



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, J. Kis, F. Leonard, R. Underhill, J. Maier, & R. McCluskey

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT: A. Clausen

Staff: L. Martin, A. MacDowell, B. Sasse

1. Call to Order

The meeting was called to order at 1:00pm by D. Driver.

2. Public Comment – Patricia Prout – 4724 Shirley Ave – questioned what properties are included in agenda item #5. She wondered if discussing the traffic issues would be included in today's discussions.

3. Approval of the January 20, 2016 Meeting Minutes

J. Hewitt motioned, J. Maier seconded to approve the January 20, 2016 meeting minutes. Motion carried 7-0.

4. Site Plan Amendment - Extension of Temporary Trailer Placement for Wisconsin Humane Society located at 2706 Chicory Road | Tax Parcel # 151-03-23-29-007-002 | Wisconsin Humane Society Applicant

Applicant: Matt Witte – Wisconsin Humane Society – thanked the Village for allowing the extension of the temporary trailer as it has been instrumental to saving many animals lives. He stated they have eyes on a new site to repurchase and the trailer won't be needed when the new project is completed.

BACKGROUND:

In July 2013, the Wisconsin Humane Society (WHS) contacted staff to request the installation of a temporary storage trailer (for additional feline storage) on their property at 2706 Chicory Road. At that time, Village staff approved the trailer for a six (6) month temporary period with the condition that any further use or extension would require Plan Commission review and approval. WHS has since requested and obtained two additional one-year extensions in February of 2014 and 2015. The applicant is now requesting an additional extension of the temporary trailer placement through June 2017. WHS currently has another property under contract with the intent to develop a new permanent facility to serve their growing needs. This facility is intended to open in early-mid 2017.



The existing temporary trailer has saved the lives of numerous cats, thus furthering the commitment of the organization. The trailer, as it is positioned and anchored currently, does not pose any access or safety concerns to the site or facility, nor have any complaints been made about the placement or appearance.

RECOMMENDATION:

Village staff recommends that the location and use of the temporary trailer be extended through June 2017 while WHS proceeds with the design and construction of a new facility. Upon closing of the current facility, the trailer shall be removed and the site restored to its previous condition. Any additional temporary storage extension beyond June 2017 shall be presented to the plan commission for review.

R. McCluskey asked what will happen to the trailer when the new facility is built? Also does this prolong the lives of the animals and lessen the need euthanize?

The applicant responded that the trailer is rented and will not be moved to the new facility. He also stated that they do not euthanize healthy animals at this facility and the extra space plays a crucial role in this.

J. Kis motioned, J. Maier seconded to approve the extension of the temporary trailer through December 31, 2017. Motion carried 7-0.

**5. Rezone Petition RZ-01-16 located at 1208 & 1230 Ohio Street and 4718 Sunnyside Ave.
Tax Parcels # 151-03-22-12-379-000, 151-03-22-12-380-000 & 151-03-22-12-382-000
Willkomm Dev. LLP Applicant/Luepkes Owner**

Applicant – Mike Willkomm – 11904 28th Avenue, Pleasant Prairie

BACKGROUND:

The applicant requests permission to rezone three parcels (1.58 +/- acres) from R-60 (Residential Single Family) to B-3 (General Business) to coincide with the previously approved Rezone RZ-06-15. This rezone request includes the final 3 of 15 parcels intended for the Willkomm development. Two of the subject parcels are owned by Willkomm Development LLP with the third currently under contract for purchase.

The Plan Commission previously approved Resolution 38-2015 on December 7, 2015 to amend the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 relating to 16 parcels in the Southeast Quadrant of STH-31 and Spring Street. The Village Board also approved this amendment via Ordinance No. 10-2015 on December 14, 2015. The designation for the 6.23 +/- acres has been amended from “Residential” to “Commercial” on both comprehensive plans. Rezone Petition RZ-06-15 was also approved in conjunction with the land use plan which included 12 parcels (3.97 +/- acres) of the 15 parcel Willkomm development proposal.



A public hearing was held regarding this rezone on February 9, 2016. Approximately 8 residents attended with one resident speaking against. A final site plan submittal for this development is intended to be reviewed by the Plan Commission at a subsequent meeting.

RECOMMENDATION:

Village staff recommends approval of Rezone RZ-01-16 pertaining to the three subject parcels (1.58 +/- acres) as it aligns with the recently amended 2035 Comprehensive Land Use Plan map.

Patricia Prout – 4724 Shirley Ave – states that widening Sunnyside due to the new development will affect Shirley Avenue. This will increase the already heavy traffic and people will do anything to avoid taking Spring St. The street has pot holes and is beat up. She questions if the residents will have to pay for the re-surfacing of their road and is deeply concerned what will happen to Shirley Ave. She also states that a second speed sign or rumble strips on Shirley might help.

R. McCluskey stated that he has taken a look at the roads and personally does think re-surfacing is needed on Shirley Ave. He is presenting it to Public Works as a potential project.

Mike Willkomm stated that the development is good news for the residents in that area and is causing less traffic congestion since he will be adding two lanes.

J. Maier motioned, R. McCluskey seconded to approve Rezone RZ-01-16 pertaining to the three subject parcels. Motion carried 7-0.

**6. Site Plan Request for B-Leaf Greenhouses located at 11409 Washington Avenue
Tax Parcels # 151-03-22-17-028-000 & 151-03-22-17-031-000 | Pfeilstifter Owner/Applicant**

Applicant: Ben Pfeilstifter – 1222 N Stuart Road – stated the B-Leaf Greenhouse will be using aquaponics and will be raising fish and growing plants. They will start out with Tilapia at first.

BACKGROUND:

The applicant requests permission to construct a multi-phase commercial aquaponics greenhouse operation for year-round use. The property is the former Jensen Trailer Park and is zoned AG Agriculture. The project would consist of one (1) initial 166' x 190' greenhouse (31,540 SF Phase 1A) to be built in 2016, with additional greenhouse space and possible retail space planned for the future. Expansion phases could include up to three additional greenhouse facilities for an additional 185,090 SF.

Building construction consists of insulated metal paneling along Washington Avenue and polycarbonate panels on the south end (growing section) of the building. The initial Phase 1A will include 8-10 employees.

RECOMMENDATION:

Village staff recommends approval of the B-Leaf Greenhouses site plan (Phase 1A & Master Site Plan Only), elevations (Phase 1A only) & landscape plan (*Phase 1A Site Plan, Sheet 3 & Master Site*



Plan, Sheet 2 by Nielsen Madsen & Barber S.C. – dated 01.13.2015, Elevations by Conley's Greenhouse Manufacturing – dated 12.09.2015, and Master Landscape Plan, Sheet 5 by Nielsen Madsen & Barber S.C. – dated 01.13.2015) subject to the following conditions:

1. The applicant shall verify and/or obtain all necessary access permit documentation for access to STH 20 (Washington Avenue) prior to the issuance of any fill or building permits.
2. The applicant shall record a fee simple dedication or storm water easement (Mount Pleasant Storm Water Utility) paralleling the Hoods Creek, 150' from top of bank both north and south of the creek. Please contact Tony Beyer, Village Storm Water Utility Manager at (262) 664-7849 for details. The dedication or easement shall be recorded prior to the issuance of any fill or building permits.
3. The applicant shall have a wetland delineation performed by a Wisconsin DNR approved wetland consultant. Should any wetlands be surveyed and impact or require modification of the proposed site, grading, or civil engineering plans, subsequent review and approval of the site plan by the Plan Commission shall be required.
4. Activities on-site are limited to greenhouse operation and agricultural use per AG Agriculture zoning.
5. The Master Site Plan (Sheet 2, layout only) is approved as a guide for future building footprint location and expansion. Future expansions and additions beyond the scope of Phase 1A shall require review and approval of final building elevations/facades by the Plan Commission.
6. All greenhouse structures shall obtain building, electrical, and plumbing permits as appropriate.
7. The north elevation shall be modified to include windows to break up the façade. All modified elevations shall be reviewed and approved by staff prior to issuance of any fill or building permits. Any future Phase 1 modifications, the addition of additional buildings, or the proposed future retail shall require review and approval of final building elevations/facades by the Plan Commission (see condition #4 above).
8. The master landscape plan (Sheet 5) shall be modified to:
 - a. Add additional street trees no more than 50' on center along STH 20 (Washington Avenue), minimum 2.5" caliper.
 - b. Add additional coniferous trees along the eastern property line to screen the facility from the adjacent residential use property.
 - c. Denote species, quantities, and size of all plantings
 - d. Include lawn seed/sod area notations



A modified landscape plan shall be reviewed and approved by staff prior to issuance of any project permits. All landscaping on the final revised Master Landscape Plan shall be installed in conjunction with Phase 1A construction and completed prior to the issuance of a certificate of occupancy.

9. Submission/approval of final civil engineering, grading and storm water drainage/management plans prepared by a professional engineer prior to issuance of any fill or building permits.
10. 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.
11. All utilities shall be constructed underground.
12. All proposed parking and drive surfaces shall be asphaltic or concrete pavement.
13. Any existing asphalt on site within 10' of the east property line shall be removed and backfilled to coincide with the Master Site Plan driveway and parking plan.
14. The installation of any freestanding lights shall require submission and approval of a photometric plan. Any wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts.
15. All trash receptacles shall be contained within the building or a staff approved dumpster enclosure. Should an enclosure be incorporated, the entire enclosure (including gate) shall match the building materials and building colors of the principle structure.
16. Compliance with State/local building and fire code(s). South Shore Fire Department Division Chief Mark Pierce has reviewed the project plan. The installation of any fire hydrants or a fire sprinkler system is not required at this time.
17. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
18. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the property line a distance equal to the height of the sign.

J. Maier questioned whether there would be any odor to surrounding properties? Applicant stated that he has never noticed a smell from other greenhouses similar to his.

J. Hewitt asked if applicant has had any discussions with the DNR regarding water quality regarding runoff potentially going into the Hoods Creek.



Applicant stated that they don't do any dumping of any water and do 100% recycling of all products. This process of Aquaponics does not use any chemicals or pesticides.

D. Driver asked if there are any facilities similar to this request in the area. Applicant stated the closest is Metro Farms in Milwaukee.

F. Leonard asked if there will be any compost or any waste. Applicant stated that they will sell all produce and plants with the root attached so there will be very minimal waste, if any.

L. Martin added that the facility will be connecting to Racine Wastewater as well as Mt. Pleasant Sanitary Sewer.

Dean Steger, neighbor west of the proposed operation, stated he applauds the young entrepreneur and is happy to hear that there will be no dumping of any water, etc. He does have a man-made 35-acre lake on property that is spring fed with fish and wouldn't want that tampered with. Applicant added that there will be 6 tanks that will harvest fish from.

J. Hewitt motioned, J. Kis seconded to approve with the 18 conditions listed. Motion carried 7-0.

7. Commissioner and Staff Reports

L. Martin announced that the Planner II position has been publically posted with the deadline to submit resumes of March 11th. He went on further to say that the Marriot Hotel was purchased by an owner from North Carolina and will become a Delta Hotel. They lost Marriott flag and in the interim will be operating as the Racine Architect Hotel & Conference Center until they are branded as Delta. Hallmark has moved locations within the Village Center Shopping Mall and Five Below has pulled a building permit. Car Castle, located on the Frontage Road, is an online car sales dealer selling high end late model vehicles. There will be no outdoor storage. Chick-Fil-A is slated for opening March 10th and Racine Toyota is slated for some time in March. Brooks Tractor is scheduled to break ground in April.

8. Adjournment

J. Hewitt motioned, R. McCluskey seconded to adjourn at 2:13 p.m. Motion carried 7-0.

*Next meeting is scheduled for **Wednesday, March 16, 2016 at 1:00 p.m.**

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