



COMMISSION MEMBERS PRESENT: M. Pirk, J. Hewitt, D. Driver, J. Garski, J. Mallon & J. Maier

COMMISSION MEMBERS ABSENT: J. Longe

VILLAGE BOARD MEMBERS PRESENT:

Staff: B. Kane, R. Meyer & L. Martin

1. Call to Order

The meeting was called to order at 1:00 pm by M. Pirk.

2. Approval of the March 20, 2013 meeting minutes

J. Hewitt motioned, J. Maier seconded to approve the March 20, 2013 meeting minutes with one typographical correction on page 5 (comer should be commercial). Motioned carried unanimously.

3. Site Plan Request for Big Lots located at 5415 Washington Avenue | Koscielniak Applicant

Representatives: Dave Koscielniak, Kozitecture – 12310 West Waterford Ave, Greenfield, WI

In early 2013, Hobby Lobby vacated their space at 5415 Washington Avenue and relocated to 2406 S. Green Bay Road in the City of Racine. In early March, staff met with the applicant to discuss the option of dividing the tenant space, including a new tenant and future modifications to the remnant space. Kozitecture is proposing the build-out of a portion of the space for a Big Lots retail store, with the remaining space left vacant for future use. The façade modifications are limited to the installation of new automatic doors and storefront windows. There are no proposed modifications to the remainder of the site.

J. Maier motioned, J. Mallon seconded to recommend approval of the site plan request for Big Lots located at 5415 Washington Avenue with the following conditions:

1. The installation or modification of any freestanding lights on-site shall meet the standard height requirement, not exceeding 20' in total height from ground to top of luminere. All freestanding and wall mounted lumineres shall include cut-off provisions to preclude off-site lighting impacts.

2. Compliance with state/local building and fire code(s). Please contact 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 prior to submission of state approved building plans and issuance of a village building permit.

3. The existing pylon sign, from the former Hobby Lobby tenant, can be refaced. The installation of a new ground sign is recommended but not required. Any proposed ground sign shall not exceed nine (9) feet in height and shall be located outside of the 30' x 30' vision triangle at the



intersection of STH 20 (Washington Ave) & STH 31 (Green Bay Rd). Ground signage shall be setback a minimum of an equal distance to the height of the sign and not be located within any public road right-of-way. Submission/approval of a sign permit prior to sign construction/installation is required for any wall or ground signage on-site.

4. The site plan shall be modified to include a minimum 25' wide landscape area at the northwest corner of the site, fronting STH 20 & STH 31 (see attached exhibit). The plan shall include 2 ½" caliper salt tolerant trees planted 50' on center along both street frontages. The 25' landscape buffer area shall be bordered by a vertical face concrete curb on all sides. Submittal of a landscape plan & revised site plan are required prior to installation. Any parking lot modifications in conjunction with the landscape installation shall be reviewed by staff.

5. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

6. Applicant shall install a 5' wide concrete sidewalk along Highway 20 up to the right of way going across the Highway 20 intersection.

Motion carried unanimously.

4. Globe Heights West Addition No. 1 – Final Subdivision Plat | Lawrence Applicant

Representative: Jason Lawrence, 2429 43rd St, Caledonia, WI

Michael Lawrence, 2023 Carlas Way, Mount Pleasant, WI

The applicant has submitted a five (5) lot final subdivision plat located on 90th Street north of Campus Drive. The original Globe Heights West Addition No. 1 preliminary plat was approved by the Village Board on February 27, 2006, however due to the decline in housing the final plat was never brought forward by the previous owner for final approval. The subdivision plat is only for a portion of the original Globe Heights West Addition No. 1 preliminary plat as the remnant will remain un-platted.

D. Driver motioned, J. Hewitt seconded to recommend approval of the Globe Heights West Addition No. 1 Final Subdivision Plat subject to the following conditions:

1. The applicant shall prepare restrictive covenants advising all prospective buyers of the front-yard averaging setback requirement. (Section 90.1001 (6) (b)). The restrictive covenants shall identify that any minimum/maximum front-yard setback established within the subdivision does not supersede Section 90-1001 (6) (b) front-yard averaging and all applicable R-100 zoning regulations.
2. Prior to the issuance of a certificate of occupancy of each residence the developer/landowner shall install a minimum 5' wide concrete sidewalk along the entire 90th Street road frontage of the corresponding lot. Also, the developer/landowner shall



establish 2 ½" minimum caliper salt tolerant street trees planted 50' on center along the entire 90th Street road frontage of each corresponding lot.

3. The planning department staff agrees with the project sponsor that the attached Grading and Utility Service Cost Recovery Agreement permits the repayment of the corresponding lot frontage improvements at the submittal of individual lot/building permits. The planning staff and project sponsor also concur that all five lot frontage improvements shall be repaid within eighteen months of Village Board approval of the final subdivision plat.
4. The face of the final subdivision plat that be revised to eliminate the illustrative building envelopes.
5. The face of the final subdivision plat signature page shall be revised to incorporate Susan Sterns, Deputy Village Clerk as the authorized signatory for the Village of Mount Pleasant.

Motion carried unanimously.

**5. Conditional Use Petition CU-06-12 – 1700 West Rd | Cervantes Applicant
Tax Parcel #151-03-22-17-046-000**

Representative: Leticia & Miguel Cervantes, 1700 West Road, Sturtevant, WI

The landowner wishes to construct a second detached garage in addition to their existing 800 square foot detached garage. The objective of the proposed 1,400 square foot detached garage is to operate a commercial landscaping business with a total of 5 employees. The adopted 2012 zoning ordinance 90-311 (d) (11) only permits personal use/storage of a 10,000 square foot or less garage structure in an agriculture (AG) zoning district. The request is in accordance with the proposed zoning ordinance 90-881 (Limited Commercial Overlay District).

The applicant requires the Village Plan Commission and Village Board to approve the Plan Commission initiated March 19, 2013 zoning text amendment zoning ordinance 90-881 (Limited Commercial Overlay Zoning District) to permit a commercial business in an agriculture zoning district.

R. Meyer explained to the applicant that the village detached storage building/commercial use regulations have changed since the application was first submitted. These zoning text amendments allow the applicant an opportunity to request a larger detached structure with increased commercial usage if they chose. M. Cervantes expressed interest in increasing the size of the structure and would like to take some time to review his options by meeting with the Planning Department.

J. Hewitt motioned, J. Maier seconded to lay over the item to permit the applicant time to reconsider his building size / commercial use options. . Motion carried unanimously.



6. Conceptual Site Plan Request for Shell Compressed Natural Gas addition located at 13330 Washington Avenue

Representative: Marie Vannay, Endpoint Solutions – 12065 West Jainesville Rd, Hales Corners, WI
Bill Renz, 425 Better Way, Appleton, WI

The landowner/project agent submitted a conceptual site plan amendment to install compressed natural gas storage/fueling facility. The proposed CNG facility is proposed to be located within the landscape setback area. The Kwik Trip CNG facility is not within any setback and is fully screened (six-foot high landscape berm) along the I-94 exit ramp.

Kilbourn Avenue, the short east/west frontage road stub street north of the Shell gas station is projected to be a significant corridor between CTH 'V' and the I-94 frontage road.

The Plan Commission and staff discussed the conceptual site plan with the applicant. The applicant was directed to site an appropriately screened CNG facility outside of the frontage and Kilbourn Avenue right of ways in the northeast corner of the property. The applicant will work with staff to bring a complete site plan request forward to the Plan Commission in the future.

7. Persons Desiring to be Heard – None

8. Commissioner & Staff Reports - None

J. Mallon motioned, J. Hewitt seconded to adjourn at 2:06 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, May 15, 2013 at 1:00 p.m.**

Cc: K. Wahlen L. Martin M. Pierce M. Schmidt L. Hannula
R. Pucely B. Sasse T. Beyer D. McHugh