



**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 April 19, 2017 Plan Commission Meeting Minutes**

J. Maier motioned, R. Underhill seconded for approval of the April 19, 2017 Plan Commission Meeting Minutes. Motion carried 6-0.

**5. Old Business** - None

**6. New Business**

- a. **Settlement at Hoods Creek Addition #1 Final Subdivision Plat Application (FSP-01-17) | Tax Parcel #151-03-22-03-005-000 | Owner: Badtke Holdings, LLC | Applicant: HCP2, LLC  
Applicant: Jeff Badtke – Union Grove, WI  
Nancy Washburn – Land Development**

***Background***

The applicant proposes an eight-lot addition to the Settlement at Hoods Creek Subdivision. The addition was part of previous plans; therefore, the Village allowed the developer to skip the Preliminary Subdivision Plat step and move straight to final plat approval. The applicant worked with the Village Community Development and Engineering Departments for the past few months to bring the former plans up to current Village standards. The addition will adopt the previously approved Settlement at Hoods Creek Private Restrictive Covenants, and is the first significant residential subdivision in the Village since the mid-late 2000s.

***Consistency with Comprehensive Plan***

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

***Recommendation***

Village staff recommends approval of the Settlement at Hoods Creek Addition #1 Final Subdivision Plat Application (FSP-01-17) subject the following conditions:



1. The applicant shall submit and subsequently gain Wisconsin Department of Administration approval of the final plat before the Village Clerk/Treasurer signing.
2. 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.
3. The applicant shall remove all signature approval lines other than the Village Clerk/Treasurer, Stephanie Kohlhagen.
4. The applicant shall execute a Village Developer's Agreement before the Village Clerk/Treasurer signing of the final plat.

**J. Kis motioned, J. Hewitt seconded to approve the Settlement at Hoods Creek Addition #1 Final Subdivision Plat Application (FSP-01-17), tax parcel 151-03-22-03-005-000. Motion carried 6-0.**

- b. Land and Lakes at Mt. Pleasant Business Park – Building #2 Certified Survey Map (CSM) Application (CSM-04-17) located southeast of International Drive | Tax Parcel #151-03-22-17-024-120 | Owner: Mt. Pleasant, LLC | Applicant: Pinnacle Engineering Group (Adam Artz) Applicant: Marty Hanley – President – Land & Lakes**

### ***Background***

The applicant wishes to re-divide the existing 38.6742-acres of Outlot B and Lot 2 of CSM 3243 into two lots. The proposed Lot 1 totals 18.3332 +/- acres and Lot 2 totals 16.9761 +/- acres. The property is currently zoned BP (Business Park). The divisions will facilitate the construction of the proposed second Land & Lakes building onto Lot 1, while Lot 2 will facilitate a future development.

### ***Consistency with Comprehensive Plan***

The Village 2035 Master Land Use Plan recommends Business Park for the subject property. CSM-04-17 coincides with this recommendation.

### ***Recommendation***

Village staff recommends approval of the Land and Lakes at Mt. Pleasant Business Park – Building #2 CSM Application (CSM-04-17) subject to the following conditions:

1. The applicant shall modify Stephanie Kohlhagen's title under the Village Board Approval section to Village Clerk & Treasurer.
2. The Village requires payment of any outstanding assessments, taxes or right of recovery before the Village Clerk signs the CSM.
3. 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](mailto:skohlhagen@mtpleasantwi.gov).



4. 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.
5. 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.

**J. Kis motioned, R. Underhill seconded to approve the Land and Lakes at Mount Pleasant Business Park – Building #2 Certified Survey Map (CSM 04-17) located southeast of International Drive, Tax parcel # 151-03-22-17-024-120. Motion carried 6-0.**

- c. **McDonald’s Restaurant Site/Building/Operation Plan Application (SP-09-17) located at 6630 Washington Avenue | Tax Parcel #151-03-22-14-049-003 | Owner: McDonald’s Real Estate Company | Applicant: Haag Muller, Inc. (Stephen Jeske)  
Applicant: Stephen Jeske  
Jeff Sterum- Restaurant Developer**

### ***Background***

The applicant proposes a remodel of the existing McDonald’s Restaurant at 6630 Washington Avenue. The proposed remodel includes refacing of the current building, expanding the trash enclosure, and updating the parking lot. The proposal also includes updated signage, which Village staff will consider with a separate Sign Permit Application. The property is currently zoned B-3 (General Business), and McDonald’s Restaurant 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-09-17 coincides with this recommendation.

### ***Recommendation***

Village staff recommends approval of the McDonald’s Restaurant Site/Building/Operation Plan Application (SP-09-17) *[Site plan and elevations by haag muller, inc. dated 04/10/2017]* subject the following conditions:

1. The applicant shall submit elevations for the expanded trash enclosure for staff approval before issuance of a fill or building permit.
2. The applicant shall paint the rear face of any parapet walls to match the color of the front-side material.
3. The applicant shall architecturally screen any new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.



4. The applicant shall color or paint any on-site guardrails or handrails to compliment the building façade materials and color.
5. 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.
6. 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.
7. The applicant shall submit State approved building and plumbing plans to the Village for approval before issuance of any building permits.
8. The applicant shall construct all utilities underground.
9. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
10. Any signage for the facility shall require a future Sign Permit Application submission for staff review and approval. Monument signs shall not 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. Kis seconded to approve the McDonald’s Restaurant Site/Building/Operation Plan Application (SP-09-17) located at 6630 Washington Ave, Tax Parcel #151-03-22-14-049-003. Motion carried 6-0.**

- d. Land and Lakes at Mount Pleasant Business Park – Building II (SP-10-17) located southeast of International Drive | Tax Parcel #151-03-22-17-024-120 | Owner: Mt. Pleasant, LLC | Applicant: Land & Lakes Development Co.  
Applicant: Marty Hanley – President – Land & Lakes**

### ***Background***

The applicant proposes the construction of a 307,850 square foot industrial building. The developer plans to build the building on speculation, with no tenant identified at this time. The property is zoned BP (Business Park), and the proposed use is an acceptable use within this zoning district. The building complies with bulk zoning standards for the BP zoning district except:

1. The proposed parking spaces are 9’ x 18’, and the district calls for 9’ x 20’.
2. The proposed parking area lies 5’ 6’’ from the western lot line, and the district calls for 25’.
3. The proposed building height at the corner tower elements is 41’ 2’’.



Village staff feels comfortable not enforcing the first two distinct variations from the zoning code. Firstly, 9' x 18' is an industry standard parking space size recognized throughout the rest of the Village and in many other communities. Secondly, the proposal utilizes a regional storm water pond that lies to the west of the site. The pond is a separate parcel from the proposed building due to its regional nature. Typically, individual sites handle their own storm water; however, the Village has pursued and encouraged regional stormwater facilities to lessen the negative aesthetic impact of many small stormwater ponds. Therefore, while the proposal does not technically meet the 25-foot parking setback from the property line, the proposal meets the spirit of the 25-foot parking setback from the road when viewing the project site and storm water pond parcel as a whole.

### **Consistency with Comprehensive Plan**

The Village 2035 Master Land Use Plan recommends Business Park for the subject property. SP-10-17 coincides with this recommendation.

### **Recommendation**

Village staff recommends approval of the Land and Lakes at Mount Pleasant Business Park – Building II Site/Building/Operation Plan Application (SP-10-17) [*Site plan by Pinnacle Engineering Group dated 04/18/2017, elevations and photometric plans by Partners in Design Architects dated 04/18/2017, and landscape plans by The Reesman Company dated 04/15/2017*] subject the following conditions:

5. The Village will not allow any construction with the 150 foot No Build Zone as defined as 150 feet from the top of the Hoods Creek bank.
  
6. The applicant shall lower the height of the corner tower element to no taller than 40 feet, or apply for a separate Conditional Use to go beyond the 40-foot maximum height.
  
7. The applicant shall paint the rear face of any parapet walls to match the color of the front-side material.
  
8. The applicant shall architecturally screen any new rooftop mechanical units to minimize the visual appearance from any public roads or from within the site.
  
9. The applicant shall color or paint any on-site guardrails or handrails to compliment the building façade materials and color.
  
10. 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.
  
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.
  
12. The applicant shall submit State approved building and plumbing plans to the Village for approval before issuance of any building permits.



13. The applicant shall construct all utilities underground. The Village will not allow any utilities built within a 150' setback from the top of the Hoods Creek bank.
14. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
15. Any signage for the facility shall require a future Sign Permit Application submission for staff review and approval.

**J. Kis motioned, J. Maier seconded to approve the Land & Lakes at Mount Pleasant Business Park (SP-10-17) located at southeast of International Drive, Tax parcel 151-03-22-17-024-120. Motion carried 6-0.**

- 7. Commissioner & Staff Reports** – S. Schultz reported that interviews for the Planner I position next week with the intent to hire by beginning of June.  
J. Maier reported that the conceptual site plan presentation for the new park will be presented at the Village Board meeting next Monday.
- 8. Adjournment** – J. Hewitt motioned, J. Kis seconded to adjourn the Plan Commission meeting at 1:32 p.m. Motion carried 6-0.

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

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