



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: S. Schultz, A. MacDowell

1. Call to Order

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

2. Roll Call

3. Public Comment – None

4. Approval of the January 18, 2017 Plan Commission Meeting Minutes

J. Hewitt motioned, J. Maier seconded for approval of the January 18, 2017 Plan Commission Meeting Minutes. Motion carried 6-0.

5. New Business

- a. Wasniewski Conditional Use (CU-01-17) located at 5132 County Road H | Tax Parcel #151-03-22-32-023-000 | Wasniewski Owner/Applicant**

Background

The applicant wishes to build a 72 x 54-foot pole building to accommodate storage of boats, vehicles, ATVs, lawn tractor/snow blowers, bicycles and a small workshop area. The property is currently zoned AG (Agriculture). The request requires a Conditional Use by Ordinance 90-311 (d)(11) as the proposed structure (in combination with the existing detached structures) exceeds 85% of the habitable floor area of the residence on-site. The Village 2035 Master Land Use Plan shows the property continuing with Agriculture use.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Agriculture for the subject property. CU-01-17 coincides with this recommendation.

Recommendation

Village staff and the Plan Commission recommend approval of the Wasniewski Conditional Use (CU-01-17) subject to the following conditions:

- 1. The applicant will place the structure no closer to the side and rear lot lines a distance equal to the structure's height as the frontage lacks municipal water (Sec. 90-311 (d)(11)(g)).
- 2. The Village prohibits commercial, industrial, and non-premise homeowner personal storage use for such a building. The Village may require an annual interior inspection by the Building,



Fire or Community Development & Planning Departments to ensure that applicant abides by the storage prohibitions within the building. The minimum citation forfeiture for the violations above shall be \$6,125.

3. The applicant shall submit a grading and storm water drainage plan prepared by a State of Wisconsin Professional Engineer shall be submitted and reviewed/approved by the Village before issuance of any fill or building permits. The Village Engineering Department may waive this requirement at its discretion upon review of the existing site grading.
4. The applicant shall submit a survey or similar documents which indicate the applicant merged the two parcels shown on the submitted survey.

Fiscal Note/Budget Impact

This project will increase the assessed value of the subject property.

J. Maier motioned, J. Kis Seconded to approve the Wasniewski Condition Use Permit (CU-01-17) subject to the listed 4 conditions and an updated Certified Survey Map. Motion Carried 7-0.

- b. Gleason Conditional Use (CU-03-17) located at 1349 23rd Street | Tax Parcel #151-03-23-21-002-000 | 1349 23rd St LLC Owner/ Gleason Applicant**

Background

The applicant permission to operate a construction debris recycling facility for non-hazardous, non-asbestos, roofing, demo, and clean up debris from construction and demolition sites. All material sorting and dumping will occur within the enclosed building. The property is zoned M-1 (Industrial). The request is by Ordinance 90-671 (d)(3) which requires a conditional use to operate a junk or salvage operation. The applicant previously received a Conditional Use in 2014 for the same use at 3123 S. Memorial Drive.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan does not have a recommendation for the parcel; however, the site's long-term use as Industrial is appropriate and recommended by Village staff.

Recommendation

Village staff and the Plan Commission recommend approval of the Gleason Conditional Use (CU-03-17) subject to the following conditions:

1. The applicant shall limit outdoor activities on-site to empty dumpster/refuse container storage, with no debris or refuse transfer outdoors.
2. The applicant shall limit recycled materials to non-hazardous construction demolition, typically consisting of concrete, brick, wood, masonry, roofing materials, sheetrock, plaster, metals associated with structures, cardboard, paper and green waste. The Village prohibits hazardous material recycling at the facility, such as asbestos, white goods, tires, and batteries.



3. The Village prohibits the onsite municipal transfer of waste, general public garbage, or waste sorting.
4. 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.
5. The applicant/landowner shall comply with all Village/State fire code(s). The Village may require a fire sprinkler system before issuance of a building permit and tenant occupancy. Please contact Mark Pierce, Division Chief at the South Shore Fire Department.
6. The applicant shall submit final copies of any and all applicable approved State/DNR permits for operation of the facility before the issuance of any building or tenant occupancy permits.
7. The applicant/landowner shall submit and receive approval of a Village sign permit before any sign construction and installation.

Fiscal Note/Budget Impact

N/A

J. Kis motioned, J. Hewitt seconded to approve the Gleason Conditional Use (CU-03-17) subject to the listed 7 conditions. Motion carried 7-0.

- c. **Land & Lakes at Mount Pleasant Business Park Certified Survey map (CSM) Application (CSM-03-17) located at International Drive | Tax Parcel #151-03-22-17-024-002 | Mt. Pleasant, LLC c/o Land & Lakes Development Company Owner/ Pinnacle Engineering Group Applicant**

Background

The applicant wishes to divide the existing 52.04-acre parcel into two lots and two outlots. Lot 1 totals 6.0132 +/- acres, Lot 2 totals 33.3333 +/- acres, Outlot A totals 4.3928 +/- acres, and Outlot B totals 1.7678 +/- acres. The property is currently zoned BP (Business Park). The divisions will facilitate the expansion of the existing Land & Lakes building onto Lot 1, while Lot 2 will facilitate new building development.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Business Park for the subject property. CSM-03-17 coincides with this recommendation.



Recommendation

Village staff recommends approval of the Pinnacle Engineering Group CSM Application (CSM-03-17) subject to the following conditions:

1. The applicant shall remove the Plan Commission Approval signature section on Sheet 7.
2. The applicant shall modify the CSM to dedicate Outlot A to the Village of Mount Pleasant.
3. The applicant shall modify the CSM to dedicate a right of way radius of 75 feet in the proposed cul-de-sac per Sec. 70-41 (5)(f).
4. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the CSM
5. The applicant shall schedule an appointment with the Village Clerk's office for CSM signing. The applicant can reach Village Clerk Stephanie Kohlhagen at (262) 664-7828 or skohlhagen@mtpleasantwi.gov.
6. The applicant shall record the Village Board approved CSM with the Racine County Register of Deeds within 30 days of Village Board approval. Any extension of this deadline is subject to staff approval.
7. The landowner shall provide a copy of the recorded CSM to the Village Community Development & Planning Department within 60 days of Village Board approval, or the Village will require a new CSM application and fee.

Fiscal Note/Budget Impact

The subject property is located within the Village Tax Incremental Financing (TIF) District #3. The Land and Lakes – Phase II Development Agreement requires the land divisions before the Village issues \$5.3 million in General Obligation bonds for the future “Land & Lakes Drive.”

J. Kis, Motioned, J. Hewitt Seconded to approve the CSM Application (CSM 03-17) subject to the listed 7 conditions. Motion carried 7-0.

- d. InSinkErator Headquarters Site/Building/Operation Plan Application (SP-03-17) located at the southwest corner of STH 20 (Washington Avenue) and International Drive | Tax Parcels #151-03-22-180-006-010 and 151-03-22-180-006-001 | Mount Pleasant Retail, LLC., JES Mount Pleasant Retail, LLC., K3D Mount Pleasant Retail, LLC., RES Mount Pleasant Retail, LLC. And MSP Mount Pleasant Retail, LLC Owner/ Fox Architects Applicant**

Background

The applicant wishes to build an 86,200 square foot office and laboratory building, with associated parking and outdoor space. The property is currently zoned BP (Business Park). The request is in conjunction with the InSinkErator Development Agreement from January 2017. The proposal meets



BP bulk zoning standards per Secs. 90-671 and 90-872, and office and industrial parking standards per Sec. 90-1010.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends either Business Park or Commercial development for the subject property. SP-02-17 coincides with this recommendation.

Recommendation

Village staff recommends approval of the InSinkErator Headquarters Site/Building/Operation Plan Application (SP-03-17) [*Site plan by Fox Architects/Nielsen Madsen + Barber dated 1-17-2017, elevations by Fox Architects dated 1-17-2017, Landscape plan by Paragon Design Group, LLC dated 1-17-2017, and photometric plan by McClure Engineering dated 1-17-2017*] subject to the following conditions:

1. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
2. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.
3. The applicant shall paint or wrap the rear face of any parapet walls to match the color or material of the front face material.
4. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval.
5. The applicant shall construct all utilities underground.
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 stormwater drainage plans prepared by a Professional Engineer before issuance of any fill or building permits.

Fiscal Note/Budget Impact

This project takes place in Village TID #1, and will, therefore, contribute tax increment towards TID #1. After the closing of TID #1, estimated in 2027, the project will contribute to the normal Village tax roll. Under the Development Agreement between the Village and the Developer, the Developer will invest approximately \$24 million into the project and retain 170 Racine County jobs with average salaries of \$85,000



J. Kis motioned, J. Hewitt seconded to approve the the InSinkEerator Headquarters Site/Building/Operation Plan Application (SP-03-17) with the listed 7 conditions. Motion carried 7-0.

- e. EverGreen Academy School Conditional Use (CU-02-17) and Site/Building/Operation Plan Application (SP-04-17) located at 3351 Chicory Road | Tax Parcel #151-03-23-31-002-000 | Evergreen Academy, Inc. Owner/ Andy Bukacek Construction Applicant**

Applicant: Andy Bukacek – Bukacek Construction - Mention different start and end times of Dr. Jones School.

Background

The applicant wishes to build a 39,783 square foot private school, with associated parking, playground area, and sports fields over three phases. The property is currently zoned R-75 (Residential Single Family). The request requires a Conditional Use by Ordinance 90-391 (d) which requires a conditional use permit to operate private, noncommercial recreational facilities involving organized athletics and private schools in the R-75 zoning district. The proposal meets R-75 bulk zoning standards per Sec. 90-872 and elementary and secondary schools parking standards per Sec. 90-1010.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Residential for the subject property. CU-02-17 and SP-04-17 coincide with this recommendation.

Recommendation

Village staff recommends approval of the EverGreen Academy Conditional Use (CU-02-17) and Site/Building/Operation Plan (SP-04-17) [*Site plan by Ellena Engineering Consultants, LLC dated 1-16-2017, elevations/3D perspectives by Morph Designs, LLC dated 1-16-2017, Landscape plan by Morph Designs, LLC dated 1-16-2017, and photometric plan by Cree dated 1-9-2017*] subject to the following conditions:

1. The applicant shall submit a revised Site Plan for staff approval before issuance of a fill or building permit. The Site Plan shall include:
 - a. Pedestrian (sidewalk, trail, or similar non-vehicular pathway) connections to the east and west of the property boundaries.
 - b. A pedestrian connection from the 50-stall Phase II parking lot to the proposed school.
2. The applicant shall submit a revised Landscape Plan for staff approval before issuance of a fill or building permit. The Landscape Plan shall include:
 - a. Additional plantings along the eastern drive
 - b. Phase II plantings along the 50-stall Phase II parking lot including two shade trees
 - c. Plantings screening the dumpster enclosure
 - d. Foundation plantings along each phase of construction, with dense plantings along all street and parking facing façades
 - e. Areas to stay naturally landscaped denoted



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3. The applicant shall submit detailed building and dumpster enclosure elevations for all façades denoting height, width, and materials. These elevations shall also include upper windows in the proposed gymnasium.
4. The applicant shall architecturally screen all new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.
5. 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.
6. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.
7. The applicant shall paint or wrap the rear face of any parapet walls to match the color or material of the front face material.
8. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval.
9. The proposed stormwater detention basin shall maintain a twenty-five-foot maintenance access shelf outside the top of the bank at a maximum 2% cross-slope. Guardrails or fencing around the basin is prohibited.
10. The applicant shall construct all utilities underground.
11. 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.
12. The applicant shall submit a copy of an approved Chicory Road access permit issued by the City of Racine to Village Community Development & Planning staff before the issuance of any fill or building permits.
13. The applicant shall dedicate a minimum of 40' from the centerline of Chicory Road as City of Racine road right-of-way (ROW). The 2035 Master Land Use Plan shows Chicory Road as a local collector street with an 80' wide ROW.
14. 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.



15. The applicant shall submit and gain approval of final civil engineering, grading, and stormwater drainage plans prepared by a Professional Engineer before issuance of any fill or building permits.
16. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
17. Any major modification to the site, building, landscape, or photometric plans for the future phases will require an additional Conditional Use and Site/Building/Operation Plan submittal.

Fiscal Note/Budget Impact

This project is a nonprofit entity, and will, therefore, have minimal impact on Village assessments.

Susan Renner – 3716 Canada Goose Crossing – Concern about traffic control. The listed 75ft setback doesn't seem sufficient and requests to see a plan of the back of the building to see what it will look like.

Thomas Renner – 3716 Canada Goose Crossing – Concern about traffic

Gary Eckmann – 3500 Waterbury Lane – Questioned why a large mound of fill is still on the property and also concerned about traffic.

Carolyn Powers – 4329 Wood Duck Way – Questioned what will happen if the financing falls through.

Grant Meier – 3526 Franksville- Mentioned in Phase I there will be approximately 200 students and capacity is 440.

Michael Meier – Principal and mentioned that the grades start times will be staggered to help with traffic.

Bill Chello – 3505 Waterbury Lane – Reported there are piles of dirt from previous developer when previous project fell through.

J. Kis motioned, J. Hewitt seconded to approve the EverGreen Academy Conditional Use (CU-02-17) and Site/Building/Operation Plan (SP-04-17) subject to the listed 17 conditions and pursuant to changes discussed regarding adding additional evergreen trees 10 feet in height.

- f. **Zilber Industrial 1 at Mt. Pleasant Site/Building/Operation Plan Application (SP-05-17) located at 1445 International Drive | Tax Parcel # 151-03-22-17-024-001 | Mount Pleasant,**



LLC c/o Land & Lakes Development Company Owner/ Towne Realty, Inc. d/b/a Zilber Property Group Applicant

Background

The applicant wishes to build an 115,484 square foot expansion to the existing 132,100 square foot industrial building developed by Land & Lakes on International Drive. When completed, the total building footprint will total 247,584 square feet. The building plans for the expansion match the style of the existing building. The building will house the operations of a light assembly and packaging tenant when complete. The developer anticipates beginning in April, with the tenant occupying the space in November. The property is currently zoned BP (Business Park). The request is in conjunction with the Land & Lakes Phase II Development Agreement from November 2016. While the proposal is in the spirit of the BP bulk zoning standards per Secs. 90-671 and 90-872, it requires multiple variances due to the nature of the building straddling two parcels (e.g., the building requires setback variances from itself).

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Business Park for the subject property. SP-05-17 coincides with this recommendation.

Recommendation

Village staff recommends approval of the Zilber Industrial 1 at Mt. Pleasant Site/Building/Operation Plan Application (SP-05-17) [*Site plan by Stephen Perry Smith Architects, Inc. dated 1-17-2017, elevations by Stephen Perry Smith Architects, Inc. dated 1-17-2017, Landscape plan by The Reesman Company dated 1-17-2017, and photometric plan by Cree dated 1-17-2017*] subject to Variance Petition BA-01-17 approval by the Village Board of Zoning Appeals and the following conditions:

1. The applicant shall submit a revised Landscape Plan for staff approval before issuance of a fill or building permit. The Landscape Plan shall include:
 - a. Additional plantings along the eastern building façade
 - b. Additional plantings along the eastern property boundary
2. 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 remove the existing curb opening to International Drive and landscape per the submitted landscape plan once the future southern boundary road is completed and accepted.
4. The applicant shall architecturally screen all new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.
5. The applicant shall color or paint any on-site guardrails or handrails to complement the building façade materials and color.



- 6. The applicant shall paint or wrap the rear face of any parapet walls to match the color or material of the front face material.
- 7. Any signage for the facility shall require a separate Sign Permit Application submission for staff review and approval.
- 8. The applicant shall construct all utilities underground.
- 9. 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.
- 10. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
- 11. The applicant shall submit and gain approval of final civil engineering, grading, and stormwater drainage plans prepared by a Professional Engineer before issuance of any fill or building permits.

Fiscal Note/Budget Impact

This project partly takes place in Village TID #3, and will, therefore, contribute tax increment towards TID #3. After the closing of TID #3, estimated in 2034, the project will contribute to the normal Village tax roll. Under the Development Agreement between the Village and the Developer, this development, and the development taking place on the adjacent southern parcel shall total \$25 million. In return, the Village will construct a new public road south of the building.

J. Kis motioned, J. Maier seconded to approve the Zilber Industrial 1 at Mt. Pleasant Site/Building/Operation Plan Application (SP-05-17) subject to the listed 11 conditions. Motion carried 7-0.

6. Commission & Staff Reports – S. Schultz was appointed the Community Development Director and hoping to hire another planning staff member.

7. Adjournment – J. Kis motioned, J. Hansen seconded to adjourn at 2:44 p.m. Motion carried 7-0.

*Next meeting is scheduled for **Wednesday, March 22, 2017 at 1:00 p.m.**

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