



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

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 – Janet Sabol, 6328 Washington Ave – Spoke regarding the San Francisco Grill fence. She stated that her brother has received several letters from the Village Attorney explaining that he is not the sole owner of the property. She stated that she is 50% owner. She feels that she is upset that she was overlooked at the last meeting and that Joe does not have legal authority to speak on her behalf.

3. Approval of the September 17, 2014 meeting minutes

J. Hewitt motioned, D. Driver seconded to approve the September 17, 2014 meeting minutes. Motion carried 6-0.

4. Site Plan Amendment for Topper Industrial (Building Addition) located at 1729 E. Frontage Rd | Brown Applicant

Representative: Ryan Brown, 8517 Gittings Rd, Mount Pleasant

In November 2013, Topper Industrial presented a site plan amendment for the construction of a new 6,000 square foot warehouse in the southeast portion of the property. That building was approved and later built earlier in 2014. As part of that initial building phase, there were also phase II plans for removal of two older buildings on site and replacing them with a 19,000 square foot addition to the main facility. The attached plans relate to this larger building addition. The proposed expansion will consolidate manufacturing operations into one building, with the addition to be built of materials matching the existing facility. Construction of the addition is expected to begin in early 2015.

J. Kis motioned, D. Driver seconded, to recommend approval of the proposed 19,000 square foot building addition site plan (Nielsen Madsen & Barber S.C. dated 11/01/2013) and elevations (Elicson Architecture LLC) with the following conditions:

1. The installation or modification of any freestanding lights on-site shall meet the standard height requirement, not exceeding 20' in total height from ground to top of luminere. All



freestanding and wall mounted luminaires shall include cut-off provisions to preclude off-site lighting impacts.

2. 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 and issuance of a village building permit.
3. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
4. All utilities shall be constructed underground.
5. All parking and access drives associated with the expansion shall be asphalt paved or concrete surface.
6. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

Motion carried unanimously.

**5. Conceptual Site Plan Request for Brooks Tractor located at “1609” SE Frontage Road
Tax Parcel # 151-03-22-18-020-020 | Brooks Applicant**

Representatives: Lou Brooks, President of Brooks Tractor
Dave **Maginaro**, Architect

The applicant is interested in developing a 26,000 square foot tractor equipment dealership on a 10 acre parcel just north of the Antique Castle property on the I-94 Frontage Road. Brooks Tractor, headquartered in Sun Prairie, WI, currently operates 5 locations throughout Wisconsin and is looking to expand its operations.

The subject property is currently zoned BP Business Park and would require rezone to B-3 General Business to permit outdoor storage and product display as the BP district would not allow for this type of outdoor use. One of the main topics for discussion outside of the general use is the applicant’s proposal for recycled asphalt surface on the larger storage portion of the parking area. Village ordinance states the following:

Section 90-1011. General requirements for off-street parking and loading areas.

General requirements for off-street parking and loading areas shall be as follows:

- (1) Surfacing. Any active off-street parking area, other than as provided for a residence having a capacity for more than four vehicles, shall be asphalt, pavers or concrete and*



maintained in a reasonably dustless condition. The plan commission, during initial site plan or conditional use review, may specify an active commercial or industrial parking, loading or storage construction schedule not to exceed two years from issuance of a certificate of occupancy.

It has been a commonly enforced condition of approval for all commercial and industrial sites to require the asphalt or concrete pavement of all non-landscaped surfaces. It should be noted that there is some concern by staff related to the proposed recycled asphalt surface: its long term viability, stormwater runoff control, and conflict with the ordinance section above.

Utility service has also yet to be determined, mainly regarding municipal water service. Sanitary sewer is not required as the property is outside of 350 feet and would likely be serviced by a holding tank at initial construction, with future connection to the sanitary sewer system. Village ordinance allows for use of a holding tank per the following section:

Section 14-80. Holding tanks.

The use of holding tanks for disposal of sanitary liquid waste for all existing structures and any new construction commenced after the effective date of the ordinance from which this section is derived shall only be by a permit issued at the discretion of the holding tank board. The holding tank board shall consist of the plumbing inspector, administrator and trustee selected by the village board. It is the policy of the village to permit holding tanks only in instances of failed on-site sanitary systems for existing developments or in areas to be served, within a reasonable time period, with public sanitary sewer service for new developments. Any appeal from a decision of the holding tank board shall be directed to the full village board for a decision. Such appeal shall be made within 30 days following denial of the request by the holding tank board. (Code 1993, § 15.11)

The following outlines Village ordinance relating to the distances from current water and sanitary utilities. The site is currently 1,300 feet from municipal water to the north in the Frontage Road, and cannot feasibly be served by gravity sanitary sewer at this time.

Section 90-611. B-3 General Business

(e) Municipal sanitary sewer. Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) [Municipal water]. A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and*
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and*



(3) The estimated municipal water main extension costs are less than the proposed building construction.

That being said, the 2004 adopted Intergovernmental Retail Water Service Agreement between the City of Racine and the Village of Mount Pleasant states the following:

Subsection 3(h) Required Connections "...the Village shall require new subdivisions and new commercial and industrial development within the Mt. Pleasant Service Area to be connected to the Racine Water System..."

At this time, the Plan Commission is requested to discuss and make some preliminary determination regarding:

1. Whether or not the proposed project meets the desired vision for development along the I-94 frontage near the STH 20 interchange
2. The applicability and allowance of the proposed recycled asphalt surface per Sec. 90-1011
3. Serviceability by non-standard sanitary sewer service means per Sec. 14-80

The Plan Commission discussed the conceptual plan including the recycled asphalt and the DOT plans for changing the frontage road in the future. The Commission members expressed support for the proposed project and stated that they look forward to seeing plans in the future.

6. Site Plan Amendment for Racine Professional Center (Rooftop Mounted Cellular Antennas) located at 1300 S. Green Bay Road | Tax Parcel # 151-03-22-13-142-000 | Buell Consulting Applicant

Representative: Nathan Ward, 1200 Reva Ridge, Racine

The applicant requests permission to construct three (3) rooftop cellular antennas on the David Insurance building as well as the installation of a ground mounted generator with related enclosure. The antenna arrays are proposed to be nine (9) feet in height above the roof line, shorter than the existing 19' whip antenna (to remain). This location and elevation was chosen as it is expected to provide improved cellular network coverage. In 2013, State Statute 66.0404 was adopted and in turn left little room for local regulation of new cellular antenna structures or collocations, limiting the Village's power relating to regulation on aesthetics, height, setbacks, etc. Village Ordinance Chapter 86 is no longer enforceable with respect to mobile service transmission towers.

N. Ward stated that this is just a capacity site for Verizon, looking to move forward with the project as long as they can obtain the permits.

Ruth Gunther, 2410 Dover Ln, asked if other companies would be allowed to use this site. N. Ward stated that it would just be for Verizon but other companies could install antennas for their companies if they chose.



J. Kis motioned, J. Hewitt seconded to recommend approval of the antenna installation project subject to the following conditions:

1. The proposed third floor window-mounted air intake louver shall be finished to match existing window trim color.
2. The existing tree line along the western property line (to the extent vegetation is on the subject property) shall remain to provide screening for the proposed generator enclosure.
3. The generator enclosure fencing shall be modified to a height of eight (8) feet to more fully screen the generator. A material/color sample for the TREX enclosure shall be submitted prior to issuance of any electrical or building permits for the project.

Motion carried unanimously.

7. Rezone Petition RZ-08-14 / Conditional Use Petition CU-08-14 located at 1700 West Road | Tax Parcel # 151-03-22-17-046-000 | Cervantes Owner/Applicant

Representatives: Miguel & Leticia Cervantes, 1700 West Road, Mount Pleasant

The applicant requests permission to rezone 9.99 +/- acres from AG (Agriculture) to AG/OLC (Agriculture/Overlay Limited Commercial) to construct a 60' x 80' detached pole barn structure for personal storage and commercial equipment/material storage for the operation of a homeowner operated landscaping business. An outbuilding of this size would typically require a conditional use per Section 90-311(d)(11), but because the proposed use requests commercial storage and operation, a conditional use is required in accordance with Ordinance 90-881(b). The OLC overlay district was created in 2013 for commercial uses in Agriculture districts that are beyond the scope of a residential business or home occupancy. The applicant originally brought a similar request forward in 2012 prior to the creation of the OLC district overlay, and has since modified their application to include a larger structure.

Ruth Gunther, 2410 Dover Ln, stated that she owns the 18 ½ acres as part of a trust near the Cervantes' property. Feels that they will take very good care with whatever they will do at the property, adding that they have a beautiful lawn and landscaping. She is in favor of this project.

Buddy Collins, 1540 West Rd, stated that he lives adjacent to the Cervantes property. He stated that he bought his property for retirement and wanted peace and quiet. He added that it was quiet until the Renaissance Park moved in and the area built up. He would like to see the area remain residential and is not in favor of the proposed rezone and conditional use. He is also concerned about flooding from additional buildings going up. Mr. Collins stated that he feels that the board did not listen to his concerns last night at the public hearing. He is against this rezone



and conditional use permit and stated that he understands that this is the board's decision and will get an attorney and fight it.

J. Hewitt stated that he spoke with five neighbors in the area, two live on West Road and three on Louis Sorenson Road and said that none of the neighbors had a problem with this proposed rezone and conditional use for the outbuilding. They stated that they actually feel they will have more noise coming from the movie theater and industrial park than the potential landscape business.

J. Hewitt motioned, J. Maier seconded, to recommend approval of RZ-08-14 and CU-08-14 subject to the following conditions:

1. The commercial landscape business is limited to a total of five or less on-premise employees.
2. Traffic volume on-site is limited to less than 10 trips per day.
3. Onsite commercial activity is limited to the hours of 6 AM to 10 PM. Activities conducted outside these hours shall be indoors and not conflict with the Village's noise ordinance.
4. Compliance with State of Wisconsin and Village fire code/ordinances. Please contact the South Shore Fire Department at (262) 554-8812 for applicable regulations.
5. Compliance with State of Wisconsin and Village building, electrical, HVAC, and plumbing code/ordinances.
6. The proposed structure shall not exceed 4,800 square feet as presented.
7. Outdoor storage is limited to flammable/hazardous liquids and shall be screened from public view through the installation of landscaping or screening fence.
8. The total number of attached, detached garages and sheds on the subject property is prohibited to exceed two.
9. Maximum side wall height is prohibited to exceed eighteen feet. Maximum roof peak height shall not exceed thirty feet.
10. A grading and stormwater drainage plan prepared by a State of Wisconsin professional engineer shall be submitted and reviewed/approved by the Village prior to issuance of any fill and/or building permits.



11. Outdoor storage of landscape refuse or sorting of landscape refuse shall be prohibited.

Motion carried unanimously.

8. Commissioner & Staff Reports -

L. Martin stated that tomorrow morning at 10:30am will be the J.D. Byrider ground breaking.

B. Sasse reported that there will be a donated tree planted on the Pike River.

J. Hewitt stated that Racine Dental will be moving into their new building October 27th.

B. Sasse reported that the excavation for the bike path bridge will be starting tomorrow for the bike path bridge footings, the target date to set the bridge is November 4th.

9. Adjournment

J. Hewitt motioned, J. Kis seconded to adjourn at 2:15 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, November 19, 2014 at 1:00 p.m.**

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