



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

**COMMISSION MEMBERS ABSENT:**

**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. Public Comment - None**

**3. Approval of the April 16, 2014 meeting minutes**

J. Kis motioned, J. DeGroot seconded to approve the April 16, 2014 meeting minutes. Motion carried unanimously.

**4. Election of Officers**

M. Pirk was appointed to remain as Plan Commission chairman by M. Gleason, Village Board President, during a recent Village Board meeting.

J. Mallon motioned, J. Hewitt seconded, to appoint D. Driver as Vice Chair & Secretary. Motion carried unanimously.

**5. Site Plan Request for Park 94 Building 3 (Mount Pleasant Business Park) located at 1540 International Drive; Tax Parcel #151-03-22-18-006-050 | HSA Commercial Real Estate Applicant**

Representative: Craig Phillips, 233 S. Wacker Dr., Chicago, Executive VP – HSA Real Estate

In 2008, H.S.A. Commercial platted Park 94 (5 parcels) and built two speculative industrial buildings, becoming the first development within the newly formed BP Business Park District and beginnings of the Mount Pleasant Business Park. Since that time, Seda North America purchased two of those parcels including the larger of the original spec buildings to serve as their North American Headquarters. H.S.A. currently owns and leases the smaller of the existing facilities to All States Trucking. The applicant is proposing construction of building #3, totaling 116,600 square feet on lot 5 of the original plat. The intent is that the project will begin by year end with completion in calendar 2015.

J. Maier motioned, J. Hewitt seconded to recommend approval of the proposed site plan, elevations, landscape plan, and lighting plan (*Cornerstone Architects - dated 04.21.14, Landscaping*



by Allen L. Kracower & Assoc., Inc. – dated 04.22.14, Lighting Plan by Lyons Electric – dated 04.28.14) with the following conditions:

1. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts.
2. All proposed glass on elevations shall be vision glass.
3. 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.
4. 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.
5. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
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 landscape plan shall be modified to include a minimum of ten (10) deciduous trees (min. 2.5" caliper) evenly spaced along the south property line, lining the east/west southern curb line between the subject site and southern outlot.
8. The designed alignment of the southern access point along International Drive shall be coordinated with the Village Engineering Department. The width of the existing median opening, access drive lane striping, and/or alignment of the access point itself may need to be modified to coincide with the future alignment of a new public road heading east of International Drive.
9. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
10. Any signage for the facility shall require a sign permit submittal for staff review/approval.

Motion carried unanimously.



**6. Site Plan Request for O&H Danish Bakery located at 5910 Washington Avenue  
Tax Parcel #151-03-22-13-103-010 | Tivoli Gardens LLC Applicant**

Representatives: Eric Olesen, 1519 Rapids Dr, Mount Pleasant – Corporate Office  
Peter Olesen, 1519 Rapids Dr, Mount Pleasant  
Andy Bukacek, 1121 Marlin Court, Waukesha

O&H Danish Bakery has experienced continued success over multiple generations. In 2011, Real Racine (County Tourism Bureau) began using the tagline of “America’s Kringle Capital” with the State of Wisconsin following suit, declaring kringle as the official state pastry via Act 20 in 2013. Staff has been working with O&H Danish Bakery over the last year on a proposed adaptive re-use of the former Towne Ford dealership. The applicant is proposing a full remodel of the existing facility and expansion of the loading dock with plans for additional future expansion, serving as a flagship bakery for the local community and visitors. The 34,873 square foot facility will include O&H corporate offices, bakery/kringle manufacturing, and bakery retail operations.

D. Driver motioned, J. Kis seconded to recommend approval of the proposed site plan, elevations, landscape plan, and lighting plan (*Andrew Bukacek Construction Inc. - dated 04.30.14, Lighting Plan by Ruud Lighting Direct – dated 04.14.14*) with the following conditions:

1. Building materials shall be submitted prior to the issuance of a building permit to verify final/proposed color selection.
2. All freestanding lights shall not exceed 20’ in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as a unpainted, natural concrete finish.
3. Any on-site guard rails or hand rails shall be painted to compliment the building façade materials and color.
4. All trash receptacles shall be contained within an enclosed structure (including gate) that matches the building materials and building colors of the principle structure. The enclosed structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area.
5. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
6. The existing retaining wall along the STH 20 frontage shall be lowered by two block courses and buried as proposed on the concept grading & paving plan (*Mark Ellena – dated 04.10.14*).



7. The site plan/civil drawings shall be modified to include turning movement geometrics for fire department apparatus and typical tour bus vehicles. The on-site parking design shall also note and accommodate for the location of tour bus parking within the site.
8. Proposed glass shall be vision glass where physically possible to allow light to enter and emit from the facility. All non-vision glass shall be the following material or similar glass product: Opaci-Coat-300 – 6mm PPG clear. Plexiglass or plastic is not an acceptable material.
9. A continuous five-foot (5') wide concrete sidewalk shall be maintained along the entire length of the STH 20 property frontage prior to issuance of a certificate of occupancy.
10. Any roof top mechanical units shall be screened or shall be located on the ground level and screened with landscape to minimize the visual appearance from any public roads or from within the site. Applicant shall work with staff to determine proper screening.
11. 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.
12. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
13. All rooftop drainage and downspouts shall be connected to a underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
14. All utilities shall be constructed underground.

#### LANDSCAPE PLAN

15. The landscape plan shall be modified to:
  - a. Include salt tolerant street trees placed fifty (50) feet on center along Village Center Drive.
  - b. Include foundation plantings along the south façade (Future Phase 2 Addition Area) that vary in height at both planting and maturity to provide a vertical visual interest in contrast with the façade.
  - c. Alternate species of the proposed deciduous trees along the east and west property lines, including additional varieties.



- d. Remove the middle cluster of three (3) Blackhills Spruce along STH 20 and replace with salt tolerant street trees fifty (50) feet on center disbursed along the STH 20 frontage.
- e. Include landscape screening around the dumpster enclosure (see condition #3)

#### IMPACT FEES

16. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

#### SIGNAGE

17. 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.

7. **Rezone Petition RZ-04-14 located at 3323 S. Memorial Drive  
Tax Parcels #151-03-23-29-056-060 & 151-03-23-29-056-070 | Gleason Owner/Applicant**

Representative: Robert Gleason, 4814 Sleepy Wood Court, Mount Pleasant

The applicant requests permission to build and operate a Material Supply and Recycle Facility (Crushing Operation) with the primary business of recycling (crushing) and supplying aggregate material. To facilitate the proposed operation, the applicant requests to rezone the approximate 7.52 +/- acres from M-1 (Industrial) to M-1/OEL (Industrial/Overlay Extractive or Landfill Operations). The northern parcel is currently operating as a crushing operation under a temporary use (expiring December 2014) that was originally granted to Mann Brothers. The applicant has constructed an eight (8) foot high decorative concrete wall and installed landscaping along the road frontage of the northern parcel, and plans to continue this along the remaining frontage of South Memorial Drive and wrap the wall to the east to provide screening of the property to passing vehicular traffic.

J. Kis motioned, D. DeGroot seconded to recommend approval of RZ-04-14 with site & landscape plan (*Nielsen Madsen & Barber S.C./Nielsen Building Systems – dated 04.1614*) subject to the following conditions:

1. Activities on-site are limited to material storage and crushing. No additional activity or construction (outside the scope of the application) may commence without application for an amended site plan. Acceptable materials on-site are limited to concrete, asphalt, brick, block, clean fill and asphalt shingles.



2. Hours of operation shall comply with the Village Noise Ordinance (Sec. 54-5) defined and limited as 6:00 AM to 10:00 PM, all crushing operations are voluntarily limited to 6:00 AM to 6:00 PM. Any use outside of these hours for special projects shall require Village Board approval.
3. Any dust produced on-site shall be controlled and abated through the application of chemical additives or water as necessary. South Memorial Drive shall be cleaned as necessary to minimize degradation of the roadway pavement.
4. The two proposed access points to South Memorial Drive shall be paved and include a tracking pad and wheel wash station (within site, east of gates/wall) to minimize tracking of materials onto South Memorial Drive.
5. All utilities serving the site shall be constructed underground.
6. Any on-site aggregate or material piles shall not exceed fifty (50) feet in height.
7. 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.
8. 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.
9. 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.
10. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
11. The applicant shall submit and receive approval of a Village sign permit prior to any sign construction and installation.

Motion carried unanimously.

**8. Rezone Petition RZ-05-14 located at 2116 Old Fancher Road – Golden Green Farm  
Tax Parcel #151-03-22-04-041-000 | Stanton Owner/Applicant**

Representative: Richard Stanton, 2116 Old Fancher Road, Mount Pleasant



The applicant requests permission to construct a multi-phase commercial hydroponic greenhouse operation for year-round use. The project would consist of one (1) initial 138'x30' greenhouse with an attached 24'x32' pole barn/garage for the growth of bibb lettuce, mixed artisan baby lettuces, and fresh herbs. Expansion phases would include up to seven more greenhouse "bays." Additional phases would be for growth of vine crops, tomatoes, and cucumbers. The project would also include the potential of a future fruit orchard as shown on the site plan. To facilitate the proposed operation, the applicant requests to rezone approximately 6.3 +/- acres from AUH (Agriculture-Urban Holding) to AUH/OAG (Agriculture-Urban Holding/Overlay Agriculture). The commercial nature of the facility is related only to its size, not traffic volume or staff. The greenhouse would be operated by the applicant (on-site homeowner) and immediate family members, utilize the existing driveway location on Old Fancher Road, and have limited box truck commercial vehicles arriving (twice per week) for pick up of produce for delivery.

L. Martin stated that at the Zoning Public Hearing held the night before that there was one resident in favor of the project and six residents against it.

The Plan Commission had several questions that they need further information on. J. Hewitt motioned, J. Maier seconded, to table the item and have staff work with the applicant to get answers to several unanswered questions as well as a legal opinion regarding municipal water service. Item is to be brought back to the next Plan Commission meeting.

Motion carried unanimously.

Scott Schmidt, 9515 William Dr, stated that he is not opposed to the project but would like to know how many greenhouses there would be in total, a definition of the screening that would be required and the timing of the landscape to be put in and also would like to know the dimensions and height of the buildings.

William Schmidt, 2037 Old Fancher Rd, stated that he would like to know the plan regarding water and what the DNR has to say about the disposal of the used water.

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

Representative: Dan Hintz, 7108 Hwy 38, Caledonia

The applicant requests permission to build and operate a permanent Material Supply and Recycle Facility (MSRF) with the primary business of supplying asphalt 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 was approved at the March 19, 2014 Plan Commission, but received additional information from the applicant as well as increased concern from several Village Board members after that recommendation. The applicant has since worked



with staff and board members to make several modifications to the site plan, including the removal of the concrete plant operation (limiting the site to an asphalt plant and material storage) and the addition of defined landscaped berms.

J. Hewitt motioned, J. Mallon seconded to recommend approval of RZ-01-14 and CU-02-14 with site plan (*American Surveying Company, Inc. – site plan revision dated 04.24.14, landscape plan revision dated 04.24.14*) subject to the following conditions:

1. Activities on-site are limited to aggregate material storage, material sorting/crushing, and asphalt 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. The proposed shared access drive (existing) with Sturtevant Auto Salvage shall be paved with asphaltic concrete to the east of the proposed eastern access drive (approx. 1,200 feet) as well as the interior drive areas as shown on the site plan prior to occupancy. A formal cross access easement agreement between the two properties sharing the access drive shall be drafted, recorded, and submitted 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. Any on-site aggregate or material piles shall not exceed thirty (30) feet in height.
7. 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.
8. 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.
9. 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.



10. 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.
11. The western landscape berm area shall be modified to include additional trees along the eastern slope to provide additional tree canopy screening as trees mature. 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.
12. 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.
13. Submission of Wisconsin Department of Transportation documentation verifying approval of permanent access to I-94 East Frontage Road for the proposed use.
14. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
15. The applicant shall submit and receive approval of a Village sign permit prior to any sign construction and installation.

#### 10. Commissioner & Staff Reports -

L. Martin explained that the memo in the commission packet from T. Beyer explains that the Sewer Commission authorized a study by GAI to look at future sewer planning in the Des Plaines watershed.

#### 11. Adjournment

J. Kis motioned, J. Mallon seconded to adjourn at 2:47 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, June 18, 2014 at 1:00 p.m.**

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