



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, S. Schultz, S. Houte

1. Call to Order

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

2. Public Comment – None

3. Approval of Meeting Minutes

- a. May 18, 2016 Regular Meeting
- b. May 25, 2016 Joint Village Board Meeting
- c. June 8, 2016 Special Meeting

J. Hewitt motioned, J. Kis seconded for approval of all three sets of minutes. Motion carried unanimously.

**4. Rezone Petition RZ-05-16 located at the Northeast Corner of 90th Street & 16th Street
Tax Parcel # 151-03-22-15-050-032 | 8635 Washington Av Holdings LLC Owner/Wisconsin
Humane Society Applicant**

S. Schultz presented an overview of the project. Wisconsin Humane Society requests permission to rezone approximately 4.94 +/- acres from M-1 (Industrial) to BP (Business Park) to construct a new 16,000 square foot animal shelter. The applicant has an accepted purchase agreement for the property, and is requesting the rezone as part of their contingency period prior to closing.

The current Wisconsin Humane Society – Racine County location at 2706 Chicory Road lacks proper kennel facilities, sufficient sound dampening, adequate cat lodging, adequate veterinary space, and any real lobby/public space. The envisioned new shelter will double the space of the current shelter, provide public space for potential adoption families, flexible animal lodging spaces, more proper veterinary space, and increased location visibility. The proposed rezone also aligns with the 2035 Village Comprehensive Land Use Plan, which projects the subject property and adjacent lands north of 16th street as Business Park.

As an additional note, because a full site plan submittal is not ready at this time, this project will require a future site plan submittal and plan commission review/approval prior to any permits being issued.



Village Development Staff recommends approval of RZ-05-16 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will enhance the development of and streetscape along 90th & 16th Streets. Staff also recommends that the Plan Commission recommend that the Village Board adopt the attached Ordinance No. 9-2016 to finalize the rezone.

J. Hewitt motioned, J. Maier seconded to approve RZ-05-16 and recommended that the Village Board adopt Ordinance 9-2016 to finalize the rezone. Motion carried 7-0.

**5. Rezone Petition RZ-06-16 located along Stuart Road | Tax Parcel # 151-03-22-15-034-020
AMA Properties LLC Owner/Mike & Jean Ottelien Applicant**

L. Martin presented an overview of the proposed rezone: The applicant requests permission to rezone approximately 0.64 +/- acres from AUH (Agriculture-Urban Holding) to R-75 (Residential Single Family) to construct a single family home as well as a 28' x 40' pole building. The land is near other R-75 and R-100 zoned parcels, and slated for residential use as part of the 2035 Village Comprehensive Land Use Plan.

It should be noted that the property does include areas of delineated wetlands. The proposed pole building does not meet the standard setback from wetland areas as outlined in Section 74-233 (g)(3)(d)(1)(e) as well as policy setback of 25'. The applicant has contacted the Wisconsin DNR who has since relayed information that may be in conflict with Village Ordinance. Regardless, the setback concern will be resolved by Village Development and Engineering staff prior to the issuance of a building permit for the home or outbuilding, with the possibility that the proposed outbuilding may not be feasible.

Village Staff recommends approval of RZ-06-16 and attached Ordinance 10-2016 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will allow for additional residential development along Stuart Road.

J. Kis motioned, R. Underhill seconded to approve RZ-06-16 and recommended that the Village Board approve Ordinance 10-2016. Motion carried 7-0.

**6. Rezone Petition RZ-07-16 located along Washington Avenue (Racine Hyundai)
Tax Parcels # 151-03-22-18-009-100 & 151-03-22-18-015-020
Shriya LLC & Patel Owners/Bozich Applicant**

S. Schultz presented the executive summary: The applicant requests permission to rezone approximately 5.57 +/- acres from BP (Business Park) to B-3 (General Business) to construct a 22,000 square foot Hyundai automobile dealership. The land is adjacent to other commercially zoned properties, and is slated for commercial or business park use as part of the 2035 Village Comprehensive Land Use Plan. The site will have access via Hospitality Court and a cross access drive connecting to Galaxy Drive (crossing in front of the current Johnson Insurance building).



Village Development Staff recommends approval of RZ-07-16 and attached Ordinance 11-2016 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will allow for the expansion of additional commercial development along Washington Avenue.

J. Hewitt motioned, J. Kis seconded to approve RZ-07-16 and recommended that the Village Board approve Ordinance 11-2016. Motion carried 7-0.

**7. Racine Hyundai Certified Survey Map located at 13313 Washington Avenue (CSM-05-16)
Tax Parcels # 151-03-22-18-009-100 & 151-03-22-18-015-020
Shriya LLC & Patel Owners/Bozich Applicant**

L. Martin presented the proposed certified survey map: The applicant wishes to combine the existing two parcels into one 5.565-acre parcel. The proposed CSM also delineates and clarifies all existing easements on the subject property. This parcel combination is being performed to facilitate the construction of the new Racine Hyundai auto dealership. Due to the properties currently being under separate ownership, the CSM is intended to be recorded as part of or post-acquisition of the property by M&J Real Estate LLC.

Village Development Staff recommends approval of the Racine Hyundai certified survey map subject to the following conditions:

1. The proposed storm sewer abandonment and relocation on Sheet 3 shall be removed from the face of the C.S.M. Once final engineering and design of this facility is resolved, any relocation or abandonment shall be completed via alternative legal document in the future.
2. The denoted "66' easement for R.O.W. and surface water drainage" shall be clarified by the applicant as to whether this is a cross access easement or public right-of-way. The face of the C.S.M. shall be modified accordingly prior to the Clerk signature.
3. The applicant shall have a wetland delineation performed by a Wisconsin DNR approved wetland consultant. Should any wetlands be identified, the face of the C.S.M. shall be modified to incorporate the boundaries of any wetland areas. Signature of the C.S.M. shall be delayed until a wetland delineation report is submitted to the Village.
4. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
5. The applicant shall schedule an appointment with the Village Clerk's office for the signing of the C.S.M. The Village Clerk Stephanie Kohlhagen can be reached at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.
6. 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.



7. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Kis motioned, J. Maier seconded to approve the Racine Hyundai CSM. Motion carried 7-0.

**8. Site Plan Request for Racine Hyundai located at 13313 Washington Avenue
Tax Parcels # 151-03-22-18-009-100 & 151-03-22-18-015-020
Shriya LLC & Patel Owners/Bozich Applicant**

L. Martin presented the Hyundai proposal: The applicant is proposing development of a 22,000 square foot Hyundai automotive sales and service facility located along Washington Avenue between McDonald's and Johnson Insurance. Access for the project would be provided on Hospitality Court as well as a "frontage road" type cross access in front of Johnson Insurance (connecting to Galaxy Drive). The building materials consist of painted split face block with accent areas utilizing an aluminum wall paneling system. This dealership would replace the existing Hyundai dealership on Washington Avenue in the Village of Sturtevant.

Village Staff recommends approval of the proposed Racine Hyundai site plan, elevations, landscape plan, and photometric plan (*Site Plan by Schmitt Engineering – dated 06.24.2016, Elevations by R.B. Custom Designs Inc. – dated 06.21.2016, Landscape Plan by R. B. Custom Designs Inc. – dated 06.24.2016, and Photometric Plan by R.B. Custom Designs Inc. – dated 06.24.2016*) with the following conditions:

1. The east elevation shall be modified to include additional windows to replicate the proposed west elevation. Final elevation drawings shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.
2. All roof top mechanical units shall be screened with extended parapets or architectural screening walls to minimize the visual appearance from any public roads or from within the site.
3. The site plan shall be modified to reduce the width of the drive aisles along the eastern and western facades to 18-20' in width, creating a one-way loop around building in accordance with the operations of the service bay entrance/exit doors. This narrowing is to accommodate a four (4) foot wide foundation planting bed along both the east and west facades as part of the landscape plan. The revised site plan shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.
4. The revised one-way drive around the facility shall be signed and striped as necessary to properly direct visitor and employee vehicle traffic.



5. The landscape plan shall be modified to:
 - a. Add foundation plantings (varying in height and species) along the entire length of the east and west facades, south of the showroom (see also condition #3)
 - b. Add landscape beds and trees along the eastern property line
 - c. Add tree plantings around the storm water detention basin
 - d. Add evergreen/spruce trees along the western property line adjacent to the future Holiday Inn Express and Suites
 - e. Modify the plantings along the western property line to include varying species
 - f. Add landscape beds and trees along the western property line adjacent to McDonalds
 - g. Add landscape beds and trees along the southern property line adjacent to the Days Inn
 - h. Modify the perimeter tree plantings and street trees along Washington Avenue to vary in species. Current plant denotes all trees as Autumn Blaze maples.

All tree plantings shall be a minimum 3.5" caliper (deciduous) or minimum 6' planting height (coniferous) at time of installation. The final landscape plan shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.

6. 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 may be required.
7. The photometric plan/lighting design submitted denotes extremely high foot-candle illumination, as well as off-site lighting impacts. The plan shall be modified and resubmitted for review/approval by Village Development staff prior to the issuance of any fill or building permits.
8. 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.
9. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
10. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure.
11. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.



12. All proposed windows shall be vision glass to maximize natural light entering the building.
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.
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 motioned, J. Hewitt seconded to approve the Hyundai site plan subject to the 18 conditions listed. Motion carried 7-0.

9. Willkomm Development LLP Certified Survey Map located at the Southeast Corner of Spring Street & STH 31 (15 Tax Parcels) (CSM-04-16) | Willkomm Development LLP Owner/Applicant

L. Martin presented the Willkomm CSM: As part of the Willkomm Retail Center site, the applicant wishes to combine the existing 15 parcels into a total of 3 lots and one outlot. Lot 1 totals 1.4766 acres, Lot 2 totals 1.1298 acres, Lot 3 totals 2.4504 acres, and Outlot 1 totals 0.2458 acres. The intent of Outlot 1 is to contain some minor environmental contamination on a separate parcel for financing purposes. The boundary of this proposed outlot, however, conflicts with the placement of the proposed car wash on the Willkomm Retail Center site plan. Therefore, this lot line needs to be adjusted to meet minimum setbacks for the proposed building construction (see condition #1).

Village Development staff recommends approval of the Willkomm Development LLP certified survey map (CSM-04-16) subject to the following conditions:

1. The face of the C.S.M. shall be modified to shift the lot line between Lot 1 and Outlot 1 to meet the minimum setback of five (5) feet from the proposed car wash building. The



denoted sizes of Lot 1 and Outlot 1 shall be modified to reflect the relocation of this proposed lot line.

2. The Plan Commission Approval signature section on Sheet 4 shall be removed.
3. The Village Board Approval Section on Sheet 4 shall be modified to remove the signature date lines and also remove the signature line for "Gerald Garski, Village President." The Village Clerk is only signatory on C.S.M.'s approved by the Village.
4. The Consent of Corporate Mortgagee section on Sheet 3 shall be removed if there is no defined mortgagee.
5. A legal cross access maintenance agreement shall be drafted and recorded against all three lots and outlot. This document shall be approved by Village Staff and recorded against all involved properties.
6. A shared parking agreement shall be drafted, approved by Village Staff, and recorded against Lots 2 and 3.
7. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
8. The applicant shall schedule an appointment with the Village Clerk's office for the signing of the C.S.M. The Village Clerk Stephanie Kohlhagen can be reached at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.
9. 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. Any extension of this deadline is subject to staff approval.
10. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Maier motioned, J. Hewitt seconded to approve the Willkomm CSM subject to the 10 conditions listed. Motion carried 7-0.

10. Site Plan Request for Willkomm Retail Center located at the Southeast Corner of Spring Street & STH 31 (15 Tax Parcels) | Willkomm Development LLP Owner/Applicant

Present: Mike Willkomm, Jim Willkomm, and Tom Schermerhorn (Excel Engineering)

Village staff has been working with Willkomm Development on the redevelopment of the southeast corner of Spring Street and STH 31 (5.5 acres) since November 2014. Since that time, the Village



held multiple meetings reviewing the overall land use and zoning requests for the project. The Plan Commission previously approved the following items:

- a. 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 was amended from “Residential” to “Commercial” on both comprehensive plans.
- b. Rezone Petition RZ-06-15 on December 7, 2015 - 12 parcels (3.97 +/- acres) of the 15 parcel Willkomm development proposal, R-60 (Residential Single Family) to B-3 (General Business)
- c. Rezone Petition RZ-01-16 on February 17, 2016 - 3 parcels (1.58 +/- acres), R-60 (Residential Single Family) to B-3 (General Business)

The applicant completed a Traffic Impact Analysis which determined certain off-site improvements on STH 31 and Spring Street. The Wisconsin DOT has developed a memorandum of understanding with the developer outlining those improvements and the integration into their intersection project. The Village Public Works Committee reviewed improvements for Sunnyside Avenue at their February 11, 2016 meeting. It was decided by the committee to require the reconstruction of the northern half of Sunnyside Avenue fronting the Willkomm project. This reconstruction will include curb and gutter, with the Village repaving the southern half of the road as well. This is at no cost to the Sunnyside Avenue residents.

The Community Development Authority and Village Board also approved a Development Agreement with Willkomm Development LLP on July 11, 2016. The agreement defines the developer responsibility of improvements along Sunnyside Avenue as well as provides up to \$225,000 over up to 10 years in economic incentives. The purpose of the economic assistance is to offset some of the public infrastructure improvement costs.

The phasing of the project has changed as Willkomm has decided on a self-operated car wash facility for the corner of Spring Street and STH 31. Phase I now consists of a Willkomm C-store, Mobil fuel station, Dunkin Donuts, The Dish restaurant, and car wash. There is land set aside to the east of The Dish for a future multi-tenant retail building. Building materials overall consist of split face block, Nichiha concrete paneling, Hardieplank cement board siding, and aluminum architectural paneling. The design also includes minor E.I.F.S. accenting and canopies/awnings.

After discussion between the Plan Commission, the architect, applicant, and staff regarding building elevations and landscape requirements along Sunnyside Avenue, a few of the original recommended conditions were modified or clarified.

J. Kis motioned, J. Maier seconded to approve the proposed Willkomm Retail Center site dimensional plan, elevations, landscape plan, and photometric plan (*Site Dimensional Plan by*



Pinnacle Engineering Group – dated 06.21.2016, C-Store/Dunkin Donuts Elevations by Excel – dated 07.08.2016, The Dish Elevations by Excel – dated 07.08.2016, Car Wash Elevations (Tommy Car Wash Systems) – Stamped Received 06.21.2016, Landscape Plan by Heller & Associates – dated 06.20.2016, and Photometric Plan by Excel – dated 06.21.2016) subject to the following conditions:

Willkomm C-Store & Dunkin Donuts Elevations (Specific) | Excel – July 8, 2016

1. The south elevation shall be modified to include additional vertical break in material and spandrel glass to further replicate the other three facades of the building. This façade faces Sunnyside Avenue. All spandrel window elements shall be glass construction and called out specifically on modified elevation drawings (see attached Village staff elevation comments).

The Dish Elevations (Specific) | Excel – July 8, 2016

2. The south elevation shall be modified to include additional spandrel glass panels, including an awning and wall pack lighting. This elevation faces Sunnyside Avenue as well as customer parking. All spandrel window elements shall be glass construction and called out specifically on modified elevation drawings. The developer/architect may present alternative solutions to convey a window-like feature at the specified location (see attached Village staff elevation comments) with any deviation from spandrel glass material subject to Village staff approval.

Car Wash Elevations (Specific) | Tommy Car Wash Systems – Received June 21, 2016

3. The elevations shall be modified to include additional split face stone or brick on the tower elements of the structure.

Landscape Plan (Specific) | Heller & Associates – June 20, 2016

4. Developer shall identify and preserve as many existing trees along Sunnyside Avenue as possible. The landscape plan shall be modified to denote existing trees to remain. Any trees to be preserved shall also be protected during site disturbance to avoid damage to the existing root structure.
5. Add foundation plantings along the eastern façade of The Dish restaurant building. Planting bed along the foundation shall be a minimum 2' width.
6. Add additional evergreen trees and planting beds along the eastern and northern property lines adjacent to the Belle City Veterinarian Clinic.
7. Add additional foundation plantings or planting beds along the north façade of the car wash facility.
8. The curbed median separating The Dish drive thru from the site cross access and loading zone shall be widened and modified with "tear drop" islands on the north and south ends to accommodate additional plantings and shrubs.
9. Add additional planting beds with shrubs and grasses surrounding the fuel tank access pads.
10. All monuments signage incorporated into the site by separate permitting shall include plantings around the foundations of the signs.
11. All tree plantings shall be a minimum 3.5" caliper (deciduous) or minimum 8' planting height (coniferous) at time of installation. A final modified landscape plan shall be submitted to



Village Development staff for review and approval prior to the issuance of any fill or building permits.

General Project Conditions

12. Final modified elevation drawings shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.
13. All connections between the vacuum stalls on the car wash site (for air handling or electrical or otherwise) shall be constructed underground as represented in
14. A minimum five (5) foot wide concrete walk shall be added along the northern edge of the parking stalls south of the future retail phase (mirroring the walk along the northern side of the future retail pad). This will provide pedestrian connectivity to the dish and future retail for visitors utilizing these stalls.
15. The transformer located at the southeast corner of the Dunkin Donuts (within curbed landscape aisle) shall be shifted to the west, swapping locations with the proposed Autumn Blaze maple on the landscape plan. The landscape plan shall be modified accordingly.
16. A final interior site signage plan (traffic control plan) shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits. The proposed drive thru locations will require signage to control vehicle movements into and out of the delineated travel lanes. Stop signs will also be needed within some of the cross access drives to further control traffic on-site.
17. All final roadway improvements along STH 31, Spring Street, and Sunnyside Avenue shall be included on all final civil and site plan drawings, denoting final curb and pavement locations.
18. The site, site grading, and landscape plans shall be modified to include a five (5) foot wide concrete sidewalk along the Spring Street, STH 31, and Sunnyside Avenue frontages with standard apron connections to the roadway and pedestrian crosswalks.
19. The Developer shall be responsible to reconstruct the northern portion of Sunnyside Avenue to an urban section roadway, 18.5' back of curb to centerline of right-of-way per the Village February 11, 2016 Public Works Committee decision and as referenced in the Development Agreement. The Village Engineering Department shall coordinate with developer all final conditions and coordination for the resurfacing of the southern half of Sunnyside Avenue in conjunction with the Willkomm project.
20. The on-site water main and sanitary sewer mains may be required to be public. If so, easements shall be recorded on the property to the satisfaction of the Racine Water Utility and the Mount Pleasant Sanitary Sewer Utility. Pipe material and construction design shall then also comply with public main standards as determined by the utilities.
21. The Developer shall be responsible for all off-site roadway improvements to STH 31 and Spring Street as outlined in the Wisconsin DOT Memorandum of Understanding and TIA review letter.
22. All roof top mechanical units shall be screened with extended parapets or architectural screening walls to minimize the visual appearance from any public roads or from within the site.
23. 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.

24. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
25. All trash receptacles shall be contained within the proposed dumpster enclosures. The enclosures (including gates) shall match the building materials and building colors of the principle structures.
26. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
27. All proposed windows shall be vision glass (unless noted as spandrel glass) to maximize natural light entering the building.
28. 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.
29. 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.
30. 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.
31. All utilities shall be constructed underground.
32. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
33. Any signage for the site and buildings 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.

Motion carried unanimously 7-0.

11. Zoning Text Amendment | Section 90-872 Summary of Area Requirements Accessory Structure Setbacks in the R-100, R-100D, R-75 and R-75D Districts

L. Martin presented. The Village has amended its garage size ordinances a couple times over the last ten years, greatly reducing the typical number of variance requests or requirements relating to garage construction. Throughout that process, numerous residents have questioned the accessory structure rear and side yard setback of 15 feet in the R-100, R-100D, R-75, and R-75D districts. There have been few variance requests in the last 3-4 years, all of which related to this setback requirement. However, this has been an ongoing concern presented by builders and property owners desiring a reduced setback for accessory buildings (typically sheds and garages). The building department and Village board members have requested the possibility of reducing the setback for accessory structures. Attached is the Summary of Area Requirements (Section 90-872) – the setback numbers in question have been highlighted for consideration. The Plan Commission previously reviewed this subject at their April 22 and June 17, 2015 meetings. It was decided at the



June 17, 2015 meeting to document any accessory structure setback complaints and requests for setback changes or variances for 12 months and then revisit the issue. The issue was brought to the forefront more recently by a few builders and residents. Staff then decided to present the topic at a special joint meeting with the Village Board on May 25, 2016. At that meeting, the Plan Commission recommending an amendment to 10' setbacks for accessory buildings in the subject district. A public hearing is scheduled to be held on July 19, 2016.

Village Development Staff recommends that Section 90-872 Summary of Area Requirements be amended to have the R-100, R-100D, R-75 and R-75D accessory structure side yard and rear side setbacks reduced from 15 feet to 10 feet and that the Plan Commission recommend that the Board adopt an ordinance to finalize the amendment.

J. Hewitt motioned, J. Maier seconded to recommend that the Village Board adopt an ordinance to finalize the proposed amendments to Section 90-872, reducing the side and rear yard accessory structure setbacks in the R-100, R-100D, R-75, and R-75D zoning districts from 15 feet to 10 feet. Motion carried 7-0.

12. Zoning Text Amendment | Section 90-1012 Private Residential Parking

L. Martin presented. A few violation notices for Camper and RV storage were disbursed in early 2015. This brought about discussion about possible changes to Section 90-1012 Private Residential Parking. The Village Board sent original proposed text amendments back to Plan Commission at their September 28th, 2015 meeting. The Plan Commission, at their November 18th, 2015 meeting, discussed the ordinance amendment again at length, and recommended that a joint work meeting be scheduled with the Village Board to discuss any proposed text amendment. A joint meeting was held on May 25, 2016 with the Village Board to discuss changes to the ordinance, and it was recommended by the Plan Commission to hold a public hearing for the proposed changes presented by staff. Attached you will find a draft ordinance for the replacement of the existing Section 90-1012 as well as additional research from other communities. A public hearing is scheduled to be held on July 19, 2016.

Village Development Staff recommends approval of the Zoning Text Amendment for Section 90-1012: Private Residential Parking, striking and replacing Section 90-1012 in its entirety and that the Plan Commission recommend that the Village Board adopt the attached ordinance.

After discussion, J. Hewitt motioned, J. Maier seconded to move the proposed Section 90-1012 text amendment to the Village Board, recommending that it be placed on a ballot as a referendum item. If this is not a legal option, the Plan Commission would recommend that it be denied (ordinance stay as is). Motion carried 7-0.

13. Commissioner & Staff Reports

L. Martin mentioned that he along with a couple plan commission members and board members attended the O&H solar array ribbon cutting this week and that it is the largest solar installation in



Racine County. S. Schultz outlined the violations and the current complaint process in the absence of an administrator.

14. Adjournment

J. Maier motioned, J. Kis seconded to adjourn at 4:21 pm. Motion carried unanimously.

*Next meeting is scheduled for ***Wednesday, August 17, 2016 at 1:00 p.m.***

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