



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

COMMISSION MEMBERS ABSENT: J. Maier & D. DeGroot

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 May 21, 2014 meeting minutes

J. Hewitt motioned, J. Mallon seconded to approve the May 21, 2014 meeting minutes. Motion carried unanimously.

**4. Site Plan Request for JD Byrider located at 8224 Washington Ave
Tax Parcel #151-03-22-15-037-010 | Harmony Construction, Applicant**

Representative: Joe Stadelman, 555 S. River St, Janesville – Angus Young
Kevin Swan, Sara Investment Real Estate LLC

In 2008, the subject property was created as part of a land division to allow construction of the existing Carpet Warehouse at 8210 Washington Avenue. Sara Investment Real Estate LLC currently has the second vacant B-3 zoned parcel (2.94 acres) under contract for the construction of a JD Byrider used car dealership and service facility. The proposal includes a new single story, 6,123 square foot structure to house the dealership, as well as parking for product display along Washington Avenue and a secured corral in the rear of the facility for additional car storage. Building facades are composed of brick veneer, stone veneer, and cement board siding. The project is expected to employ between 15 and 20 people and operate Monday through Saturday. JD Byrider specializes in used car sales, financing, and paired maintenance contracts.

D. Driver motioned, J. Hewitt seconded to recommend approval of the proposed site plan, elevations, landscape plan, and lighting plan (*all by Angus Young Architecture – dated 06.04.14*) 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. The concrete bases of freestanding lights shall remain as a unpainted, natural concrete finish.



2. The proposed fence enclosing the storage coral shall be modified to be a black vinyl coated chain link material. The decorative slating as proposed shall be removed.
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.
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. Proposed glass shall be vision glass to allow light to enter and emit from the facility.
7. 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.
8. 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.
9. 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.
10. 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.
11. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
12. All utilities shall be constructed underground.

IMPACT FEES

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



SIGNAGE

14. The facility shall be limited to one ground sign along the 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. Site Plan Request for Festival Foods located at 5740 Washington Ave
Tax Parcel #151-03-22-13-115-070 | TCI AEC Inc., Applicant**

Representatives: Mark Anderson, 1421 43rd Ave, Kenosha, Festival Foods - Senior Leader
Mike Campbell, TCI, LaCrosse

The applicant is proposing Festival Foods grocery store as a new tenant in the former Sentry space at 5740 Washington Avenue. The existing vacant space totals 57,560 square feet. As part of the tenant build out, the former pharmacy drive-thru on the western elevation is to be removed and replaced by a 6,670 square foot addition. The project would also include a 5,350 square foot loading dock/storage addition at the northeast corner (rear) of the existing space, as well as an attached 1,200 square foot outdoor freezer. Festival Foods is a Wisconsin based privately held company owned by the Skogen family, with 7 Minnesota locations controlled by a separate entity. Festival offers a private label brand supplied by Supervalu, as well as typical "main stream" brand offerings. There are currently 21 locations in Wisconsin, with more in the planning stages.

J. Hewitt motioned, J. Kis seconded to recommend approval of the proposed site plan, elevations, and landscape plan (*Site Plan by Manhard Consulting LTD. - dated 05.29.14, Elevations by TCI AEC Inc – dated 06.06.14, Landscape Plan by Manhard Consulting – dated 05.29.2014*) with the following conditions:

1. The hip roof on the proposed cooler addition (north façade) shall be covered with dimensional asphalt shingles.
2. All awnings shall be fabric and specified to match the existing color of existing awnings at the shopping center.
3. Building materials shall be submitted prior to the issuance of a building permit to verify final/proposed color selection.
4. Shopping cart storage is to be indoors except for cart corrals located in the parking lot area. No exterior cart storage along the building façade is allowed.



5. The landscape plan shall be modified to add foundation plantings along the west façade (south façade on plan set) which shall vary in height at both planting and maturity to provide a vertical visual interest in contrast with the façade. The existing foundation plantings along the south facade (east façade on plan set) shall be retained or added on modified landscape plan. The applicant shall work with staff to determine final foundation plantings.
6. Submission/approval of final landscape plan prior to the issuance of any building permits.
7. 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.
8. Any on-site guard rails or hand rails shall be painted to compliment the building façade materials and color.
9. All trash receptacles shall be contained within an enclosed structure (including gate) that matches the building materials and building colors of the principle structure.
10. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
11. Proposed windows shall be vision glass to allow natural light to enter the facility.
12. 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.
13. 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.
14. 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.
15. 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.
16. All utilities shall be constructed underground.



IMPACT FEES

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

SIGNAGE

18. All wall signage shall be constructed of white channel letters. Any tenant panel proposed for the existing Village Center monument sign shall have a uniform panel background color to match existing panels. Any signage for the facility requires a future sign permit submittal for staff review/approval.

Motion carried unanimously.

6. Campbell Woods Certified Survey Map Request located on County Line Road Tax Parcel #151-03-22-35-050-000 | Alan Noertker, Applicant

Representative: Alan Noertker, 702 Sheridan Rd, 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 has been resolved since the preliminary review of this CSM.

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

1. The face of the C.S.M. shall be modified to declare the entity receiving the Right-of-Way (ROW) dedication.
2. The "Consent of Corporate Mortgagee" on Sheet 3 of the C.S.M. shall be modified to remove any contradictions regarding the Mortgagee entity.
3. The sanitary sewer main extension shall be installed, inspected, and accepted prior to issuance of any building permit on Lots 1-4.
4. Copies of access permits issued by Kenosha County shall be submitted prior to the issuance of any building permit on any individual lot.



5. Submission and approval of a holistic grading and drainage plan for the entire C.S.M., prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of any building permits on Lots 1-4.
6. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
7. 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.
8. 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.

**7. Durand Commons Certified Survey Map Request located at 7505 Durand Ave
Tax Parcel #151-03-22-26-051-000 | Witchita Falls Investors LLC, Owner/Applicant**

The landowner is proposing to divide the existing 34.26 +/- acres into a total of two (2) lots. Proposed Lot 1 (18.405 acres) includes the former Bosch/Sapko facility at 7505 Durand Avenue. The owner has requested the land division to facilitate the potential construction of a stand alone facility on the proposed Lot 2 (15.851 acres) at some point in the future. Lot 2 and any new facility would have future access and utility connection to Oakes Road.

D. Driver motioned, J. Hewitt seconded to recommend approval of the Durand Commons certified survey map subject to the following conditions:

1. The zoning listed on the face of the C.S.M. shall be modified to read "M-1" only.
2. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of any building permits on Lot 2.
3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
4. 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.



5. 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 3 in favor, J. Mallon opposed, J. Kis abstained.

**8. Site Plan Request for Golden Green Farm located at 2116 Old Fancher Road
Tax Parcel #151-03-22-04-041-000 | Stanton Owner/Applicant**

Representative: Richard Stanton, 2116 Old Fancher Rd, 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.

This proposed use was initially before the Plan Commission on May 21, 2014 as Rezone RZ-05-14 to rezone approximately 6.3 +/- acres from AUH (Agriculture-Urban Holding) to AUH/OAG (Agriculture-Urban Holding/Overlay Agriculture). At that time, the Plan Commission tabled this item requesting the following information:

- a legal opinion regarding the engineering department request to require the connection to municipal water located approximately 2,150 +/- feet to the south
- a legal opinion regarding the overlay zoning, hydroponics as an agricultural use, and its alignment with the comprehensive plan
- additional information relating to disposal of waste water from the operation

Below you will find a legal opinion from attorney Timothy Pruitt (Pruitt, Ekes & Geary S.C.):

"For the reasons set forth below, it is our opinion that the proposed use is a 'permitted use by right' under the current AUH zoning, and that there is no need for the property to be rezoned to allow for the construction and use of the greenhouses. Moreover, it is our opinion that the Water Agreement provision pertaining to 'new commercial and industrial development' has no applicability to the proposed agricultural use."

The applicant has contacted the Racine Water & Wastewater Utility to determine whether the dumping of the estimated waste water into the sanitary system was allowable. The Utility has expressed that it has no issues with the proposed discharge of 300-400 gallons every 2 weeks.

The proposed 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. Based on the legal opinion regarding the concerns from the May 21, 2014 Plan Commission



meeting, as well as clarification from the Racine Water & Wastewater Utility, Village staff has reduced the scope of review for the proposed project to only a site plan application.

J. Kis motioned, D. Driver seconded to recommend approval of the Golden Green Farm site & landscape plan subject to the following conditions:

1. Activities on-site are limited to greenhouse operation and accessory fruit orchard. No additional activity or construction (outside the scope of the application) may commence without application for an amended site plan. All greenhouse structures shall obtain building, electrical, and plumbing permits as appropriate.
2. All utilities serving the site shall be constructed underground, with the exception of electrical.
3. Submission/approval of plans for sanitary lateral connection to the greenhouse(s) prepared by a professional engineer prior to the issuance of a building permit.
4. The landscaping/grading plan shall be modified to include minimum three (3) foot high berms parallel along both Old Fancher Road and CTH 'H' street frontages, including the planting of evergreen trees to provide additional screening of the greenhouse(s) to surrounding residences. The applicant shall work with staff to finalize a landscape plan with appropriate screening.
5. Any outdoor lighting installed on the greenhouses or buildings shall include cut-off provisions to preclude off-site lighting impacts.
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. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
8. Should a sign be desired, the applicant shall submit and receive approval of a Village sign permit prior to construction and installation.

Motion carried unanimously.

9. Commissioner & Staff Reports -

L. Martin stated that the Land & Lakes ground breaking ceremony will be at 8:15am on June 25th.



M. Pirk stated that the Commission should look at the AUH zoning and how to deal with it in the future.

L. Martin stated that he is considering getting quotes from planning firms regarding having the zoning code rewritten from scratch.

10. Adjournment

J. Hewitt motioned, J. Kis seconded to adjourn at 2:06 p.m. Motion carried unanimously.

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

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