



**COMMISSION MEMBERS PRESENT:** J. Maier, J. Hewitt, J. Kis, D. Driver, R. Bhatia, T. VanBeckum

**COMMISSION MEMBERS ABSENT:** F. Leonard

**STAFF:** M. Murphy, S. Schultz, R. Palm, C. Lois

**1. Call to Order**

D. Driver called the Plan Commission meeting to order at 1:02 pm.

**2. Roll Call**

S. Schultz performed the roll call.

**3. Public Comment**

None

**4. Meeting Minutes**

**a. May 22, 2019**

J. Hewitt motioned to approve the May 22, 2019 meeting minutes as presented, J. Kis seconded the motion. Motion carried 6-0-0 with a voice vote.

**5. Old Business**

**6. New Business**

**a. Consideration of Resolution 34-2019: In the Matter of An Amended Relocation Order For CTH KR (East)**

**[NOTE: THIS RELOCATION ORDER CONSIDERS ONLY THE STRETCH OF CTH KR BETWEEN CTH H AND 90TH STREET]**

C. Lois addressed the Commission regarding the small change to the plat. Kenosha had issues with alignment. J. Hewitt motioned to approve the Consideration of Resolution 34-2019: In the Matter of An Amended Relocation Order For CTH KR (East), T. VanBeckum seconded the motion. Motion carried 6-0-0 with a voice vote.

**b. Consideration of the Aurora Medical Center Mount Pleasant Certified Survey Map Application (CSM-04-19)**

The applicant would like to re-divide the three lots along Hwy 20 into four lots. J. Kis motioned to approve the Aurora Medical Center Mount Pleasant Certified Survey Map Application CSM-04-19, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.

**c. Consideration of the Ascension WI Certified Survey Map Application (CSM-05-19)**

The applicant would like to re-divide the two lots along Hwy 20. J. Kis motioned to recommend approval to the Mount Pleasant Village Board the Ascension WI Certified Survey Map Application CSM-05-19, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.

**d. Consideration of the HSA Commercial Real Estate Certified Survey Map Application (CSM-06-19)**

The applicant would like to divide the two lots along CTH V into 17.353 and 27.458 acres. They would like to dedicate right-of-way for the extension of Red Cloud Drive north towards CTH C.

J. Holborow addressed the Commission regarding the intent to construct a new shared monument sign at the corner for the multi-tenant retail strip center. When the property is sold or the north lot is developed those users would have rights to the panels on the monument sign. The highway sign is a recorded easement and the intent is to reuse the existing panel and no new highway sign would be constructed. There would be one new monument sign with panels for everyone in the development and panels will be dedicated to new business. J. Maier motioned to recommend

the Consideration of the HAS Commercial Real Estate Certified Map Application CSM-06-19 to the Mount Pleasant Village Board for approval, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.

e. **Consideration of the HWY 20 Retail Certified Survey Map Application (CSM-07-19)**

The applicant would like to divide the lot into two lots for sale purposes. J. Maier moved to approve the application. J. Kis seconded the motion. The motion carried 6-0-0 with a voice vote.

f. **Consideration of the Aurora Medical Center Mount Pleasant Site/Building/Operation Plan Application (SP-15-19)**

The Commission was provided with site plan for 198,000 sq. ft. medical center located along Hwy 20 between SE Frontage Rd for I-94 and the future planned Red Cloud Dr. B. Eswine with Aurora explained that the medical office will be taxable based on the square footage. N. Burrows (Project Manager) 198,000 sq.ft. inpatient component with 100,000 sq.ft. medical office building. They would like impact and footprint to be as small as possible. There will be one central entry point with directory. T. Hansen explained that for the landscaping the goal to create a healing environment for patients and to create a sustainable environment with a natural and native prairie landscaping with shade trees. K. Brad (GRAEF) explained that the building will be looped by water main to serve for fire protection. J. Kis motion to approve the Aurora Medical Center Mount Pleasant Site/Building/Operation Plan Application SP-15-19, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.

g. **Consideration of Ordinance 16-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located at 2820 Cozy Acres Road and Having a Tax Parcel #151-03-22-23-103-000 from AUH (Agriculture Urban Holding) to R-100 (Residential Single-Family); Rezone Petition RZ-12-19**

The applicant would like to rezone the 2-acre property to allow for a 30' x 60' pole building. All Village standards were met before being sent to the Commission. R. Bhatia motioned to recommend approval to the Mount Pleasant Village Board Ordinance 16-2019 2820 Cozy Acres Road Rezone Petition RZ-12-19, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.

h. **Consideration of the 2820 Cozy Acres Road Conditional Use (CU-08-19)**

R. Bhatia motioned to recommend approval to the Mount Pleasant Village Board 2820 Cozy Acres Road CU-08-19, J. Hewitt seconded the motion. Motion carried with a 6-0-0 voice vote.

i. **Consideration of the Foxconn Power Sub-Station Site/Building/Operation Plan Application (SP-16-19)**

The applicant would like to construct a private utility substation to feed electricity to the rest of the Foxconn campus. All separate tax parcels will be merged into one large parcel. The landscape plan will come back to the Plan Commission and the Village Board when complete for review.

B. Pitcher (GRAEF) informed the Commission that the voltage equipment is not esthetically pleasing. The building is less than 10,000 sq.ft. and will be shorter than perimeter wall. The wall not in place yet but will screen high voltage equipment. K. Hoffman (GRAEF) informed the Commission that the building is purely for utility function with a small office space for monitoring of equipment. Conduits and electrical panels will be in the building. The yard to east will be screened by the wall and entire yard will be enclosed to security purposes. The facade will match the previously approved building. Feeds will be run underground and there will be a no planting zone. J. Hewitt motioned to move to the Mount Pleasant Village Board the Foxconn Power Sub-Station Site/Building/Operation Plan Application SP-16-19, R. Bhatia seconded. Motion carried with a 6-0-0 voice vote.

j. **Consideration of the FEWI Development Corporation Conditional Use (CU-09-19)**

The application would like to construct a 40-60 ft. building for industrial, warehousing, shipping and manufacturing. R. Bhatia motioned to recommend approval to the Mount Pleasant Village Board, J. Maier seconded the motion. Motion carried with a 6-0-0 voice vote.

k. **Consideration of the Foxconn FAB Building Site/Building/Operation Plan Application (SP-17-19)**

The applicant would like to construct a manufacturing/office building on the Foxconn Campus. The building will include precast panels with three types of metal on the building and all windows focused on the office and the lobby. The facade and roof lines will be dropped where possible.

C. Lois addressed the Commission on the weekly meetings with the design team, staff and fire and improvements will continue to be made. J. Hewitt motioned to recommend approval to the Mount Pleasant Village Board Foxconn FAB Building Site/Building/Operation Plan Application SP-17-19, J. Kis seconded the motion. Motion carried with a 6-0-0 voice vote.

l. **Consideration of Ordinance 17-2019: An Ordinance to Amend Section 90-933 of the Code of Ordinances Relating to Allowable Signage Area and Locational Requirements by District**

The Village staff would like to recommend lowering the allowed number of highway signs from one per business to one per parcel. J. Maier motioned to recommend approval to the Mount Pleasant Village Board of Ordinance 17-2019: An Ordinance to Amend Section 90-933 of the Code of Ordinances Relating to Allowable Signage Area and Locational Requirements by District, R. Bhatia seconded the motion. Motion carried 6-0-0 with a voice vote.

**7. Commissioner & Staff Reports**

a. **Robin Palm, Planner II**

i. **Staff permits**

Report with municipal complaints to be presented next month. Complaints have been increasing though out the Village.

b. **Samuel Schultz, Community Development Director**

i. **Report on the 13330 Washington Avenue Sign Permit Application (SN-17-19)**

The legal review came back and stated as long as not going larger in square footage they were allowed to build the sign.

ii. **Neighborhood Planning Areas**

Staff will have digital packets together for the neighborhood planning areas ready for the next month's meeting.

**8. Adjournment**

J. Maier motioned to adjourn the meeting at 2:34 pm, R. Bhatia seconded the motion. Motion carried with a 6-0-0 voice vote.