



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

COMMISSION MEMBERS ABSENT: J. Hansen, & J. Kis

VILLAGE BOARD MEMBERS PRESENT:

Staff: S. Schultz,

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 March 22, 2017 Plan Commission Meeting Minutes

J. Hewitt motioned, J. Maier seconded for approval of the March 22, 2017 Plan Commission Meeting Minutes. Motion carried 5-0.

5. Old Business

a. Sections 90-651 and 90-872 – BP (Business Park) Height Maximum

Background

Since 2006, the tax incremental financing (TIF) districts near Interstate 94 have helped increase manufacturing and warehousing development on the western edge of the Village, and many of these developments are subject to BP zoning. The Village allows a Maximum Principal Structure height limit of 40 feet in BP districts per the Section 90-872 Summary of Area Requirements; however, the Plan Commission may approve offices and hotels up to 60 feet per Sec. 90-651(f)(3). Some of these developments, such as the addition to the Seda building, have requested and subsequently been granted variances to build taller than the allowed 40 feet. Many warehousing and manufacturing businesses in and near the Village have also built taller buildings, such as the new Leman expansion in Sturtevant. In many circumstances, the additional height allows for an extra row of pallet stacking near the top of buildings. Increasing the height allowance to 60 feet would remove the variance step in the approval process for such developments, and potentially ease the attraction and expansion of these developments. This height limit would match the height limit in the M-1 (Industrial) zoning district.

Staff brought this proposal before the Plan Commission at its March 22, 2017 meeting for discussion. Plan Commissioners were wary of the possibility of large concrete walls overshadowing adjacent properties. Plan Commissioners also asked staff for the comparable height limitations in Pleasant Prairie, Oak Creek, and Caledonia, which vary but are generally similar to 60 feet. Since the previous meeting, staff amended the proposal to allow the increase in height to 60 feet by Conditional Use Permit. This amended proposal still removes the possibility of a variance process below 60 feet, matches the M-1 height limit, adds a Zoning Public Hearing with additional public noticing to the potential affected properties, and requires Village Board approval for any final plans. Village staff believe this adequately balances the want to



remove the need to get a Variance for buildings between 40 and 60 feet, while still allowing for significant public input before the Village allows for greater heights.

Consistency with Comprehensive Plan

The recommendation does not change the acceptable underlying types of use within the Business Park land under the 2035 Master Land Use Plan.

Recommendation

Village staff recommends that the Village amend Section 90-651. (e) *Permitted uses by conditional grant* to add: "(2) Industrial, warehousing, shipping, and manufacturing building with a height greater than 40 feet but not greater than 60 feet." Village staff also recommends that the Village amend Section 90-872 Summary of Area Requirements to include a footnote (w) attached the BP (Business Park) Maximum Principal Structure Height Limit that reads, "(w) May increase under Sec. 90-651 (e) (2)." Village staff recommends that the Village adopt Ordinance 05-2017 to accomplish these amendments.

Fiscal Note/Budget Impact

The recommendation removes the need for some users to apply for a Zoning Variance, which increases the ease of development within the Village.

J. Maier motioned, F. Leonard seconded to approve the amendments to section 90-651 and also the amendment to section 90-872. Motion carried 5-0.

6. New Business

- a. Kwik Trip Store #580 Site/Building/Operation Plan Application (SP-07-17) located at 6801 Washington Avenue | Tax Parcel #151-03-22-14-314-000 | Owner : Jim Bozich | Applicant: Kwik Trip Inc. (Lean Berlin)**

Background

The applicant wishes to build a 10,000 square foot convenience store with attached car wash and fueling canopy. The store will replace the vacant former Toyota dealership on the site. The applicant prepared a traffic impact analysis (TIA) for the project, which recommended closing the left out (both north and southbound) on Warwick Way by a restrictive median improvement. The TIA also recommended realigning the southern leg of the HWY 20/Sunnyslope Drive signalized intersection access with corresponding turn lane median improvements. In a follow-up letter, the Wisconsin Department of Transportation (WisDOT) required these improvements as conditions to allow Kwik Trip access to HWY 20. The HWY 20/Sunnyslope Drive improved intersection also includes reconfigured and enhanced shared access to the adjacent Rocky Rococo restaurant. The development proposal encompasses only the northern portion of the property while leaving the southern part available for future redevelopment plans. The property is currently zoned B-3 (General Business), and the proposed use is an acceptable use in this zoning district. The proposed development follows all bulk zoning standards for the B-3 zoning district.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Commercial for the subject property. SP-07-17 coincides with this recommendation.



Recommendation

Village staff recommends approval of the Kwik Trip Store #580 Site/Building/Operation Plan Application [Site plan by JSD Professional Services, Inc. dated 03/21/2017, elevations by Vantage Architects, Inc. submitted 03/22/2017, Landscape plan by JSD Professional Services, Inc. dated 03/21/2017, and photometric plan by JSD Professional Services, Inc. dated 03/21/2017] subject the following conditions:

1. The applicant shall design, submit for permitting, and construct the improvements required by the Wisconsin Department of Transportation per WisDOT's February 23, 2017, requirements letter (Exhibit A). The Applicant shall provide the Village copies of the permits approved by WisDOT.
2. The applicant shall complete all modifications within the HWY 20 right-of-way before Village issuance of an occupancy permit.
3. The applicant shall record a shared access agreement between the subject property and the adjacent 6631 Washington Avenue property to remain while Sunnyslope Drive remains a private street.
4. The applicant shall record a 33-foot future road reservation along the eastern property boundary to be dedicated to the Village upon future southern connection to Sunnyslope Drive and the acceptance of Sunnyslope Drive as a public street.
5. The applicant shall color or paint the bases of freestanding lights to compliment the building façade materials and color, or leave the bases a natural concrete finish.
6. The applicant shall color or paint any on-site guardrails or handrails to compliment the building façade materials and color.
7. The applicant shall comply with all State and local building and fire codes. Please contact the South Shore Fire Department Division Chief Ed Lockhart regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans before issuance of a Village building permit. The Village may issue an early start permit to facilitate site work and grading before full plan submittal.
8. 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.
9. The applicant shall submit State approved building and plumbing plans to the Village for approval before issuance of any building permits.
10. The applicant shall construct all utilities underground.
11. Any signage for the facility shall require a future Sign Permit Application submission for staff review and approval. Monument signs shall not to exceed nine feet in height and have a minimum setback from the property line a distance equal to the height of the sign.



J. Hewitt Motioned, J. Maier seconded to approve the Site/Building/Operation Plan (SP-07-17) located at 6801 Washington Avenue subject to the listed eleven conditions. Motion carried 5-0.

- b. Palmen of Racine Building Expansion Site/Building / Operation Plan Application (SP-08-17) located at 8320 Washington Avenue | Tax Parcel # 151-03-22-15-048-060 | Owner: AJP Development, LLC | Applicant: Eric Milgrin (Partners in Design Architects, Inc.)**

Background

The Plan Commission previously approved an expansion for Palmen in 2016. The property owner never completed the expansion, and the applicant returned with revised plans. The applicant now proposes constructing a 7,129 square foot addition to the west side of the existing building. The addition includes a new indoor service drive area allowing the owner to convert a portion of the current building into additional service space. The property is currently zoned B-3 (General Business), and the proposed use is an acceptable use in this zoning district. The property follows the bulk zoning standards for this district.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Commercial for the subject property. SP-08-17 coincides with this recommendation.

Recommendation

Village staff recommends approval of the Palmen of Racine Building Expansion Site/Building/Operation Plan Application [*Site plan by Partners In Design Architects dated 03/21/2017, elevations by Partners In Design Architects dated 03/21/2017, and photometric plan by Partners In Design Architects dated 03/21/2017*] subject the following conditions:

1. The applicant shall paint the rear face of any parapet walls to match the color of the front-side material.
2. The applicant shall architecturally screen any new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.
3. The applicant shall color or paint any on-site guardrails or handrails to compliment the building façade materials and color.
4. The applicant shall comply with all State and local building and fire codes. Please contact the South Shore Fire Department Division Chief Ed Lockhart regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans before issuance of a Village building permit. The Village may issue an early start permit to facilitate site work and grading before full plan submittal.
5. 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.



6. The applicant shall submit State approved building and plumbing plans to the Village for approval before issuance of any building permits.
7. The applicant shall construct all utilities underground.
8. Any signage for the facility shall require a future Sign Permit Application submission for staff review and approval. Monument signs shall not to exceed nine feet in height and have a minimum setback from the property line a distance equal to the height of the sign.

J. Maier motioned, J. Hewitt seconded to approve the Site/Bulding/Operation Plan Application (SP-08-17) located at 8320 Washington Avenue subject to the listed eight conditions. Motion carried 5-0.

- c. **+/- 37 Acres at Green Bay Road and Spring Street | Tax Parcel #151-03-22-12-021-010 | Owner: Racine Public Library Board of Trustees | Applicant: Jeff Rothbart**

Background

The applicant requests permission to rezone 36.37 +/- acres from AUH (Agriculture-Urban Holding) to RM-4/OPD (Residential Multiple Family/Planned Development) to facilitate a future multi-family development. The parcel is currently subject to a moratorium on new sewer connections as it lies in Meter Area 12; therefore, the applicant will not submit a full corresponding site plan application at this time. Future development on the site will require a Site/Building/Operation Plan Application.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Residential for the property. RZ-01-17 coincides with this recommendation.

Recommendation

Village staff recommends approval of the +/- 37 Acres at Green Bay Road and Spring Street Rezone Petition (RZ-01-17) and attached Ordinance 04-2017 as it aligns with the 2035 Comprehensive Land Use Plan and will allow for future residential development along N. Green Bay Road and Spring Street.

J. Maier motioned, R. Underhill seconded to approve the Rezone Petition (RZ-01-17) located at the northwest corner of N. Green Bay Road and Spring Street, tax #151-03-22-12-021-010. Motion carried 5-0.

7. Commissioner & Staff Reports –

8. **Adjournment** – F. Leonard motioned, J. Hewitt seconded to adjourn the Plan Commission meeting at 1:57 p.m. Motion carried 5-0.

*Next meeting is scheduled for ***Wednesday, May 17, 2017 at 1:00 p.m.***



**Plan Commission
MEETING MINUTES**

April 19, 2017

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