



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

**COMMISSION MEMBERS ABSENT:** D. Driver

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: S. Houte, S. Schultz, A. MacDowell

**1. Call to Order**

The meeting was called to order at 1:00 pm by J. Maier.

**2. Public Comment – None**

**3. Approval of the October 19, 2016 Meeting Minutes**

J. Hewitt motioned, J. Kis seconded for approval of the October 19, 2016 Meeting Minutes. Motion carried 5-0. J. Maier abstained.

**4. Rezone Petition RZ-11-16 located at 1748 S. Green Bay Road | Portion of Tax Parcel # 151-03-22-24-010-000 | Mt. Pleasant Evangelical Lutheran Church Owner/Good Samaritan Society Applicant**

**Applicant:** Greg Gamble – 2701 Jefferson Ave, S.D. – Has a purchase agreement in place contingent on the commission approval and also an application out to WEDA for a 50-60 unit senior living community.

David Ackleburg – Pastor at neighboring church – 2415 Green Haze Ave – spoke in favor of the neighboring community next to the church.

Tom Olson – 5810 Lincoln Village Dr. – Had concerns over the amount of traffic and if a road would go through the subdivision. After seeing the plans he feels comfortable.

James Greshem – Grandview Ave – Was concerned about a new road added.

**BACKGROUND:**

The applicant requests to rezone approximately 8.33 +/- acres from RM-2 (Residential Multiple Family) to RM-3 (Residential Multiple Family) to facilitate future construction of senior residential apartments. The Evangelical Lutheran Good Samaritan Society (GSC) is currently purchasing the nearby Lincoln Villas apartments, also senior living apartments. GSC currently plans to apply for Wisconsin Housing and Economic Development Authority (WHEDA) programs to help finance the building, which often takes a few years. Upon receipt of an award, GSC plans to build a 50 to 60-unit apartment building. RM-3 zoning would allow for this level of density upon subsequent Plan Commission approval of a site plan submittal for the project. The 2035 Master Plan shows the



property planned for residential use, and surrounding uses intended for residential and limited commercial uses.

**RECOMMENDATION:**

Village Staff recommends approval of RZ-11-16 and attached Ordinance 18-2016 as it aligns with the 2035 Comprehensive Land Use Plan and will allow for additional residential development along S. Green Bay Road.

J. Hewitt motioned, J. Kis seconded to approve the Rezone Petition RZ-11-16 located at 1748 S. Green Bay Rd., tax parcel 151-03-22-24-010-000. Motion carried 6-0.

**5. Mt. Pleasant Lutheran Church Certified Survey Map located at 1748 S. Green Bay Road (CSM-08-16) Tax Parcel # 151-03-22-24-010-000 | Mt. Pleasant Lutheran Church Owner/United Construction Applicant**

**BACKGROUND:**

The applicant wishes to divide the existing 11.1 +/- acre property to create a 2.4-acre parcel (proposed Lot 1) and an 8.3-acre parcel (proposed Lot 2), with the remaining acreage dedicated for public right-of-way (partially shown cul-de-sac). The proposed division would allow for the continued use of Lot 1 as church overflow parking and the sale of Lot 2 for possible senior apartments. The property is currently zoned RM-2 (Residential Multiple Family). The 2035 Master Plan shows the property planned for residential use, and surrounding uses intended for residential and limited commercial uses.

**RECOMMENDATION:**

Village staff recommends approval of the Mt. Pleasant Lutheran Church certified survey map (CSM-08-16) subject to the following conditions:

1. The applicant shall provide soil boring data or an engineering analysis documenting the structural capacity of the existing private paved cul-de-sac prior to public dedication/signing of the C.S.M. The existing roadway surface shall be demonstrated to be acceptable by village standards in order to be accepted as public right-of-way.
2. Payment of any outstanding assessments, taxes, or right of recovery is required prior to the Village Clerk signing of the C.S.M.
3. The applicant shall submit a grading and drainage plan prepared by a licensed professional engineer for review and approval prior to the issuance of any fill or building permits on Lots 1 or 2.
4. 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](mailto:skohlhagen@mtpleasantwi.gov).



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, R. Underhill seconded to approve the CSM-08-16 located at 1748 Green Bay Road, Tax parcel 151-03-22-24-010-000 subject to the 6 listed conditions. Motion carried 6-0.

**6. Roscizewski Certified Survey Map located at 2645 Fancher Road (CSM-09-16) | Tax Parcel #151-03-22-04-018-120 | Doris M. Roscizewski et al. Owner/Pete Bailey Applicant**

**Applicant:** Pete Bailey – 12207 County Road K on behalf of Doris M. Roscizewski

**BACKGROUND:**

The applicant wishes to divide the existing 4.6 +/- acre property to create a 4.1-acre parcel (proposed Lot 1) and a 0.46773-acre parcel (proposed Lot 2). The proposed division would allow for the continued residential use of Lot 1 and the sale of the proposed Lot 2 for new home construction. The property is currently zoned R-100 (Residential Single Family). The 2035 Master Plan shows the property and surrounding areas developed with residential uses.

**RECOMMENDATION:**

Village staff recommends approval of the Roscizewski certified survey map (CSM-09-16) subject to the following conditions:

1. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
2. Submission and approval of a grading and drainage plan, prepared by a State of Wisconsin licensed professional engineer, is required before the issuance of any fill or building permits on Lot 2.
3. The applicant shall schedule an appointment with the Village Clerk's office for the signing of the C.S.M. The Village Clerk Stephanie Kohlhausen can be reached at (262) 664-7828 or [skohlhausen@mtpleasantwi.gov](mailto:skohlhausen@mtpleasantwi.gov).
4. 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.
5. 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, F. Leonard seconded to approve the CSM 09-16 located at 2645 Fancher Road, tax parcel 151-03-22-04-018-120 subject to the listed 5 conditions. Motion carried 6-0.

**7. Koblenski Certified Survey Map located at 12912 Kraut Road (CSM -10-16) | Tax Parcel #151-03-22-06-033-000 | DS Koblenski LLC Owner/Pete Bailey Applicant**

**BACKGROUND:**

The applicant wishes to divide the existing 20.1 +/- acre property to create a 1.0500-acre parcel (proposed Lot 1) and an 18.49562-acre parcel (proposed Lot 2), with the remaining acreage along Kraut Road being dedicated as public right-of-way. The proposed division would allow for the continued agricultural use of Lot 2 and the sale of the home on Lot 1. The property is currently zoned Agriculture (AG). The 2035 Master Plan shows the property and surrounding areas developed with industrial uses.

**RECOMMENDATION:**

Village staff recommends approval of the Koblenski certified survey map (CSM-10-16) subject to the following conditions:

1. The face of the C.S.M. and the related legal description shall be modified to denote a road dedication of 40 feet along Kraut Road for future public right-of-way purposes. The Village's 2035 Comprehensive Land Use Plan shows Kraut Road with a planned 80' future road right-of-way.
2. The Village Clerk signature on Sheet 3 shall read, "Stephanie Kohlhagen, Village Clerk/Treasurer."
3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
4. 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](mailto:skohlhagen@mtpleasantwi.gov).
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, F. Leonard seconded to approve the CSM 10-16 located at 12912 Kraut Road, Tax parcel 151-03-22-06-033-000 subject to the listed 6 conditions. Motion carried 6-0.



**8. Pale Properties Certified Survey Map located at 5930 Washington Avenue (CSM-11-16)  
Tax Parcel # 151-03-22-13-102-010 | Pale Properties LLC Owner/Thompson Project Management  
Applicant**

**Applicant:** Peter Oleson – 5910 Washington Ave – O & H Bakery  
Greg Thompson – 221 13<sup>th</sup> Avenue

**BACKGROUND:**

The applicant wishes to divide the existing 1.935 +/- acre former Golden Keys parcel into two lots to facilitate a redevelopment project. Lot 1 totals 1.03 acres (future Phase II) and Lot 2 totals 0.90 acres. The division would also include an ingress/egress easement to benefit the O&H Bakery facility to the east.

**RECOMMENDATION:**

Village Development Staff recommends approval of the Pale Properties certified survey map subject to the following conditions:

1. The Owners Certificate of Dedication section on Sheet 3 shall be modified to reflect the current property owner/ownership entity.
2. The Village Board Approval section on Sheet 3 shall be modified to remove the signature line for “President.” The Village Clerk is only signatory on C.S.M.’s approved by the Village.
3. A legal cross access maintenance agreement shall be drafted and recorded against Lots 1 & 2 of the CSM, as well as the O&H Bakery parcel to the east. This document shall be approved by Village Staff and recorded against all involved properties.
4. A shared parking agreement shall be drafted, approved by Village Staff, and recorded against Lots 1 & 2.
5. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
6. 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](mailto:skohlhagen@mtpleasantwi.gov).
7. 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.
8. 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. Hewitt motioned, J. Kis seconded to approve the CSM 11-16 located at 5930 Washington Ave, Tax parcel 151-03-22-13-102-010 subject to the listed 8 conditions. Motion carried 6-0.

**9. Site Plan Request for Pale Properties Retail located at 5930 Washington Avenue | Tax Parcel # 151-03-22-13-102-010 | Pale Properties LLC Owner/Thompson Project Management Applicant**

**BACKGROUND:**

The applicant is proposing redevelopment of the former Golden keys restaurant parcel west of the new O&H Bakery. Staff has been working closely with the owner on several renditions of a quality retail development project. The submittal outlines two phases – Phase I consists of a two-tenant 4,900 SF retail building fronting Washington Avenue scheduled to be built in 2017 (Lot 2 of the CSM). Phase II would likely include a one or two story office building on the north end of the property (Lot 1 on CSM), requiring a subsequent site plan submittal for review and approval. The owner currently has an executed Letter of Intent for a fast casual restaurant in the Phase I eastern tenant space. The building, designed by architect Jeff Tredo, includes a good use of materials and facades breaks, consisting of brick, burnished block, and a cement board (Nichiha) paneling system.

**RECOMMENDATION:**

Village Staff recommends approval of the proposed Pale Properties Retail site plan, elevations, landscape plan, and photometric plan (*Site Plan – labeled as Grading, Paving & Utility Plan by Ellena Engineering Consultants – dated 10.18.2016, Elevations by Tredo Group – dated 10.18.2016, Landscape Plan by Thomas Nordloh Assoc. – dated received 10.19.2016, and Photometric Plan by Cree – dated 10.19.2016*) with the following conditions:

1. The east elevation shall be modified to include an additional window set (spandrel if appropriate) including a fabric canopy to replicate the proposed window/canopy set. 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 applicant shall draft a shared parking agreement between Lots 1 & 2 of the proposed CSM. This document shall be approved by Village staff prior to recording, and shall be recorded prior to the issuance of a certificate of occupancy for Phase I.
4. The applicant shall draft and execute a cross access easement and maintenance agreement between Lots 1 & 2 of the proposed CSM, as well as the O&H Bakery facility to the east. This document shall be approved by Village staff prior to recording, and shall be recorded prior to the issuance of a certificate of occupancy for Phase I.



5. The one-way drive around the facility as well as the drive-thru shall be signed and striped as necessary to properly direct visitor and employee vehicle traffic.
6. The landscape plan shall be modified to:
  - a. Include plantings within the curbed median island in the parking lot north of the east/west cross access
  - b. Include additional plantings along the eastern property line (between the site and O&H parking lots)All tree plantings shall be a minimum 3" 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.
7. 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.
8. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
9. 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.
10. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
11. All proposed windows shall be vision glass to maximize natural light entering and emitting from the facility.
12. 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.
13. 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.



- 14. 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.
- 15. All utilities shall be constructed underground.
- 16. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
- 17. Any signage for the facility shall require a future sign permit submittal for staff review/approval.

J. Hewitt motioned, J. Kis seconded to approve the Site Plan Request located at 5930 Washington Ave, tax parcel 151-03-22-13-102-010 subject to the listed 17 conditions. Motion carried 6-0.

**10. Commissioner & Staff Reports**

J. Hewitt mentioned that Castle Cars had their grand opening over the weekend. S. Shultz reported that they will be posting the Community Development Director position and are putting the job description together currently. Plan is to post it by the end of the year.

**11. Adjournment**

J. Kis motioned, R. Underhill seconded to adjourn at 1:53 p.m. Motion carried 6-0.

\*Next meeting is scheduled for **Wednesday, December 21, 2016 at 1:00 p.m.**

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