



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

**COMMISSION MEMBERS ABSENT:** J. Kis

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: L. Martin & B. Sasse

**1. Call to Order**

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

**2. Approval of the September 18, 2013 & November 7, 2013 meeting minutes**

J. Hewitt motioned, D. Degroot seconded to approve the September 18, 2013 meeting minutes. Motioned carried 5-0 with J. Mallon abstaining due to not being in attendance of the September meeting.

J. Hewitt motioned, J. Maier seconded to approve the November 7, 2013 meeting minutes. Motion carried unanimously.

**3. Site Plan Amendment for Topper Industrial located at 1729 E. Frontage Road, Brown Applicant**

Representative: Ryan Brown, 8517 Gittings Rd, Mount Pleasant

The owner of Topper Industrial met with Village staff on a couple of occasions to discuss the addition of a new building to the manufacturing property. Currently, the site is zoned M-1 Industrial and includes six separate building structures. The applicant has outgrown the existing square footage and is need of additional storage space. The proposal includes one (1) new 6,000 square foot warehouse in the south east portion of the property with building materials to match the existing character of other on-site structures. Topper intends to make additional site plan changes in the future as their manufacturing operations continue to expand, including the possibility of consolidating and replacing some of the other structures on site.

D. Driver motioned, J. Hewitt seconded to approve the Topper Industrial Site Plan Amendment (*site plan by Nielsen Madsen & Barber S.C. dated 11/01/2013 and elevations by Cleary Building Corp dated 11/01/2013*) subject to 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). The South Shore Fire Department has waived the fire sprinkler system installation requirements with the condition that the new structure include a monitored fire detection system. The State approved building plan requirement remains in effect with submittal required prior to the issuance of a village building permit.
3. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
4. All utilities shall be constructed underground.
5. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.
6. The use of the new structure is limited to storage only. Any change in use shall require approval by the Village Plan Commission and the South Shore Fire Department.

Motion carried unanimously.

**4. Rezone Petition RZ-04-13 – 11913 Washington Avenue – Tax Parcel #151-03-22-17-024-000 to Amend 60± acres of the 2030 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035**

**Borzynski/Land & Lakes Applicant**

Representative: Martin Hanley, President Land & Lakes; 123 N Northwest Hwy, Park Ridge, IL  
Preston Kendall, Vice President Land & Lakes; 123 N Northwest Hwy, Park Ridge, IL

Rezone petition RZ-04-13 to amend 60± acres of the Village of Mount Pleasant and Racine County Comprehensive Land Use Plan's designation of "Residential and Residential-Mixed Commercial" to "Business Park"; and rezone 60± acres from AG (Agriculture) to BP (Business Park).

Village staff has been in contact with Land and Lakes for several months regarding the purchase and development of the Borzynski land at the southeast corner of International Drive and Washington Avenue (STH 20). The owner of the property and the developer are requesting the land use amendment and rezone to facilitate a Class A industrial park slated to include multiple buildings. The developer has conveyed the intent to construct a speculative building in 2014 fronting International Drive.

Racine County currently has one of the lowest vacancy rates in the region as it pertains to industrial and manufacturing space. The proposed land use amendment and rezone will enhance economic development within the Village and alleviate the demand for additional business park lands. The project will also compliment and enhance the viability of the existing Park 94 development to the west. A Zoning Public Hearing for this rezone application was held on Tuesday, November 19, 2013.



Prior to future development, formal site plan approval as well as any necessary certified survey map will be required to facilitate the projected business park project.

D. DeGroot motioned, D. Driver seconded to recommend approval of the ordinance amendment that would amend the 2030 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to a 60± acre portion of parcel 151-03-22-17-024-000 located in the Southeast Quadrant of STH-20 and International Drive. Motion carried unanimously.

J. Maier motioned, D. Driver seconded to recommend approval of a provisional rezone of the 60± acres from AG (Agriculture) to BP (Business Park). This zoning change is provisional for 120 days, pending the closing on the property. Should Land and Lakes not obtain ownership within this timeframe, the zoning will revert back to AG (Agriculture). Motion carried unanimously.

**5. Commissioner & Staff Reports - None**

J. Mallon stated that he likes that staff is sitting with the Plan Commission members and was actually going to mention doing that at this meeting.

L. Martin stated that at the December meeting it will be discussed about merging the Zoning Public Hearings and the Plan Commission meetings to Tuesday evenings.

J. Hewitt stated that he hopes it can be continued that there are more graphics on the screens for all to see during the meetings.

B. Sasse reported that the EPA approved the Pike River watershed plan. He added that this is the first watershed management plan approved by the EPA in Wisconsin under the new guidelines.

J. Hewitt motioned, J. Maier seconded to adjourn at 1:36 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, December 18, 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