



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

**COMMISSION MEMBERS ABSENT:** R. McCluskey (end of appointment by Board)

**VILLAGE BOARD MEMBERS PRESENT:**

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

**1. Call to Order**

The meeting was called to order at 1:02 pm by D. Driver.

**2. Public Comment – None**

**3. Approval of the March 16, 2016 Meeting Minutes**

J. Hewitt motioned, J. Kis seconded to approve the March 16, 2016 meeting minutes with one correction. Motion carried 6-0.

**4. Site Plan Request for Holiday Inn Express & Suites located at 13317 Hospitality Court  
Tax Parcel # 151-03-22-18-009-200 | NRE Hospitality LLC Owner/Universal Design Applicant**

**BACKGROUND:**

In January 2015, MLG received approval for a certified survey map to create two lots fronting Hospitality Court. Later in 2015, Lot 2 was purchased by NRE Hospitality out of Georgia with the intent of developing a new hotel at this location. The subject site is located just east of the existing Holiday Inn, south of STH 20 (Washington Avenue). NRE Hospitality is now proposing the development of a new four-story, 93 room Holiday Inn Express & Suites. The proposed height (47'-8") exceeds the 40' height maximum allowed in the BP Business Park zoning district. A variance, however, was approved at the March 16, 2016 Zoning Board of Appeals to allow for this building height exception. The exterior of the building consists of cultured stone and a cement board paneling system, with a good use of façade break-up and articulation. It should also be noted that the site includes underground storm water quality and storage, our second recent project to do so. It should also be noted that the existing Holiday Inn Express west of this proposed project is under separate ownership. This existing hotel is expected to lose its franchise and would be rebranding in conjunction with the opening of this new NRE Hospitality hotel.

**RECOMMENDATION:**

Village Staff recommends approval of the proposed site plan, building elevations, photometric plan, and landscape plan (*all plans by Universal Design Associates Inc. – dated 02.18.2016*) 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 an unpainted, natural concrete finish.
2. All denoted trees on the landscape plan shall meet the following minimum size requirement at the time of planting: 2.5" caliper deciduous, 6' height coniferous.
  3. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
  4. All proposed glass on elevations shall be vision glass.
  5. All trash receptacles shall be contained within the proposed dumpster enclosure.
  6. 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.
  7. 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.
  8. 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.
  9. All utilities shall be constructed underground.
  10. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
  11. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed the franchise proposal of 10' in height and shall be setback off the property line a distance equal to the height of the sign.

Larry Nottingham (applicant) Greenfield, IN – stated that the plan is to break ground in June of 2016 and open in June 2017.

J. Maier motioned, J. Kis seconded to approve subject to the listed 11 conditions. Motion carried 6-0.

**5. Site Plan Amendment for Graceland Arms Apartments located at 5030 Graceland Boulevard Tax Parcel # 151-03-22-12-563-000 | GA Properties I LLC/KH Capitol LLC Owner/Harris & Associates Applicant**

**BACKGROUND:**

The applicant is proposing the removal of 19 existing parking stalls and replacing them with a 22 stall garage for tenant use at the northeast corner of the property. As part of the garage construction, one of the existing dumpster enclosures and a shed would be relocated. Proposed building materials would match the existing two apartment buildings as closely as possible, and consist of vinyl siding and dimensional asphalt shingles (see attached narratives for additional information).



**RECOMMENDATION:**

Village Staff recommends approval of the proposed Graceland Arms amended site plan and garage building elevations (*Site Plan by Harris & Associates Inc. – dated 03.08.2016, Elevations by Harris & Associates Inc. – dated 03.14.2016*) subject to the following conditions:

1. The site plan shall be modified to include a modified and possibly enlarged turn around area at the northwest end of the drive aisle. Due to the garage placement, the existing turn around area is being removed. The final revised plan shall be reviewed and approved by Village Development staff prior to the issuance of any building permits.
2. The location and design of the relocated dumpster enclosure shall be reviewed and approved by Village Development staff prior to the issuance of any building permits. The placement shall not interfere with the turning movements of any garbage truck or fire apparatus turn around capability – see condition #1.
3. Any new shed placement or construction shall also require Village staff review and approval, as well as a building permit.
4. All wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts.
5. All trash receptacles shall be contained within the proposed dumpster enclosure(s). The enclosure walls/fencing (including gate) shall match the building colors of the principle structure.
6. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding any fire sprinkler system plan requirements.
7. Submission/approval of any necessary civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
8. All rooftop drainage and downspouts from the new garage shall be connected to an underground storm water system or release into site landscaping. No sheet flow of rooftop drainage across pavement shall be allowed.
9. All utilities shall be constructed underground.
10. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
11. (ADDED CONDITION) Landscape and plantings shall be added along the eastern façade of the proposed garage structure to provide screening and breakup the length of the façade. A final landscape plan shall be reviewed and approved by Village Development staff prior to the issuance of any building permits.

Applicant: Tom Wood – Harris Associates, Appleton, WI – Petitioned for 22 car garage, but with the comments on the turn around, a 21 car is sufficient. There is a still a concern about down spouts and creating an icy situation, may go to a single pitch roof and have all run off towards the back of the building. J. Maier questioned if any trees will be destroyed due to the project.

Applicant – Tom Wood stated that a few of the trees due have to be removed. Additional landscaping was requested to be added along the eastern façade as an additional condition (#11).

R. Underhill questioned if gutters will be installed. Applicant – Tom Wood – the plan is to have gutters on both sides.



J. Kis motioned, J. Maier seconded to approve subject to the 11 conditions above. Motion carried 6-0.

**6. Rezone Petition RZ-03-16/Conditional Use Petition CU-02-16 located at the southern terminus of Cozy Acre Road | Tax Parcel # 151-03-22-26-033-020 | Bechman Owner/Applicant**

**BACKGROUND:**

The applicant requests to rezone approximately 2.947 +/- acres from R-75 (Residential Single Family) to R-100 (Residential Single Family). The rezone is requested to facilitate a Conditional Use for the construction of a 2,300 sq. ft. single family home with a 4,000 sq. ft. attached garage as well as a 1,000 sq. ft. detached steel pole shed. The oversized attached garage is intended to house a personal car collection, a maintenance bay with an auto lift, and additional personal storage. The detached pole barn is for homeowner personal storage. The request requires a conditional use in accordance with Ordinance 90-371 (d)(9) as the combined square footage of the two proposed garage structures exceeds 85% of the habitable floor area of the proposed residence. The conditional use, should it be approved, allows for the combined square footage of two or less garages/sheds to exceed the 85% in R-100 districts, but limits overall garage square footage to ten percent of the entire lot size. The proposed square footage would be well under the ten percent requirement. Also, uses are limited to personal storage, restricting any business or commercial use of the space.

**RECOMMENDATION:**

Village Development Staff recommends approval of RZ-03-16 as it aligns with the 2035 Comprehensive Land Use Plan, and also recommends approval of CU-02-16 subject to the following conditions:

1. The total number of attached or detached garages and sheds on the subject property is prohibited to exceed two.
2. Maximum side wall height on the pole barn is prohibited to exceed sixteen (16) feet, with a maximum building height of twenty-eight (28) feet.
3. The minimum side and rear yard setback for the pole barn structure shall be twenty (20) feet as the frontage is improved with municipal water (Sec. 90-371(d)(9)(i)).
4. Commercial, industrial, and non-premise homeowner personal storage use is prohibited. An annual interior inspection may be required by building, fire and/or planning departments to ensure that garages and shed(s) are not being used for the above purposes. The minimum citation forfeiture for the aforementioned violations shall be \$6,125.
5. A grading and storm water 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. This requirement may be waived at the discretion of the Village Engineering Department upon review of the existing site grading.



- 6. (ADDED CONDITION) All facades of the attached garage shall carry a residential theme (matching the residence), including the installation of windows or spandrel glass to break up any large façade spans.

It was discussed by staff and requested to add a condition requiring the attached garage to maintain a residential appearance, similar to the home. Applicant: Jonathan Bechman- Cozy Acre Road – states he is using Genesis Architecture and design to look similar to the existing house.

J. Hewitt motioned, J. Kis seconded to approve subject to the listed 6 conditions. Motion carried 6-0.

**7. Ordinance to Amend Sections 74-233 and 74-234 of the Village Code of Ordinances related to Storm Water Management**

Tony Beyer, Storm Water Utility staff presented this item.

**BACKGROUND:**

One of the requirements in the Village’s current Wisconsin Pollution Discharge Elimination System NR-216 permit issued by the WDNR is that the Village updates its ordinances to reflect changes made to State law in 2011 related to storm water management.

**RECOMMENDATION:**

Village Development Staff recommends approval of the draft ordinance to amend sections 74-233 and 74-234 of Article IV of Chapter 74 of the Code of Ordinances for the Village of Mount Pleasant, Racine County, WI relating to storm water management.

J. Hewitt motioned, J. Maier seconded to recommend to the Village Board the adoption of the amended ordinance 74-233 and 74-234 as presented. Motion carried 6-0.

- 8. **Commissioner & Staff Reports** – L. Martin reported that there will be no Plan Commission Meeting for the month of June.

**9. Adjournment**

J. Kis motioned, J. Maier seconded to adjourn at 2:07 p.m. Motion carried 6-0.

\*Next meeting is scheduled for **Wednesday, May 18, 2016 at 1:00 p.m.**

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