



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

COMMISSION MEMBERS ABSENT: J. Maier

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, S. Schultz, A. MacDowell

1. Call to Order

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

2. Public Comment – None

3. Approval of the September 21, 2016 Meeting Minutes

J. Hewitt motioned, F. Leonard seconded for approval of the September 21, 2016 Meeting Minutes. Motion carried 6-0.

4. Rezone Petition RZ-08-16/Conditional Use Petition CU-06-16 located at 2426 Newman Road (Request for Oversize Garage) | Tax Parcel # 151-03-22-01-051-000 | Anderson Owner/Hintz Construction Co. Applicant

Representative: Bill Anderson – 2426 Newman Rd – would like the approval of the oversize garage for his hobby to work on old vehicles.

The applicant requests to rezone approximately 0.4545 +/- acres from AUH (Agriculture-Urban Holding) to R-100 (Residential Single Family) to facilitate construction of a 30' x 50' detached structure (19'-6" in height) for personal storage, including vehicles, yard equipment, and a workshop. The request requires a conditional use in accordance with Ordinance 90-371 (d)(9) as the proposed structure (in combination with the existing detached structures) exceeds 85% of the habitable floor area of the residence on-site. The property currently has two accessory structures – one garage and one shed. Village Code requires both existing detached structures to be removed in conjunction with the construction of the proposed 1,500 square foot structure to meet the maximum 10% total lot coverage requirement.

Village Development Staff recommends approval of RZ-08-16 and attached Ordinance 15-2016 as it aligns with the 2035 Comprehensive Land Use Plan, and also recommends approval of CU-06-16 subject to the following conditions:

1. The total number of attached/detached garages and sheds on the subject property is prohibited to exceed two. The existing detached garage and shed shall be razed as a condition of the building permit for the new structure.
2. The size of the structure shall be reduced from 1500 square feet (proposed) to 1481 square feet to meet the 10% total lot coverage requirement.



3. Maximum side wall height is prohibited to exceed sixteen (16) feet, with a maximum building height of twenty-eight (28) feet.
4. The minimum side and rear yard setback for the new storage structure shall be twenty (20) feet as the frontage is improved with municipal water (Sec. 90-371(d)(9)(i)).
5. 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.
6. 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.
7. All façades of the proposed outbuilding shall carry a residential theme (matching the residence).

J. Kis motioned, J. Hewitt seconded for approval of the Rezone Petition RZ-08-16 and Conditional Use Petition CU-06-16 located at 2426 Newman Rd. Motion carried 6-0.

The Plan Commission agreed to shift RZ-09-16/CU-07-16 to after items 5 and 6.

- 5. Rezone Petition RZ-10-16/Conditional Use Petition CU-08-16 located at 417 S. Green Bay Road (Request for Oversize Garage) | Tax Parcel # 151-03-22-12-550-000 | Fox Owner/Applicant**
Representative: Arnold Fox – 417 S. Green Bay Rd

The applicant requests to rezone approximately 1.843 +/- acres from AUH (Agriculture-Urban Holding) to R-100 (Residential Single Family) to facilitate construction of a 40' x 60' detached structure for personal storage, including collector cars and tractors. The request requires a conditional use in accordance with Ordinance 90-371 (d)(9) as the proposed structure (in combination with the existing detached structures) exceeds 85% of the habitable floor area of the residence on-site. The property currently has three accessory structures – one detached garage, one detached canopy, and one shed. Village Code requires two existing detached structures to be removed in conjunction with the construction of the proposed 2,400 square foot structure to meet the two accessory structure limit.

Village Development Staff recommends approval of RZ-10-16 and attached Ordinance 17-2016 as it aligns with the 2035 Comprehensive Land Use Plan, and also recommends approval of CU-08-16 subject to the following conditions:



1. The total number of attached/detached garages and sheds on the subject property is prohibited to exceed two. The property owner must raze the existing shed and canopy as a condition of the building permit for the new structure.
2. Maximum side wall height 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 new storage 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. All façades of the proposed outbuilding shall be modified to carry a more residential theme, including the addition of a wainscot base (modifying the proposed alternating color vertical panels) and the installation of windows or spandrel glass to break up any large façade spans.

J. Kis motioned, J. Hansen seconded for approval of Rezone Petition RZ 10-16 and Conditional Use Permit CU-08-16 located at 417 S. Green Bay Rd. Motion approved 6-0.

6. Anderson Farm Certified Survey Map located at 12715 Braun Road (CSM-07-16)

Tax Parcel # 151-03-22-31-003-000 | Anderson Owner/Naber Applicant

Representative: Mark Nabor – Has concern about condition #1 of 40 ft dedication of roadway as opposed to 33 ft.

The applicant wishes to divide the existing 75.31 +/- acre property to create a 5.0-acre parcel (proposed Lot 1) and a 10.0-acre parcel (proposed Lot 2). The proposed division would allow for continued residential/agricultural use of Lot 2 (including all existing structures) and allow for the future sale/construction of a home on Lot 1. The property is currently zoned Agriculture (AG). The 2035 Master Plan shows the property and surrounding areas continuing with agricultural and low-density residential uses.



The Plan Commission and Village staff recommend approval of the Anderson Farm LLC certified survey map (CSM-07-16) subject to the following conditions:

1. The face of the C.S.M. as well as the related legal description (Sheet 1) shall be modified to denote a road dedication of forty (40) feet along Braun Road for future public highway purposes. Braun Road is planned to have an 80' future road right-of-way on the 2035 Comprehensive Land Use Plan.
2. The Village Clerk signature on Sheet 5 shall read, "Stephanie Kohlhagen, Village Clerk/Treasurer."
3. Submission and approval of a grading and drainage plan, prepared by a State of Wisconsin licensed professional engineer, is required prior to the issuance of any fill or building permits on Lot 1.
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 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.
6. 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. Hewitt seconded to approve the Anderson Certified Survey Map located at 12715 Braun Road. Motion carried 6-0.

7. Rezone Petition RZ-09-16/Conditional Use Petition CU-07-16 located along County Highway KR (Senior Campus at Campbell Woods – Senior/Assisted Living Project) | Tax Parcel # 151-03-22-36-107-000 | Senior Campus at Campbell Woods LLC Owner/Applicant

Representative: Ron Meyer – 3125 Pleasant Lane – Former Village Planning Director – spoke on behalf of the project

Representatives of Campbell Woods have been working with the Village over the last several years, entertaining the concept of a high end senior living campus for the subject 20.7 +/- acres. The property was at one time intended to become a future phase of the Campbell Woods single family subdivision. Senior Campus at Campbell Woods LLC, the current owner, has decided to move forward with obtaining approval for the construction of a 170-unit 3-story senior living facility. The overall building (phase I) consists of 80 independent living units, 54 assisted living units, and 36 units devoted to memory care. Units vary in size from 619-1008 SF for independent, 497-630 SF for assisted living, and 301 SF for memory care. Future phase II and/or III would include the proposed



duplex cottages and an additional stand-alone skilled nursing facility. These future phases would require subsequent site plan amendments for their approval.

The applicant is requesting to rezone 20.7 +/- acres (Parcel No. 151-03-22-36-107-000) from R-100 (Residential Single Family) to RM-4/OPD (Residential Multi-Family/Overlay Planned Development) to facilitate the proposed project. The overall concept is very similar to the previously approved Primrose Retirement Community on Newman Road, but with an even higher price point. The concept offers up-scale living with several on-site amenities such as a fitness center, hair salon, meeting/gathering spaces, a shuttle service, and various other in-house services.

The proposed facility carries a prairie/Usonian architectural style, and includes a good use of high-quality materials and residential design quality that will enhance and compliment the surrounding residential properties. A neighborhood meeting was held on September 1, 2016 at UW-Parkside to obtain input from the surrounding properties and provide information to residents early in the submittal process. At that time, the project was much larger, consisting of 270 units and four stories. One of the main concerns presented to the developer at that meeting was view of the building by the adjacent Campbell Woods subdivision and other properties, as well as density and proximity to the property lines. These concerns have been well addressed by the reduction in size of the project. If the project proceeds forward and obtains all necessary approvals, construction is intended to commence in 2017.

A public hearing was held for this item on October 18, 2016 with a significant amount of residents in attendance.

Village Development Staff recommends approval of RZ-09-16 and attached Ordinance 16-2016 as it aligns with the 2035 Comprehensive Land Use Plan, and also recommends approval of the CU-07-16 site plan, elevations, landscape plan and tree preservation plan (*Site Plan by PFB Architects Inc. – dated 09.20.2016, Elevations by PFB Architects Inc. – dated 09.20.2016, Landscape Plan by Christy Webber Landscapes – dated 09.27.2016, and Tree Preservation Plan by PFB Architects Inc. – dated 09.27.2016*) subject to 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. A photometric plan shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.
2. The building footprint/site plan shall be modified to convey any building articulation and dimensioning per the final building elevation drawings.
3. The site plan shall be modified to have all buildings and pavement meet the minimum setback requirements as prescribed in State of Wisconsin code NR 151 and Section 74 of the Village Code of Ordinances for protective areas as it pertains to all wetland areas on site. Per State and Village code, this protective area requirement must be met to the maximum



extent practicable. Any impervious surface deemed allowable within the protective setback area must be approved by both the Wisconsin DNR and the Village. Any runoff from these areas must be treated prior to discharge into the subject wetlands. (Wetlands C, D & E as part of the Thompson & Associates wetland delineation). This may require modification to the proposed building footprint size and/or location.

4. 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.
5. Submission/approval of a sign permit prior to any sign construction/installation. Any ground signage shall be located outside of a 30' x 30' vision triangle at the intersection of the private drive and County Highway KR. No signs are permitted within any public road right-of-way. 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.
6. The proposed future access drive from the site to Lincolnshire Drive shall be eliminated. No access shall be granted to this residential neighborhood.
7. The generator enclosure shall be constructed to match the building materials of the principal structure. The enclosed structure shall be screened with plantings. Elevation drawings of the enclosure shall be included in the final construction plans for review.
8. The access road/driveway shall be privately maintained and clearly signed (at the intersection with County Highway KR) as a private road/drive.
9. A copy of an approved access permit issued by Kenosha County shall be submitted to Village Development staff prior to the issuance of any fill or building permits.
10. The applicant shall dedicate a minimum of 60' from the centerline of County Highway KR as Kenosha County road right-of-way. Highway KR is scheduled as a collector street with a 120' wide R.O.W.
11. Parking code requires a total of 178 spaces for the facility - the proposed plan denotes a current total of 154. The site plan shall be amended to include an additional 24 parking stalls to meet this requirement.
12. Additional coniferous tree plantings shall be added along the northern driveway line, north of the main facility to provide additional screening in the winter months from the homes located on Lincolnshire Drive.



13. Foundation plantings along the building façades shall vary in height at both time of planting and maturity to provide a vertical visual interest in contrast with the façade.
14. The entire site, in conjunction with silt fence installation, shall also include the installation of snow fencing/protective fencing around the wooded preservation area and all trees scheduled to be preserved per the tree preservation plan dated September 27, 2016.
15. The plant schedule on the Landscape Plan shall be modified to include final planting quantities and installation size of all plantings. 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.
16. The proposed cottages and skilled nursing facility shall require subsequent submittal of elevations and landscape plan as part of a formal site plan amendment for approval by the Village Plan Commission.
17. Building elevations shall be modified to:
 - a. Denote overall building height and dimensions
 - b. Clearly define and call out building façade materials and colors per the material board
 - c. Modify the third floor on the west elevation to carry the hardi-plank cement board siding materialFinal detailed modified elevation/architectural drawings shall be submitted to Village Development staff for review and approval prior to the issuance of any fill or building permits.
18. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
19. All proposed windows shall be vision glass (unless noted as spandrel glass) to maximize natural light entering the building.
20. The proposed stormwater detention basin shall maintain a twenty-five-foot landscape setback to the private drive as well as applicable property lines as determined by the Village Engineer. Guard rails or fencing around the basin are prohibited.
21. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
22. 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.



23. A public sanitary main extension shall be extended from County Highway KR within an easement following the private access drive to serve the future cottages and the main facility.
24. A public water main extension shall be extended from County Highway KR within an easement following the private access drive. This main shall loop around the main facility providing service and hydrant locations throughout the site.
25. All utilities shall be constructed underground.
26. The parking lot and driveway surfaces shall be asphalt paved or concrete surface.
27. A refuse collection plan shall be submitted prior to issuance of a building permit. The future cottages may have the option of public collection upon the execution of the official Village of Mount Pleasant hold harmless waiver. The Village does not offer refuse/recycling collection for the multi-unit assisted living residential structure.
28. All trash receptacles shall be contained within an enclosed structure (including gate) that matches the building materials and building colors of the principle structure. The enclosed structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area. No trash or refuse shall be stored outside of the trash enclosure structure.
29. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.
30. The applicant shall draft and record a restrictive covenant declaring that the property shall be subject to PILOT (Payment in Lieu of Taxes) fees should it be converted to a non-profit entity.

Bob Szymczak – 5208 Vicksburg Dr – Campbell Woods – Spoke against the project. Presented a sales marketing flyer from the developer depicting 74 acres of residential homes. Also states visitors may cause an abundance of traffic to the area. Opposed.

Kelly Gallaher - 4622 Knollwood Dr – Speaks in favor of the project and states a high end senior living community is needed in the area. Favored.

Jim Germain – President of the Campbell Woods Home Owners Association – Feels there could be a better place for the senior living community and feels obtaining financing in a timely manner should be included as a provision if approved. Opposed.

Denise & Anthony Rossi – Owns the property to the East and feels that there are too many unanswered questions to be in favor of the project. Opposed.



Ted Vollmer – Campbell Woods – has concerns of high traffic and questioned why no traffic study was conducted. Opposed.

R. Underhill – Plan Commission – feels it isn't fair to the home owners who already invested in the area and has concerns about access for emergency vehicles.

F. Leonard – Plan Commission – Feel it's a great idea, but in the wrong place. KR can't handle the traffic as it is now.

J. Kis –Plan Commission - feels a meeting should be set up to come to a common ground with the President of the Home Owners Association, Rossi and also the Campbell Woods LLC similar to a mediator session.

J. Hewitt – Plan Commission – feels there is an obligation to protect the area and will not vote in favor. Biggest concern is traffic and to protect the home owners who already made an investment.

J. Kis – Plan Commission – feels a strong provision should be a building permit has to be pulled in 6 months or it has to be brought back to the Plan Commission for review.

Ron Meyer – wants a vote up or down and added he will assure that it will have a 55+ age limit to alleviate concerns of any low income housing.

J. Hewitt motioned, R. Underhill seconded to deny the project. After discussion, the motion and second was withdrawn.

J. Kis motioned, J. Hewitt seconded to table the Campbell Woods senior campus rezone and conditional use application subject to having the applicant perform and submit a traffic impact analysis, obtain an appraisers report to determine any adverse impact to surrounding properties, and also voluntarily agree to a provisional rezone (two years). Motion carried 6-0.

8. Resolution for Vacation of Landscape Easement – Rolling Fields Subdivision Plat

L. Martin presented - In September 2013, Village staff received an inquiry from the homeowner of 2550 Rolling Fields Drive in the Rolling Fields subdivision (property A - see attached exhibit) to install a rear yard fence along Emmertsen Road. The homeowner has a dog and children and would like a fence for safety reasons. Per the subdivision plat recorded in 2002, there is a 30' wide landscape easement running along Emmertsen Road, applied to all lots backing up to Emmertsen. The intent of the easement is for landscaping to screen the subdivision, but neither the approval documents or the covenants clearly spell out any allowance for a fence. In addition, there are two existing lots backing up to Emmertsen (properties B & C – attached) that have previously installed fences within this easement area with the approval of the Homeowners' Association (HOA). On September 23, staff received a letter from the Rolling Fields HOA/Architectural Control Committee requesting that the landscape easement be removed. After further discussion, and also having



legal counsel provide review, the attached resolution has been prepared to remove the existing easement to allow for clear installation of any fencing per Village ordinance.

Village staff recommends that the Plan Commission recommend approval of the attached resolution to the Village Board, thereby vacating the landscape easement along Emmertsen Road on the Rolling Fields Subdivision Plat.

J. Kis motioned, F. Leonard seconded to approve the attached resolution to the Village Board, vacating the landscape easement along Emmertsen Rd. on the Rolling Fields Subdivision Plat. Motion carried 5-0. J. Hansen excused himself from meeting.

9. Commissioner & Staff Reports – L. Martin announced that this was his last Plan Commission meeting due to taking another job opportunity outside the Village. He thanked the Plan Commission for all their hard work and the work they've accomplished together. Several members thanked Logan for his work over the years.

10. Adjournment – The Plan Commission meeting was adjourned at 3:35 p.m.

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

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