff approval.
5. The landowner shall provide a copy of the recorded C.S.M. to the Village Community Development & Planning Department within 60 days of Village Board approval, or the Village will require a new C.S.M. application and fee.

J. Maier motioned, R. Underhill seconded to approve the Certified Survey Map located at the Southwest corner of STH 20 and International Drive, Tax Parcels 151-03-22-180-006-010 and 151-03-22-180-006-001. Motion carried 6-0.

**5. Menard, Inc. Site/Building/Operation Plan Application located at 3101 South Oakes Road (SP-01-17) | Tax Parcel #151-03-22-2 6-161-050 | Michael Green Owner/Menard, Inc. Applicant**

***Background***

The applicant proposes to expand their current facility at 3101 South Oakes Road with a 0.74-acre lumber yard expansion, 10,240 square foot warehouse addition, and a 7,960 square foot special order area addition. The proposed additions will have little effect upon current landscaping. The traffic flow of the site will stay largely the same, with the eastern lumber yard exit shifted slightly further east. The proposed additional lumber yard space will expand into a grassy area east, bringing the lumber yard closer to the existing Wal-Mart building. The expansion aligns with all zoning setback and building floor area ratios.

***Recommendation***

Village staff recommends approval of the Menard, Inc. Site/Building/Operation Plan Application (*Site Plan by BFA, Inc. dated 12/19/2016*) subject to the following conditions:

1. The applicant shall provide detailed elevations for the warehouse addition and new heated special order area for staff approval before the issuance of any fill or building permits. The updated elevations should complement or match the existing buildings, and denote both color and type of materials used.
2. The applicant shall provide an updated photometric plan for staff approval before the issuance of any fill or building permits.
3. The applicant shall provide an updated landscaping plan showing new plantings at the base of the expanded eastern lumber yard fencing.
4. The applicant shall architecturally screen all new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.



5. All freestanding lights shall not exceed 20' in total height from ground to top of the 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. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.
7. The applicant shall paint or wrap the rear face of any parapet walls to match the color or material of the front face material.
8. All proposed windows shall be vision glass to maximize natural light entering and emitting from the facility.
9. The applicant shall comply with all State and local building and fire codes. Please contact the South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans before submission of State approved building plans and issuance of a Village building permit. The Village may issue an early start permit to facilitate site work and grading before full plan submittal.
10. The applicant shall submit and gain approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer before issuance of any fill or building permits.
11. The applicant shall connect all rooftop drainage and downspouts to an underground storm water system. The Village does not allow sheet flow of roof drainage across the pavement.
12. The applicant shall construct all utilities underground.
13. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
14. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval.

R. Underhill motioned, F. Leonard seconded to approve the Menards Inc Site/Building/Operation Plan at 3101 South Oakes Road, Tax Parcel 151-03-22-26-161-050. Motion carried 6-0.

6. **American Tower/T-Mobile Site/Building/Operation Plan Application located at 1619 N. Newman Road (SP-02-17) | Tax Parcel #151-03-22-01-096-010 | Living Hope LC Owner/American Tower, T-Mobile Applicant**



**Representative: Mark Ninnamen – American Tower**

***Background***

The applicant proposes to construct a 91' cellular tower at 1619 N. Newman Road. The 2,400 square foot lease parcel is located along the southern property line behind the Living Hope Lutheran Church, south of the Primrose Retirement Community. The parcel is set back 12' from the southern property line, while the tower itself is set back 43'-6" from the southern property line. The tower is set back 530' from the western property line, 229' from the northern property line, and 729' from the eastern property line. The lease area includes the tower, a 200 square foot equipment pad, and two future carrier areas. The tower is 301'-8" away from the nearest residential structure. In the event of a catastrophic failure, the tower is designed to collapse and fall within a theoretical radius of 30' from the base of the tower (see attached engineering letter). The applicant has provided an affidavit of colocation, stating that colocation was not viable on an existing tower within the search ring per State Statute 66.0404(2)(b)(6). The equipment area is surrounded by a 6' chain link fence with three strands of barbed wire.

In 2013, State Statute 66.0404 was adopted and in turn left little room for local regulation of new cellular antenna structures or collocations, limiting the Village's power relating to regulation on aesthetics, height, setbacks, etc. Village Ordinance Chapter 86 is no longer enforceable with respect to mobile service transmission towers.

***Recommendation***

Village staff recommends approval of the Living Hope Lutheran Church Cell Tower Site/Building/Operation Plan Application (*plans by American Tower/T-Mobile/Concordia Wireless, Inc. dated final 11/28/2016*) subject to the following conditions:

1. The applicant shall gain approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer before issuance of any fill or building permits.
2. The applicant shall construct all utilities underground.
3. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.

J. Hewitt motioned, J. Maier seconded to approve the American Tower/T-Mobile Site/Building/Operation Plan located at 1619 N. Newman Road, Tax Parcel 151-03-22-01-096-010. Motion carried 6-0.

7. **Commissioner & Staff Reports** – S. Shultz reported that the new Community Development Director position should be filled by mid-February.
8. **Adjournment** – J. Hewitt motioned, J. Hansen seconded to adjourn the Plan Commission meeting at 1:43 p.m.



**Plan Commission  
MEETING MINUTES**

**January 18, 2017**

\*Next meeting is scheduled for ***Wednesday, February 15, 2017 at 1:00 p.m.***

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