



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

**COMMISSION MEMBERS ABSENT:** J. Maier & J. Mallon

**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 February 19, 2014 meeting minutes**

J. Hewitt motioned, D. Driver seconded to approve the February 19, 2014 meeting. Motioned carried unanimously.

**3. Land & Lakes Development Co. Certified Survey Map Request – 1445 International Drive Tax Parcel #151-03-22-17-024-030**

Representative: Martin Hanley, 6400 Shafer Ct, Rosemont, IL – President of Land & Lakes

On January 27, 2014, the Village Board approved a C.S.M. for Borzynski Brothers Properties, creating the 60 acre parcel (Lot 3, C.S.M. 3133) for the Land & Lakes purchase. Land & Lakes closed on the purchase of the property in February 2014, and is now moving forward with construction plans for a 132,000 square foot speculative industrial space. The landowner (Mt Pleasant, LLC, managed by Land & Lakes) wishes to divide the existing 60 +/- acre parcel, creating a 7.7749 acre parcel (Lot 1) for the new facility. The proposed C.S.M. also illustrates an 80' road reservation for a future public east-west roadway to the south of Lot 1. The entire parent parcel was previously rezoned to BP Business Park to facilitate the Land & Lakes purchase and project.

D. DeGroot motioned, J. Kis seconded to recommend approval of the Land & Lakes Development Co. certified survey map subject to the following conditions:

1. The legal description of the parent parcel (151-03-22-17-024-030) incorporated on sheet 4 of the C.S.M. shall be modified to also include a reference to Lot 3 of C.S.M. 3133, recorded as document no. 2374359 at the Racine County Register of Deeds.
2. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, will be required prior to the issuance of any building permit on Lots 1.



3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M. – subject to any conditions outlined within the Development Agreement, recorded as document no. 2374670 (Racine County Register of Deeds) between the Village of Mount Pleasant, the Community Development Authority of the Village of Mount Pleasant, and Mt Pleasant LLC, the ownership entity of the property and subsidiary of Land & Lakes Development Co.
4. The Village Board Approval on sheet 5 shall be modified to read “Stephanie Kohlhagen, Clerk/Treasurer” as Village of Mount Pleasant signatory.
5. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
6. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

**4. Site Plan Request for Land & Lakes at Mount Pleasant Business Park (Building A) located at 1445 International Drive | Land & Lakes Development Co. Applicant**

Representative: Martin Hanley, 6400 Shafer Ct, Rosemont, IL – President of Land & Lakes

On January 27, 2014, the Village approved a Development Agreement with Mt Pleasant, LLC (Land & Lakes) to facilitate the first phase of a 60 acre expansion to the Mount Pleasant Business Park, heading east of International Drive. Land & Lakes closed on the purchase of the property in February 2014, and has presented the attached plans for a speculative industrial space. The project (Building A) is composed of a 132,002 square foot class A speculative warehouse for use as distribution and/or manufacturing space, adding to Land & Lakes’ existing 1.5 million plus square foot industrial portfolio. The site area consists of a 7.78 acre lot at the northwest corner of the 60 acre parent parcel, fronting International Drive. Access to the site is accomplished via two driveways on International Drive, with the southern driveway being converted to the location of a new public road in the future. Storm water retention is accommodated off-site through an expansion to the existing Village pond along International Drive. This expansion is scheduled to be phased with ultimate build-out serving the entire 60 acres, serving as a regional pond.

J. Hewitt motioned, D. Driver seconded to recommend approval of the proposed site plan, elevations, and landscape plan (*Harris Architects - dated 02.28.14, Kenosha Grounds Care – dated 02.21.14*) with the following conditions:

1. All freestanding lights shall not exceed 20’ in total height from ground to top of luminaire. All luminaires shall include cut-off provisions to preclude off-site lighting impacts.



2. All trash receptacles shall be contained within the building or an enclosed structure that matches the building materials and building colors of the principle structure. Any exterior enclosure structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area, with gates/access facing away from any public roadways.
3. 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/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.
4. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
5. Submission/approval of a pond maintenance agreement between landowner and the Village of Mount Pleasant Storm Water Utility.
6. All rooftop drainage and downspouts shall be connected to the underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
7. The water main looping around the facility and hydrant locations shall be reviewed by the Racine Water Utility and the South Shore Fire Department. If the water main is determined to be a public main loop, an easement shall be recorded on the property to the satisfaction of the Racine Water Utility. Pipe material and construction design shall then also comply with public main standards as determined by the Utility.
8. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
9. Final review and approval of a Memorandum of Understanding (MOU) defining site access and the allowance of a temporary median cut on International Drive for the northern access drive. This shall be required prior to issuance of a building permit.
10. The facility shall be limited to one ground sign per street frontage not exceeding 9' in total height from ground level to top of sign. All ground signage shall be placed outside of the public right of way(s). All flat wall signage shall be constructed of channel letters. Any signage for the facility requires a future sign permit submittal for staff review/approval.

Motion carried unanimously.



5. **Conditional Use Petition CU-01-14 – 3123 S. Memorial Drive  
Jenkins Owner/Gleason Redi Mix, Inc. Applicant  
Tax Parcel #151-03-23-29-049-000**

Representative: Robert Gleason, 4814 Sleepywood Court, Mount Pleasant

The applicant requests permission to operate a construction debris recycling facility for non-hazardous, non-asbestos, roofing, demo, and cleanup debris from construction and demolition sites. All material sorting and dumping will occur under roof within the existing 15,000 +/- square foot building. The building previously housed a pallet company and has been utilized as cold storage for the last several years. The applicant also intends to utilize the rear yard of the facility for the storage of empty, uncovered dumpsters. In conjunction with the intended use, the applicant has agreed to make improvements along the frontage of the property, including curb and gutter, landscaping, and paved parking area. These improvements will clean up the aesthetic of the property within the public street view. The current M-1 Industrial zoning of the property permits the operation of a junk or salvage operation via conditional use. A public hearing for this conditional use was held on Tuesday, March 18, 2014 at 7:00 pm.

L. Martin reported that at the Public Hearing there was a concern about potential dust caused from the gravel area.

J. Garski, 1324 West Road, Mount Pleasant, stated that he has spoken to various businesses on South Memorial Drive and that everyone on the street is in favor of the project.

D. Driver motioned, J. Kis seconded to recommend approval of the conditional use/site plan (*Nielsen Building Systems – dated 02.11.14*) subject to the following conditions:

1. Outdoor activities on-site are limited to empty dumpster/refuse container storage only. Any debris or refuse transfer outdoors is prohibited.
2. Dumpsters stored on site shall be limited to 25 or less. Vertical stacking of dumpster containers is prohibited.
3. Recycled materials shall be limited to non-hazardous construction demolition, typically consisting of concrete, brick, wood, masonry, roofing materials, sheetrock, plaster, metals associated with structures, cardboard, paper and green waste. Hazardous materials such as asbestos, white goods, tires, and batteries shall be prohibited.
4. Any installation of freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All free-standing or wall-pack luminaires shall include cut-off provisions to preclude off-site lighting impacts.



5. The applicant/landowner shall comply with all Village/State fire code(s). A fire sprinkler system will be required prior to issuance of occupancy.
6. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
7. The landscaping integrated into the proposed site plan shall be modified to include species of proposed plantings, with the final landscape plan subject to staff review and approval.
8. Submission of final copies of any and all applicable approved State/DNR permits for operation as solid waste processing facility prior to the issuance of any building or tenant occupancy permits.
9. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
10. The applicant/landowner shall submit and receive approval of a Village sign permit prior to any sign construction and installation.
11. On-site municipal waste transfer and general public garbage or waste sorting is prohibited.

Motion carried unanimously.

**6. Rezone Petition RZ-01-14/Conditional Use Petition CU-02-14  
Vacant Land at 3047 E. Frontage Rd Hintz Real Estate Development Co. LLC applicant | Portions  
of Tax Parcels #151-03-22-06-019-000 & 151-03-22-06-020-000**

Representative: Daniel Hintz, 4101 Highway V

The applicant requests permission to build and operate a permanent Material Supply and Recycle Facility (MSRF) with the primary business of supplying asphalt, concrete, and aggregates to the road and building construction industries. To facilitate the proposed operation, the applicant requests to rezone the approximate 26.6 +/- acres from AG (Agriculture) to M-1/OEL (Industrial/Overlay Extractive or Landfill Operations). The proposed project straddles portions of two existing parcels which would be combined via lot line adjustment to create the approximate 26.6 acre site. Access to the site is proposed to utilize a cross access easement with the Sturtevant Auto Salvage yard to the south. Activity on-site is proposed to consist of an asphalt plant, concrete plant, crushing operation and aggregate material storage. The site is not currently served by sanitary sewer or municipal water. That being the case, the applicant has proposed permanent use of a job-site office trailer with integrated restroom and water supply. This proposed setup is recommended to be reviewed by Racine County and the Central Racine County Health Department.



In January 2014, the Village adopted an updated 2035 Comprehensive Land Use Plan which included changing the proposed site and surrounding properties to Industrial long term use. This proposed use is in alignment with the Comprehensive Plan, pending the rezone and conditional use. A public hearing for consideration of the conditional use and rezone was held on Tuesday, March 18, 2014 at 7:00 PM.

J. Garski stated that there is only one major asphalt contractor in the area and because of that bids come in 30% higher due to no competition for material costs. He stated to the Plan Commission that this project should be considered.

D. Driver motioned, J. Hewitt seconded to recommend approval of RZ-01-14 and CU-02-14 with site plan (*American Surveying Company, Inc. – site plan dated 02.13.14, landscape plan dated 02.12.14*) subject to the following conditions:

1. Activities on-site are limited to aggregate material storage, material sorting/crushing, asphalt plant and concrete plant operation. No additional activity or construction (outside the scope of the application) may commence without application for an amended conditional use or building permit.
2. 700 feet ± of the proposed shared access drive (existing) with Sturtevant Auto Salvage shall be paved (just past the eastern edge of the second access driveway). All of the proposed interior drive areas as shown on the site plan shall be paved with asphaltic concrete prior to occupancy.
3. Hours of operation shall comply with the Village Noise Ordinance (Sec. 54-5) defined and limited as 6:00 AM to 10:00 PM. Any use outside of these hours for special projects shall require Village Board approval.
4. Any dust produced on-site shall be controlled and abated through the application of chemical additives or water as necessary.
5. All utilities serving the site shall be constructed underground.
6. The applicant shall verify any approved use of the proposed integrated private on-site wastewater system with the Racine County Development Service Division. The drinking and hand washing water system shall be approved by the Central Racine County Health Department for extended use.
7. The applicant shall submit a wetland delineation report prepared by a Wisconsin DNR certified technician or initiate a Southeastern Wisconsin Regional Planning Commission (SEWRPC) delineation to supplement the submitted wetland survey prior to issuance of any fill permit. Any phasing of fill permits for sections of delineated wetland shall be approved by the Village Engineer.



8. Any installation of freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All free-standing or wall/structure mounted luminaires shall include cut-off provisions to preclude off-site lighting impacts.
9. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
10. A more detailed plan of the landscape berm area shall be submitted for staff review and approval prior to any grading or site work. All coniferous trees shall be a minimum of six (6) feet in height at time of planting, and deciduous trees shall have a minimum 2.5" caliper.
11. Submission of final copies of any and all applicable approved State/DNR permits for operation of the proposed use prior to the issuance of any building or occupancy permits.
12. Submission of Wisconsin Department of Transportation documentation verifying approval of permanent access to I-94 East Frontage Road for the proposed use.
13. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
14. The applicant shall submit and receive approval of a Village sign permit prior to any sign construction and installation.
15. The proposed storm water ponds shall be set back a minimum of 25' top of bank to public road right-of-way.
16. A pre-development agreement shall be executed between the project sponsor and the village prior to proceeding forward with project.

Motion carried unanimously.

**7. Campbell Woods Certified Survey Map Request (Preliminary Review) located on County Line Road - Tax Parcel #151-03-22-35-050-000**

Representatives: Ron Meyer, 3125 Pleasant Lane, Mount Pleasant  
Alan Noertker, 702 Sheridan Road, Somers

The landowner is proposing to divide the existing 8.5 +/- acres into a total of four (4) lots. The parent parcel previously shared a tax key number with the property on the corner of Old Green Bay Road and County Line Road (an error that has existed since the platting of the Campbell Woods subdivision), which has since been corrected with the Real Estate Description Office at



Racine County. The landowner has also merged a portion of the parent parcel (north of the proposed 4 lots) with the parcel to the east via quit claim deed. Currently, there is an easement for sanitary sewer main which exists, with pipe, between proposed lots 2 and 3. Sewer service for all 4 lots is yet to be resolved as the properties cannot connect directly to the interceptor main in County Line Road. The wetland delineation as shown on the face of the C.S.M. is also outdated and will need to be re-delineated prior to final C.S.M.

J. Kis motioned, D. DeGroot seconded to recommend preliminary approval of the Campbell Woods certified survey map subject to the following conditions:

1. A wetland delineation shall be performed and submitted to Village staff for review. The face of the C.S.M. shall then be modified to include the updated wetland delineation.
2. A plan for sanitary sewer service for all four lots shall be resolved, engineered, and approved by the Village Engineering & Planning Departments.
3. Each proposed lot shall access County Line Road via individual driveway access point. No shared driveways shall be permitted.
4. The Consent of Corporate Mortgagee on sheet 3 shall be modified to remove discrepancies such as "Marshall & Ilsley Bank" and include the Vice-President's name.
5. The Village's Certificate on sheet 2 shall be modified to read "Stephanie Kohlhagen, Clerk/Treasurer" as Village of Mount Pleasant signatory.
6. The zoning listed on the face of the C.S.M. shall be modified to read "R-100" only.

The above conditions shall be completed prior to secondary review by Plan Commission and/or any recommendation to the Village Board for final C.S.M. approval.

Motion carried unanimously.

**8. Commissioner & Staff Reports -**

None

J. Hewitt motioned, J. Kis seconded to adjourn at 1:55 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, April 16, 2014 at 1:00 p.m.**

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