



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

COMMISSION MEMBERS ABSENT: J. Hansen

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 – S. Schultz performed roll call.

3. Public Comment – None

4. Approval of the May 17, 2017 Plan Commission Meeting Minutes

J. Maier motioned, R. Underhill seconded for approval of the May 17, 2017 Plan Commission Meeting Minutes. Motion carried 6-0.

5. Old Business - None

6. New Business

- a. **Pale Properties Office Building Site/Building/Operation Plan Application (SP-11-17) located at 5930 Washington | Tax Parcel # 151-03-22-13-102-100 | Owner: Pale Properties, LLC | Applicant: Gregg Thompson**

Background

The applicant wishes to build a two-story office building anchored by Johnson Insurance. The building will replace the formerly vacant rear portion of the parcel. This infill project coincides with the previously approved retail building on the southern parcel, which replaced the vacant Golden Keys restaurant. 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-11-17 coincides with this recommendation.



Recommendation

Village staff recommends approval of the Pale Properties Office Building Site/Building/Operation Plan Application [Site plan by Ellena Engineering Consultants, LLC dated 05/02/2017, elevations by Arc-Int / Trod Group submitted 06/05/2017, Landscape plan by Thomas Nordloch Associates dated 05/09/2017, and photometric plan by Cree dated 02/24/2017] subject the following conditions:

1. The applicant shall provide the cross access agreement and shared parking agreement as previously required in conditions three and four on the approved CSM application CSM-11-16.
2. 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.
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.
9. The applicant shall pay all applicable Village Impact Fees before issuance of any building permits.

Fiscal Note/Budget Impact



This project will redevelop the now vacant site and bring tax base to the Village. The project also coincides with a Development Agreement previously approved by the Village Board and Community Development Authority where the developer will receive 50% of the property taxes back above a base value of \$240,000 for 10 years. Through this agreement, the developer guaranteed a minimum value of at least \$2,200,000 by January 1, 2019. Moving Johnson Insurance into this building also frees up valuable land in the Village's TID #4 for redevelopment near the interstate.

J. Kis motioned, J. Hewitt seconded to approve the Pale Properties Site/Building/Operation Plan Application (SP-11-17) located at 5930 Washington Avenue, Tax Parcel #151-03-22-13-102-100. Motion carried 6-0.

- b. Lofy Home Certified Survey Map (CSM) Application (CSM-05-17) | Tax Parcel # 151-03-22-13-186-000 | Owner: Normandy Development Corporation | Applicant: Michael Lofy, Catherine Lofy, Benjamin Horvat**

Background

The applicant wishes to divide the existing 3.952-acre parcel into three lots. The proposed Lot 1 totals 0.750 +/- acres and Lot 2 totals 0.250 +/- acres. The remainder Lot 3 totals 2.904 +/- acres, with a small portion dedicated to the public as future right-of-way for the extension of Kinzie Avenue. The property is currently zoned R-100D (Residential Two-Family). The divisions will facilitate the construction of homes onto Lots 1 and 2, while leaving Lot 3 open for future development.

Consistency with Comprehensive Plan

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

Recommendation

Village staff recommends approval of the Lofy Home CSM Application (CSM-05-17) subject to the following conditions:

1. The applicant shall submit a signed copy of the CSM Application by both the current owner and the applicant.
2. The applicant shall submit a \$350 permit fee.
3. The applicant will record a cross access easement, maintenance agreement, and a private utility easement across Outlot 3 of CSM 2396 before the Village issues any building permits.



4. The applicant shall submit a wetland delineation of Lots 1 and 2 before the Village issues any building permits.
5. The applicant shall record a cross-access easement, maintenance agreement, and private utility easement against Lot 1 and Lot 2 to facilitate road and utility access to Village Center Drive.
6. The applicant will modify the CSM to restrict construction 25 feet from any public roadway and 25 feet from the northern lot line of both Lots 1 and 2 to comply with setbacks from future right-of-way.
7. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the CSM.
8. 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.
9. 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.
10. 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

N/A

J. Hewitt motioned, R. Underhill seconded to table the Lofy Home Certified Survey Map CSM 05-17 , Tax parcel #151-03-22-13-186-000 until applicant can address:

1. Clarify future access and access to future Village Center Drive
2. Change the spelling on Kinzie Avenue on the CSM
3. Appear in person at the next Plan Commission meeting.

Motion carried 6-0.

7. **Commissioner & Staff Reports** – S. Schultz updated that the staff member target start date for the Planner I position is July 5th. Insinkerator is to break ground next Tuesday.
8. **Adjournment** – J. Kis motioned, J. Hewitt seconded to adjourn the Plan Commission meeting at 1:26 p.m. Motion carried 6-0.



**Plan Commission
MEETING MINUTES**

June 21, 2017

*Next meeting is scheduled for ***Wednesday, July 19, 2017 at 1:00 p.m.***

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