



COMMISSION MEMBERS PRESENT: M. Pirk, J. Hewitt, D. Driver, J. Garski & J. Maier

COMMISSION MEMBERS ABSENT: J. Longe & J. Mallon

VILLAGE BOARD MEMBERS PRESENT:

Staff: B. Kane, R. Meyer & L. Martin

1. Call to Order

The meeting was called to order at 1:00 pm by M. Pirk.

2. Approval of the February 20, 2013 meeting minutes

J. Hewitt motioned, D. Driver seconded to approve the February 20, 2013 meeting minutes. Motioned carried unanimously.

3. Rezone Petition RZ-01-13/Conditional Use Petition CU-02-13

Vacant Land North of 1619 Newman Rd | Primrose Retirement Communities, LLC applicant

Representatives: Mark McNear, 815 N 2nd St, Aberdeen, SD – Primrose Retirement Community
BJ Schaeftbauer, 815 N 2nd St, Aberdeen, SD – Primrose Retirement Community

Representatives from Primrose Retirement Communities initially met with Village staff approximately one year ago. Since that time, staff has assisted Primrose in investigating various site options for the construction of a new senior living community in Mount Pleasant. Primrose has decided to move forward with a piece of vacant land fronting the eastern side of Newman Road just north of Peace Lutheran Church at 1619 Newman Road. The applicant is requesting to rezone 11.63 acres (Parcel No. 151-03-22-01-096-020) from AUH (Agriculture Urban Holding) to RM-3/OPD (Residential Multi-Family/Overlay Planned Development) to develop a 76-unit, two story senior facility accompanied by four to six duplex-style villas. The main facility includes a mixture of assisted and independent senior living units varying from 550 to 1,000 sq. ft. Primrose communities offer up-scale living with several on-site amenities such as a movie theatre, pub/restaurant, a shuttle service, and various other in-house services.

The proposed facilities include a good use of high-quality materials and residential design quality that will enhance and compliment the surrounding residential properties. A Primrose sponsored neighborhood meeting was held on January 10, 2013 at the Village Hall to obtain input from the surrounding properties and provide information to residents early in the submittal process. Staff is recommending additional landscaping to remediate some of the initial concerns. Should the project be approved, construction is scheduled to commence in 2013 with project completion in summer 2014.



J. Hewitt motioned, D. Driver seconded to approve rezone petition RZ-01-13 & conditional use petition CU-02-13, Primrose Retirement Communities, LLC with the following conditions:

SITE PLAN & ELEVATIONS

1. All freestanding lights shall not exceed 20' in total height from ground to top of luminere. All freestanding and wall mounted lumineres shall include cut-off provisions to preclude off-site lighting impacts.
2. 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 and issuance of a village building permit.
3. Submission/approval of a sign permit prior to sign construction/installation. Staff recommends that the proposed ground sign be constructed of materials complimentary to the buildings on site. E.I.F.S. is discouraged as a building or sign material. The proposed ground sign shall be located outside of the 30' x 30' vision triangle at the intersection of the private drive and Newman Road. No signs are permitted within any public road right-of-way.
4. Building materials shall be submitted prior to the issuance of a building permit to verify final/proposed color selection.
5. The access road/driveway shall be privately maintained and clearly signed (at the intersection with Newman Road) as a private road/drive.
6. The applicant shall dedicate seven (7) feet of land fronting Newman Road as Village right-of-way (R.O.W.). Newman Road is scheduled as a collector street with an 80' wide R.O.W.

LANDSCAPE PLAN

7. The landscape plan shall denote a minimum twenty-five foot (25') landscape area along Newman Road, including additional tree plantings and the possible inclusion of undulating berms.
8. The landscape plan shall include 2 ½" caliper salt tolerant trees planted 50' on center along the Newman Road street frontage, including additional trees (varying species) lining the private entrance drive fronting the villas.
9. Additional tree plantings shall be added along the southern edge of the private drive (between drive and property line), south of the main building façade.
10. Additional tree plantings shall be added along the north property line, north of villas, garage structure, and main facility.
11. Additional tree plantings and undulating berms shall be added along the eastern property line, further screening the property from the single family homes to the east.
12. 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.



13. The plant schedule on L1.0 shall be modified to included proper quantity listing of all final plantings.

ENGINEERING

14. 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.
15. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
16. All utilities shall be constructed underground.
17. The parking lot shall be asphalt paved or concrete surface.

REFUSE DISPOSAL

18. A refuse collection plan shall be submitted prior to issuance of a building permit. The duplex villas 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.
19. All trash receptacles shall be contained within an enclosed structure (including fence) 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.

IMPACT AND CONNECTION FEES

20. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

TAXATION / RESTRICTIVE COVENANT

21. 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.

Motion carried unanimously.

4. Zoning Text Amendment – Establishment of Section 90-881 | Limited Commercial Overlay District

The Planning Department has received two conditional use applications (CU-06-12 & CU-01-13) for significant garages within the AG zoning district. In both applications, the landowner has an ongoing illegal commercial business operating from the property. The conditional use request for additional garage/storage space would exacerbate the operation of an illegal business. The two



applications do not meet the Village's home occupation or residential business definition. (Section 90-9)

The Plan Commission at its January 16, 2013 meeting directed staff to prepare a draft limited commercial ordinance which would permit commercial uses beyond the home occupation or residential business definition in an agricultural (AG) zoning district.

The establishment of the limited commercial zoning overlay district would permit commercial uses in a rural residential neighborhood adversely impacting the quality of life of adjacent residents as a result of the commercial use's noise, dust, vibration, or odor. Furthermore, allowing commercial uses within the AG zoning districts diffuses existing business zones or corridors throughout the Village where these commercial business should be located as outlined within the Village of Mount Pleasant Land Use and Transportation Plan; 2030. Additionally, most agriculture (AG) regions are not improved with municipal sanitary sewer, water, or stormwater infrastructure. Commercial uses with combustible materials can pose a significant fire hazard.

After a lengthy discussion D. Driver motioned to approve the zoning text amendment, J. Maier seconded.

**5. Conditional Use Petition CU-06-12 – 1700 West Rd | Cervantes Applicant
Tax Parcel #151-03-22-17-046-000**

Representative: none

The landowner wishes to construct a second detached garage in addition to their existing 800 square foot detached garage. The objective of the proposed 1,400 square foot detached garage is to operate a commercial landscaping business with a total of 5 employees. The adopted 2012 zoning ordinance 90-311 (d) (11) only permits personal use/storage of a 10,000 square foot or less garage structure in an agriculture (AG) zoning district. The request is in accordance with the proposed zoning ordinance 90-881 (Limited Commercial Overlay District).

The applicant requires the Village Plan Commission and Village Board to approve the Plan Commission initiated March 19, 2013 zoning text amendment zoning ordinance 90-881 (Limited Commercial Overlay Zoning District) to permit a commercial business in an agriculture zoning district.

The commercial use of the agriculturally (AG) zoned property will likely increase the Village assessment of the subject property and contribute to the tax base. The introduction of commercial uses in rural residential areas will adversely impact existing commercial/industrial buildings.

After discussion by the Plan Commission and the applicant not being at the meeting there were several concerns of the Plan Commission that needed to be addressed. J. Hewitt recommended staff contact the applicant to address their concerns. J. Hewitt motioned, D. Driver seconded to table CU-06-12 until the next meeting. Motion carried unanimously.



6. Conditional Use Petition CU-01-13 – 2808 Hwy V | Giese Applicant
Tax Parcel #151-03-22-06-003-000

Representative: Kevin Giese, 2808 Hwy V

The applicant is requesting to construct a 3,500 square foot garage addition onto an existing 1,500 square foot garage. The total garage size would be 5,000 square feet. The garage addition will be utilized for storage of commercial vehicles and landscape/snowplowing equipment, landscape trailers, storage of dry materials, and limited personal storage.

In 1997, the applicant received approval for the operation of a residential business (Perfecturf Residential Lawncare/see attached) to operate in the existing detached garage for the storage of commercial equipment. Recently the planning department has received complaints from surrounding homeowners that the property owner is exceeding the residential business previously approved by the Plan Commission.

The commercial use of the agriculturally (AG) zoned property will likely increase the Village assessment of the subject property and contribute to the tax base. The introduction of commercial uses in rural residential areas will adversely impact existing commercial/industrial buildings.

The size of the proposed garage addition and the Village/State Fire code(s) may require the applicant to install a fire sprinkler system within the new garage addition. The Plan Commission spoke with Interim Chief Mark Pierce on the specific requirements for personal garage space vs. comer fire requirements. Staff advised the applicant to contact the South Shore Fire Department to determine what fire prevention measures would be required.

J. Hewitt motioned, J. Garski seconded to recommend approval of CU-01-13 Giese applicant with the following conditions:

1. The commercial landscape/snowplow business is limited to a total of five employees.
2. Compliance with State of Wisconsin and Village fire code/ordinances. A fire sprinkler system may be required. Please contact the South Shore Fire Department at (262) 554-8812 for applicable regulations.
3. Compliance with State of Wisconsin and Village building, electrical, HVAC, and plumbing code/ordinances. Please contact Bob Pucely, Village Plumbing Inspector at (262) 664-7847 to determine whether employee restroom facilities are required.
4. The existing and proposed garage structures shall not exceed a combined square footage of 5,864 as presented.



- 5. The total number of garage or shed structures shall not exceed two.
- 6. Maximum height of the proposed garage shall not exceed thirty feet. Maximum side wall height shall not exceed eighteen feet.
- 7. Detached garage/shed structures are prohibited within the front yard setback identified as the area between the public road right-of-way and the façade of the existing residence.
- 8. The minimum side yard setback shall be thirty feet as the subject property frontage is not improved with municipal water.
- 9. The minimum rear yard setback shall be thirty feet as the subject property is not improved with municipal water.
- 10. A grading and stormwater 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 permit.

Motion carried unanimously.

7. Persons Desiring to be Heard – None

8. Commissioner & Staff Reports -

R. Meyer stated that the steer at The Summit Restaurant has moved back to Milwaukee.

J. Hewitt motioned, D. Driver seconded to adjourn at 3:40 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, April 17, 2013 at 1:00 p.m.**

Cc:	B. Kane	L. Martin	M. Pierce	M. Schmidt	L. Hannula
	R. Pucely	B. Sasse	T. Beyer	D. McHugh	