



COMMISSION MEMBERS PRESENT: M. Pirk, J. Kis, D. DeGroot, D. Driver & J. Hewitt

COMMISSION MEMBERS ABSENT: J. Maier & J. Mallon

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin & B. Sasse

1. Call to Order

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

2. Approval of the August 29, 2013 meeting minutes

D. Driver motioned, J. Kis seconded to approve the August 29, 2013 meeting minutes. Motioned carried 4-0 with J. Hewitt abstaining because he was not in attendance of the August 29th meeting.

3. Rezone Petition RZ-03-13 – 12210 Spring St., Tax Parcel #151-03-22-07-005-000 | Sparks Applicant
Representative: Renee Sparks, 2308 Raymond Avenue, Franksville

Rezone petition RZ-03-13 to rezone 4.28 +/- acres from AG (Agriculture) to R-100 (Residential Single Family) in conjunction with the splitting of the parcel/formation of a total of three (3) residential parcels via certified survey map. Two new proposed R-100 lots will be created north of the existing home and outbuildings. Per the applicant, the existing home is intended to be converted into a group home for three to four individuals. Groups homes of less than eight persons are licensed, operated, or permitted under authority of the State of Wisconsin and may be located within any residential area in a Village per WI § 61.35. The proposed rezoning of the entire existing parcel is in agreement with the 2030 Comprehensive Land Use Plan and also aligns with the existing character of County Trunk Highway V north of Spring Street (the neighborhood). A Zoning Public Hearing for this rezone application was held on Tuesday, September 17, 2013.

L. Martin stated that a valid protest petition was submitted at the Zoning Public Hearing with 71 signatures on it.

J. Kis motioned, J. Hewitt seconded to recommend approval of the rezone petition RZ-03-13 subject to the owners voluntary deed restriction and subject to legal counsel indicating we are not violating any fair housing laws.

Bonnie McGregor, 1315 Highway V, Mount Pleasant – stated that she has concerns about flooding on her property across the street. B. Sasse stated that the elevation on the CSM shows that the road elevation is significantly higher than the properties, so no connection from one side to the other in regards to the storm water drainage. B. McGregor also stated that she is still opposed to



the rezone and knows of two others who are also still opposed, they all have concerns because of how things were handled.

Motion carried unanimously (5 in favor, 0 opposed).

4. Sparks Certified Survey Map request located at 12210 Spring Street

Tax Parcel #151-03-22-07-005-000

Representative: Renee Sparks, 2308 Raymond Avenue, Franksville

The landowner wishes to divide the existing 4.23 +/- acres into a total of three (3) lots. Two new parcels would be created north of the existing home along County Trunk Highway V (CTH V), each totaling 1.10 acres with existing home retaining 2.03 acres. Currently, the area is not served by sanitary sewer or municipal water. That being the case, soil testing was conducted in July 2013 on each proposed lot to determine the viability and placement of a mound septic system. Testing determined that each lot would be able to be served by an individual mound system. Each lot would also require water to be obtained via private well, shared or individual. The creation of two new buildable 1.10 acre (R-100) lots is in agreement with the 2030 Comprehensive Land Use Plan and also aligns with the existing character of County Trunk Highway V north of Spring Street (the neighborhood).

J. Kis motioned, D. Driver seconded to recommend approval of the certified survey map request located at 12210 Spring Street subject to the following conditions:

1. The face of the C.S.M. shall be modified to denote a road dedication of twenty-two (22) feet along CTH V for future public highway purposes. CTH V is planned to have a 100'-120' future road right-of-way on the 2030 Comprehensive Land Use Plan. Several properties along CTH V have been developed with a 55' half right-of-way.
2. Submission and approval of a wholistic grading and drainage plan for the entire c.s.m., prepared by a state of Wisconsin licensed professional engineer, prior to issuance of a building permit for Lot 2 or 3.
3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
5. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.



6. A voluntary deed restriction placed on lots 2 and 3 by the owner, pending legal counsel review for compliance with federal fair housing laws.

Motion carried unanimously (5 in favor, 0 opposed).

**5. Wilks Certified Survey Map request located at 7003 Braun Road
Tax Parcel #151-03-22-35-033-000**

Representative: Alan Jasperson, Jasperson Realty, 12131 Highway K, Franksville

The landowner wishes to divide the existing 39.01 acre AG Agriculture property to separate the existing home and outbuildings from the farmed acreage for purposes of listing the home for sale. The C.S.M. denotes the dedication of 40 feet along Braun Road as public road right-of-way, with Lot 1 (farm) totaling 34.928 acres and Lot 2 (house/buildings) totaling 3 acres.

D. Driver motioned, J. Hewitt seconded to approve the Wilks certified survey map subject to the following conditions:

7. The face of the C.S.M. shall be modified to include zoning of parcels as "AG Agriculture" and the signature page modified to list the Village Clerk-Treasurer as Stephanie Kohlhagen.
8. The notes on the face of the C.S.M. shall be modified to reflect the appropriate structures on Lot 2.
9. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
10. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
11. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously (5 in favor, 0 opposed).

7. Persons Desiring to be Heard – None

8. Commissioner & Staff Reports - None



D. DeGroot motioned, J. Kis seconded to adjourn at 2:15 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, October 16, 2013 at 1:00 p.m.**

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

APPROVED