



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

COMMISSION MEMBERS ABSENT: J. Kis

STAFF: S. Schultz, R. Palm, M. Murphy

1. Call to Order

D. Driver called the meeting to order at 1:01 pm.

2. Roll Call

S. Schultz performed roll call.

3. Public Comment

None.

4. Approval of December 20, 2017, Meeting Minutes

- a. J. Maier moved to approve. J. Hansen seconded the motion. The motion passed 6-0-0 with a voice vote.

5. Old Business

None

6. New Business

- a. Amended Relocation Orders

- Braun Road
- CTH H
- International Drive

Project Director C. Lois and Project Real Estate Manager J. Machnik spoke about proposed design adjustments to the west side of International Drive. Railroad right-of-way is requesting a wider easement. Braun Road, west of CTH H, needs adjustments to keep it within Mount Pleasant Village limits.

Public Comment: K. Mahoney of 10640 S. Prairie View Drive, Mount Pleasant, spoke on the issue of the Village's authority in regards to approve relocation orders and to approve relocation orders for county roads. As well as, if the Village is moving forward with relocation orders for KR and their authority to do so.

A. Rashke of von Briesen & Roper, Milwaukee, explained the specific statutes that allow the Village to have authority to approve relocation orders. Additionally, due to a jurisdictional agreement with the DOT, the authority to relocate county roads. An informational meeting is being put together for KR but no offers have been made.

- J. Hewitt moved to approve (Braun Road, Resolution 01-2018). J. Maier seconded the motion. The motion passed 6-0-0 with a voice vote.
- J. Hewitt moved to approve (CTH H, Resolution 02-2018). J. Maier seconded the motion. The motion passed 6-0-0 with a voice vote.
- J. Hewitt moved to approve (International Drive, Resolution 03-2018). J. Maier seconded the motion. The motion passed 6-0-0 with a voice vote.

- b. **Wellness Properties, LLC Certified Survey Map (CSM) Application (CSM-01-18) located at 7300 Washington Avenue**

Owner/Applicant: Wellness Properties, LLC



The commission discussed the property at 7300 Washington Avenue, located between Razor Sharp Fitness and Racine Dental Group, for the division of the 4.78-acre parcel into a two-lot property, currently zoned B3 (commercial use), for the building of a hotel. J. Maier moved to approve. F. Leonard seconded the motion. The motion passed 6-0-0 with a voice vote.

c. **6315 & 6323 Washington Avenue Rezone Petition (RZ-01-18)**

Owners: Mark Porcaro & Barbara Rasmussen | Applicant: Peak, Inc.

The commission discussed the rezoning of 6315 & 6323 Washington Avenue for the building of an Express Wash. Applicant T. Harrison of Peak, Inc. expressed that he thinks the express wash will be a good addition to the community. Properties of Porcaro & Rasmussen will be transferred. J. Maier moved to approve. R. Underhill seconded the motion. The motion passed 6-0-0 with a voice vote.

d. **Emmertsen Road Rezone Petition (RZ-02-18)**

Owner: CMKA, LLC | Applicant: South Shore Fire Department

Fire Chief B. Stedman discussed the rezone for an EMS station on Emmertsen Road in order to address the current response time of the department. The department receives approximately 4,100 calls a year, 80% of those are EMS. STH 20 from 90 is a busy district and Emmertsen Road is a good location to service this area. The department did not look at other locations due to budget approval timing.

Public Comment: D. Lloyd of 1220 Emmertsen Road, Mount Pleasant discussed his concerns with the location of the EMS station in his residential neighborhood, citing that it could reduce property values, cause noise disturbances, and be disruptive. D. Jobe of 1144 N. Emmertsen Road, Mount Pleasant agrees with D. Lloyd and feels the station would be disruptive. Janet Sable of 6328 Washington Avenue stated she hears sirens constantly due to her houses location but it is not that bad.

J. Hewitt moved to approve. J. Maier seconded the motion. J. Hansen opposed. The motion passed 5-1-0 with a voice vote.

d. **Abandonment of Right-of-way located at 8209 Slater Avenue**

Commission discussed abandonment of Village-owned land adjacent to 8209 Slater Avenue. The homeowner, G. Buchholz at 8209 Slater Avenue, stated he would like to use the Right-of-way to plant Black Locust trees if the Village relinquished the land to him. S. Schultz suggested abandoning the unused property to the homeowner and moving forward with a formal agreement.

D. Driver moved to approve. J. Maier seconded the motion. The motion passed 6-0-0 with a voice vote.

7. Commission & Staff Reports

- a. R. Palm spoke about updating the Plan Commissions fee schedule. After researching eight comparable communities in size/budget, the Village is vastly under in comparison.
- b. R. Palm suggested open space permits that allow for the temporary use of outdoor venues for seasonal garden centers, outdoor events etc.
- c. S. Schultz reported that Mount Pleasant has engaged the Lakota Group to update the Land Use Plan of the Village.
- d. R. Palm mentioned a violation was written to address Municipal Complaint (MC-105-17) located at 4517 Brewer Lane.



* **January 25th, 2018** at 1:00 pm is next special meeting.

8. Adjournment

J. Maier moved to adjourn. F. Leonard seconded the motion. The motion passed 6-0-0 with a voice vote.