



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

**COMMISSION MEMBERS ABSENT:** J. Maier

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: L. Martin & B. Sasse

**1. Call to Order**

The meeting was called to order at 1:06 pm by M. Pirk.

**2. Approval of the November 20, 2013 meeting minutes**

J. Mallon motioned, J. Hewitt seconded to approve the November 20, 2013 meeting minutes with J. Kis abstaining due to not being present at the November 20<sup>th</sup> meeting. Motioned carried 5-0-1

**3. Resolution to amend the 2030 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 pertaining to 318 parcels throughout the Village of Mount Pleasant**

In January 2003, the Village of Mount Pleasant adopted the 2030 Comprehensive Land Use Plan in accordance with smart growth legislation and in conjunction with incorporation of the community from a town to a village. The plan was amended in May 2006 to include the Lakota Interstate 94 Area Plan and was subsequently included as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. This County Plan was adopted by the Plan Commission in June of 2009 and by the Village Board in July of 2009.

Since the drafting and adoption of the original Village Comprehensive Plan, development growth trends have greatly changed:

- New home construction has reduced roughly 66% percent since 2004-2006, reducing the demand for much of the residential land depicted as part of the Lakota Interstate 94 Area Plan
- Commercial growth has remained relatively steady
- Changes in state business climates: the tax climate of Illinois and political climate of Wisconsin have created an increased interest from large corporations to investigate locations in S.E. Wisconsin
- Increased general interest in Racine County based on proximity to Chicago/Milwaukee

The proposed amendment includes the modification of 318 parcels within the Village. The plan is designed to enhance the economic viability of Mount Pleasant as we continue to attract additional business park, industrial, and commercial development, further serving as the economic engine of Racine County. Various components of the 2006 Lakota plan have been retained to incorporate portions of the original intent. The proposed amendment also incorporates additional changes based on anticipated projects, inclusion of additional commercial lands, and the incorporation of the previously completed STH 31 South Neighborhood Plan (Braun Road to CTH 'KR'). It is also proposed that the date of the plan be changed to the year 2035 to align with the Racine County Multi-Jurisdictional Plan's range of implementation.



Nancy Washburn – owner of property in the plan amendment in the neighborhood on KR, complemented the Village on how this process has gone through. The process has been handled very well by the Village and is in support of the amendment.

Mark Eberle – Nielsen, Madsen & Barber, SC 1458 Horizon Blvd, on behalf of the United Methodist Church they would like to express their wishes that their entire property be shown on the map as Institutional, which is what this amendment would show and they are in support of this.

Joe Mrazek, 3247 County Trunk Highway H & Dennis Jalinski, 3725 Cardinal Ct., stated that one problem they have had over the past several years is determining what they can use the site to the west of Walgreens on Durand Ave for and that they want to work with the land use plan and what will make sense for them and their neighbors. They would like to look for a cross access easement to the east between the office buildings and Walgreens. J. Mrazek also spoke regarding property near the Park & Ride on Highway 11, he stated that Tom Harmon owns property near there as well as himself, asked how far to the south the land use change extends.

John Hansen, 624 CTH V, asked if there are any developers that have come forward that are driving the changes in this amendment. L. Martin stated that yes, some business park developers have expressed interest as well as contact being made with RCEDC. He added that as of now there have been no submittals.

J. Kis motioned, D. Degroot seconded to accept the proposed modification for the KR & Hwy 31 intersection. Motion carried unanimously.

D. Degroot motioned, J. Hewitt seconded to approve the resolution recommending to amend the 2030 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 pertaining to 318 parcels throughout the Village of Mount Pleasant. Motion carried unanimously.

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

J. Hewitt motioned, J. Kis seconded to adjourn at 1:37 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, January 22, 2014 at 1:00 p.m.**

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