



COMMISSION MEMBERS PRESENT: M. Pirk, J. Kis, D. DeGroot, D. Driver, J. Maier, J. Mallon & J. Hewitt (Hewitt left later in the meeting prior to any motions)

COMMISSION MEMBERS ABSENT:

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. Proposed Amendments to the 2030 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

In January 2003, the Village of Mount Pleasant adopted the 2030 Comprehensive Land Use Plan in accordance with smart growth legislation and in conjunction with incorporation of the community from a town to a village. The plan was amended in May 2006 to include the Lakota Interstate 94 Area Plan and was subsequently included as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. This County Plan was adopted by the Plan Commission in June of 2009 and by the Village Board in July of 2009.

Since the drafting and adoption of the original Village Comprehensive Plan, development growth trends have greatly changed:

- New home construction has dropped roughly 66% percent since 2004-2006
- Commercial growth has remained relatively steady
- Changes in state business climates: the tax climate of Illinois and political climate of Wisconsin have created an increased interest from large corporations to investigate locations in S.E. Wisconsin
- Increased general interest in Racine County – proximity to Chicago/Milwaukee and low real estate taxes

In October 2013, the Village President and staff met with representatives from Racine County and RCEDC to discuss the demand for additional business park and industrial lands in Racine County. This discussion led to staff compiling a large scale amendment to the Village's 2030 Comprehensive Land Use Plan. The proposed changes are designed to set the stage for future corporate and industrial development lands as the economy continues to recover. The proposed plan also incorporates other areas of change based on anticipated projects as well as the inclusion of the STH 31 South Neighborhood Plan (Braun Road to CTH 'KR').



The proposed amendment is designed to enhance the economic development potential of the Village of Mount Pleasant as we continue to attract additional business park, industrial, and commercial development. Various components of the Lakota plan have been removed.

Plan Commission and staff discussed the proposed changes as well as the addition of commercial lands in the areas along Highway 11 (between 31 & Oakes Rd) and Braun Road (at Hwy 31).

J. Kis motioned, D. Driver seconded to move this proposed amendment along with suggested commercial land additions forward to a Public Hearing. Motion carried unanimously 6-0.

3. Persons Desiring to be Heard – None

4. Commissioner & Staff Reports -

L. Martin explained that a developer from Ohio is looking at the possibility of redeveloping the Towne Ford site and will be holding a public information meeting tonight at Village Hall. They would like to develop five – three story apartment buildings on the site that would be financed by WHEDA Tax Credits (affordable housing program).

B. Sasse reported that a letter was sent to the Regional Planning Commission allowing them to start work on the Comprehensive Outdoor Recreation Plan for the Village.

D. DeGroot motioned, J. Kis seconded to adjourn at 2:24 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, November 20, 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