



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT: D. DeGroot, K. Otwaska

Staff: S. Houte, 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 November 16, 2016 Plan Commission Meeting Minutes

J. Hewitt motioned, J. Kis seconded for approval of the November 16, 2016 Plan Commission Meeting Minutes. Motion carried 7-0.

4. Primuth Certified Survey Map located at 10802 Spring Street (CSM-12-16) | Tax Parcel #151-03-22-08-003-000 | Primuth Owner/Applicant

Applicant: Juliet Primuth

Background

The applicant wishes to divide the existing 27.69 +/- acre parcel into four lots to facilitate a land sale and potential residential construction. Lot 1 totals 4.01986 +/- acres, Lot 2 totals 1.71979 +/- acres, Lot 3 totals 1.52757 +/- acres, and Outlot 1 totals 19.99788 +/- acres. The applicant intends Lots 1, 2, and 3 developed with single-family houses, and Outlot 1 continuing as farmland. The property is currently zoned Agriculture (AG). The Village's 2035 Comprehensive Land Use Plan shows the property developed with residential uses.

Recommendation

Village staff recommends approval of the Primuth Certified Survey Map Application (CSM-12-16) subject to the following conditions:

1. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs 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 C.S.M. signing. The applicant can reach Village Clerk Stephanie Kohlhagen at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.
4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within 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 Community Development & Planning Department within 60 days of Village Board approval, or the Village will require a new C.S.M. application and fee.

J. Kis motioned, J. Hewitt seconded to approve the CSM 12-16 located at 10802 Spring Street, Tax Parcel 151-03-22-08-003-000 subject to the listed five conditions. Motion carried 7-0.

5. Beck Holders, LLC Certified Survey Map located at 1349 23rd Street (CSM-13-16) | Tax Parcel #151-03-23-21-002-000 | Wisconsin Aluminum Recycling, LLC Owner/Beck Holders, LLC Applicant

Background

The applicant wishes to divide the existing 7.586 +/- acre parcel into two lots to facilitate a land and building sale. Lot 1 totals 0.2857 +/- acres and Lot 2 totals 7.1534 +/- acres. The property is currently zoned M-1.

Recommendation

Village staff recommends approval of the Beck Holders, LLC Certified Survey Map Application (CSM-13-16) subject to the following conditions:

1. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the C.S.M.
2. The applicant shall schedule an appointment with the Village Clerk's office for C.S.M. signing. The applicant can reach Village Clerk Stephanie Kohlhagen at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.
3. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within 30 days of Village Board approval. Any extension of this deadline is subject to staff approval.
4. The landowner shall provide a copy of the recorded C.S.M. to the Village Community Development & Planning Department within 60 days of Village Board approval, or the Village will require a new C.S.M. application and fee.



J. Kis motioned, J. Maier seconded to approve the CSM 13-16 located at 1349 23rd Street, Tax parcel #151-03-23-21-002-000 subject to the above listed four conditions. Motion carried 7-0.

6. Aldi, Inc. Site/Building/Operation Plan Application located at 6925 Durand Avenue | Tax Parcel #151-03-22-26-048-030 | Aldi, Inc. Owner/Aldi, Inc. (Tom Howald) Applicant

Background

The applicant proposes to remodel and expand their current facility at 6925 Durand Avenue with a 19'-4" addition totaling 3,319 square feet to the eastern portion of their building. This proposal also includes an updated façade design, updated signage, and a more open interior floor plan. The proposed additional building space will expand into the current parking lot and require only minor modifications to the current traffic flow on the site.

Recommendation

Village staff recommends approval of the Aldi, Inc. (Tom Howald) Site/Building/Operation Plan Application subject to the following conditions:

1. The applicant shall architecturally screen all rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.
2. All freestanding lights shall not exceed 20' in total height from ground to top of the 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.
3. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.
4. The applicant shall paint or wrap the rear face of any parapet walls to match the color or material of the front face material.
5. All proposed windows shall be vision glass to maximize natural light entering and emitting from the facility.
6. The applicant shall comply with all State and local building and fire codes. Please contact the 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 before submission of State approved building plans and issuance of a Village building permit. The Village may issue an early start permit to facilitate site work and grading before full plan submittal.



7. The applicant shall submit and gain approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer before issuance of any fill or building permits.
8. The applicant shall connect all rooftop drainage and downspouts to an underground storm water system. The Village does not allow sheet flow of roof drainage across the pavement.
9. The applicant shall construct all utilities underground.
10. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
11. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval.

J. Maier motioned, J. Kis seconded to approve the Site/Building/Operation Plan located at 6925 Durand Avenue, Tax Parcel #151-03-22-26-048-030 subject to the above listed eleven conditions. Motion carried 7-0.

7. Senior Campus at Campbell Woods LLC Rezone Petition RZ-09-16 and attached Ordinance 162016 located along County Highway KR | Tax Parcel #151-03-22-06-033-000 | Senior Campus at Campbell Woods LLC Owner/Noertker Applicant

Applicant: Joe Campbell, Campbell Woods, 722 Sheridan Road – Spoke on economic development and the creation of jobs.

Background

Representatives of Campbell Woods worked 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 developer previously intended the property as a future phase of the Campbell Woods single family subdivision. Senior Campus at Campbell Woods LLC, the current owner, applied for the construction of a 170-unit, two- and three-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. Building units vary in size between the independent, assisted living, and memory care uses. A future Phase II includes a skilled nursing facility, which would require a subsequent site plan amendment for approval.

The applicant requests to partially rezone 20.706 +/- 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 similar to the Primrose Retirement Community on Newman Road, but with an even higher price point. The concept offers upscale 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 architectural style and includes a good use of high-quality materials and design that will enhance and complement the surrounding residential properties. The applicant held a neighborhood meeting 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.

The Plan Commission tabled the project at its October 19, 2016, meeting. The Plan Commissioners asked the applicant to provide a traffic study of the nearby roads, an environmental review of the property, an opinion on the value effect to the surrounding subdivision, and to work with the neighbors to further consider the project design. The applicant submitted the three technical reports required; however, the neighbors and applicant still differ in building design opinion.

The neighbors have continuously presented concerns to the developer, including the view of the building by the adjacent Campbell Woods subdivision and other properties, the density of the project, project proximity to the property line, increases in traffic, environmental concerns, and concerns regarding the value effect on neighboring homes. The submitted technical reports, as well as the subsequent revisions to the project site plan, have addressed these concerns. If the project proceeds forward and obtains all necessary approvals, construction is intended to commence in 2017.

Recommendation

Village staff recommends approval of Rezone Petition RZ-09-16 and the attached Ordinance 16-2016 as they align with the Village 2035 Comprehensive Land Use Plan. Village staff also recommend approval of Conditional Use CU-07-16 and the Senior Campus at Campbell Woods LLC Site/Building/Operation Plan Application (*Site Plan by PFB Architects, LLC dated 11.15.2016, Elevations by PFB Architects, LLC dated 11.15.2016, and Tree Preservation Plan by PFB Architects, LLC dated 11.15.2016*) subject to the following conditions:

1. The applicant shall submit a revised Landscape Plan and Photometric Plan for staff approval before issuance of a fill or building permit. The Landscape Plan shall include:
 - a. Coniferous tree plantings along the northern driveway line, north of the facility to provide additional screening in the winter months from the homes located on Lincolnshire Drive.
 - b. Foundation plantings along the building façades varying in height at both times of planting and maturity to provide a vertical visual interest in contrast with the façade.
 - c. Final planting quantities and installation size of all plantings on the plant schedule. All tree plantings shall be a minimum 3.5" caliper (deciduous) or minimum 8' planting height (coniferous) at the time of installation.
2. All freestanding lights shall not exceed 20' in total height from ground to top of the 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.



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. The Wisconsin DNR and the Village must approve any impervious surface deemed allowable within the protective setback area. The applicant must treat any runoff from these areas before discharge into the subject wetlands. (Wetlands C, D & E as part of the Thompson & Associates wetland delineation). This condition may require modification to the proposed building footprint size or location.
4. The applicant shall comply with all State and local building and fire codes. Please contact the 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 before submission of State approved building plans and issuance of a Village building permit. The Village may issue an early start permit to facilitate site work and grading before final plan approval.
5. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval. The applicant shall locate any ground signage outside of a 30' x 30' vision triangle at the intersection of the private drive and County Highway KR. The applicant shall not place signs within any public road right-of-way. Monument signs shall not exceed nine feet in height and shall be setback from the property line a distance equal to the height of the sign.
6. The applicant shall eliminate the proposed future access drive to Lincolnshire Drive from the site plan. The Village will not grant site access to this residential neighborhood.
7. The applicant shall construct the generator enclosure to match the building materials of the principal structure. Plantings shall screen the enclosed structure. The applicant shall include elevation drawings of the enclosure in the final construction plans for review.
8. The applicant shall privately maintain and sign the access drive as a private drive (at the intersection with County Highway KR).
9. The applicant shall submit a copy of an approved access permit issued by Kenosha County to Village Community Development & Planning staff before 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. 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 November 15, 2016.
12. The future 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.
13. The applicant shall submit final detailed, modified elevation/architectural drawings to Village Community Development & Planning staff for review and approval before the issuance of any fill or building permits. The applicant shall revise building elevations to:
 - a. Denote overall building height and dimensions
 - b. Define and call out building façade materials and colors per the material board
14. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.
15. All proposed windows shall be vision glass (unless noted as spandrel glass) to maximize natural light entering and emitting from the facility.
16. The proposed stormwater detention basin shall maintain a twenty-five-foot maintenance access shelf outside the top of bank at a maximum 2% cross-slope. Guardrails or fencing around the basin is prohibited.
17. The applicant shall submit and gain approval of final civil engineering, grading and storm water drainage plans prepared by a Professional Engineer before issuance of any fill or building permits.
18. The applicant shall connect all rooftop drainage and downspouts to an underground storm water system. The Village does not allow sheet flow of roof drainage across the pavement.
19. The applicant shall extend a public sanitary main extension from County Highway KR within an easement following the private access drive to serve the facility.



20. The applicant shall extend a public water main extension from County Highway KR within an easement following the private access drive. This main shall loop around the facility providing service and hydrant locations throughout the site.
21. The applicant shall construct all utilities underground.
22. The applicant shall construct all parking lot and driveway surfaces with asphalt or concrete surfaces.
23. The applicant shall submit a refuse collection plan before issuance of a building permit. The Village does not offer trash or recycling collection for a multi-unit assisted living residential structure.
24. The applicant shall contain all trash receptacles within an enclosed structure (including gate) that match the building materials and building colors of the principle structure. Plantings shall screen the enclosed structure. The applicant shall not store trash or refuse outside of the garbage enclosure structure.
25. The applicant shall pay all applicable Village Connection and Impact Fees before issuance of a building permit.
26. 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.

*Barton Delacey – Certified appraiser in Wisconsin and spoke **against** the project.*

*Jim Germain – 6528 Hillwood Ct – President of the Campbell Woods HOA – Spoke **against** the Project.*

*Robert Evangelisti – 5342 Vicksburg Dr – VP of Campbell Woods HOA – Spoke **against** the project. (Location)*

*Bob Szymezak – 5208 Vicksburg Dr – Spoke **against** the project – also wants to know what happened to the petition filed by the residents.*

*Ted Vollmer – 6521 Hillwood Ct – Spoke **Against** the project – noise and light pollution.*

*Gale Ives – 210 Hwy V – Spoke in **favor** of the project – feels we need a facility of this nature.*

*Cindy Newman – 6527 Hillwood Ct – Spoke **against** the project. (Location)*



*Scott Sakora – 5341 Vicksburg Dr – Spoke **against** the project. (location and jobs created will be minimum paying positions)*

*Denise Rossi – 5301 Rossi Lane – Spoke **against** the project. (location) also asked when petition will be validated.*

*Kelly Gallaher – 4622 Knollwood Dr – Spoke in **favor** of the project. Feels the Village needs the revenue and the residents could use a facility of this nature.*

*Mary Ann Miller – 5031 Old Greenbay Rd – Spoke **against** the project. Questioned where the firms will come from to perform the construction – local or elsewhere.*

*Ernie Rossi – 3332 Elmwood Dr – Spoke **against** the project.*

R. Underhill motioned, F. Leonard seconded to deny the RZ Petition RZ09-16 located along County HWY KR, Tax Parcel 151-03-22-06-033-000 due to inconsistent use of the land as previously stated. Motion carried 6-1. D. Driver - No

8. Senior Campus at Campbell Woods LLC Conditional Use CU-07-16 located along County Highway KR | Tax Parcel #151-03-22-06-033-000 | Senior Campus at Campbell Woods LLC Owner/Noertker Applicant

J. Maier motioned, R. Underhill seconded to deny the Conditional Use CU-07-16 located along County HWY KR, Tax Parcel 151-03-22-06-033-000 due to inconsistent use of the land as previously stated. Motion carried 6-1. D. Driver - No

9. Senior Campus at Campbell Woods LLC Site/Building/Operation Plan Application located along County Highway KR | Tax Parcel #151-03-22-06-033-000 | Senior Campus at Campbell Woods LLC Owner/Noertker Applicant

J. Maier motioned, R. Underhill seconded to deny the Site/Building/Operation Plan Application located along County HWY KR, Tax Parcel 151-03-22-06-033-000 due to inconsistent use of the land as stated. Motion carried 6-1. D. Driver - No

10. Commissioner & Staff Reports

S. Schultz updated that the Community Development Director position has been posted and have received six applicants. The next steps are to work with the Personnel Committee to get interviews set up with anticipating to hire by the end of 1st quarter.

11. Adjournment

J. Maier motioned, J. Kis seconded to adjourn the Plan Commission Meeting at 3:52 p.m.



**Plan Commission
MEETING MINUTES**

December 21, 2016

*Next meeting is scheduled for ***Wednesday, January 18th, 2017 at 1:00 p.m.***

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