



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: S. Schultz, R. Palm, 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 August 16th, 2017 Plan Commission Meeting Minutes

J. Hewitt motioned, J. Maier seconded for approval of the August 16th , 2017 Plan Commission Meeting Minutes. Motion carried 6-0.

5. Old Business –

a. Heartland Village – Huntington Model

Ray Leffler – Newport Builders – states the two presented models are more desirable to the prospective buyers in this market.

Kurt Kamm – 3733 South lane, Franksville, WI – States they have changed both models at the request of the Plan Commission staff to show bigger porches, etc.

Background

The applicant requests permission to construct a new home model in the Heartland Village Subdivision. Per the subdivision's Private Covenants, the Plan Commission has the authority to approve new home designs other than those approved at the time of subdivision approval. In 2014, the Plan Commission delegated this power to the Community Development Director ("Director"). Therefore, the Applicant previously submitted the plans to the Director, who then provided them to residents in the neighborhood for comment. After receiving neighbor comment, the Director provided neighbor and additional comment to the applicant. The applicant then met with the Director to revise the plans further, which were then provided again to Heartland Village residents for comment. In addition, the applicant, Director, and some neighbors met to discuss the plans. The applicant made no further changes to the plans. With the neighbors and the applicant in disagreement regarding the plans, the Director then brought the plans back to the Plan Commission for a final hearing and vote.

The original home designs in Heartland Village attempted to marry traditional 20th century architectural traditions, such as Prairie, Craftsmen, and Arts & Crafts styles, with front facing garages and modern amenities not seen in original period homes (which often utilized alleys or other driveway configurations). New home designs should continue this trend.



Recommendation

Village staff recommend denial of the Heartland Village – Huntington Model *[plans by Plan-It Design, LLC dated 06/16/2017]* for the following reasons:

- The second-story living space and roofline do not match the architectural themes and symmetry of the original designs. Specifically the roofline end above the garage.
- The first-story porch, while set in front of the garage, is small and lacks prominence from the street. Craftsmen-style homes typically contain much larger porches extending in front of and to around the front door.

F. Leonard motioned, R. Underhill seconded to deny the Huntington Model as part of the approved acceptable to build in Heartland Village. Motion carried 4-1-2.

b. Heartland Village – Sterling Model

Travis Yanke – 103 Trellis Lane, Mount Pleasant, WI - states the residents of Heartland Village strongly encourage the Plan Commission to deny both presented plans as they do not display the arts and crafts design they desire. Travis presented a petition signed by over 20 residents of Heartland Village.

Background

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The original home designs in Heartland Village attempted to marry traditional 20th century architectural traditions, such as Prairie, Craftsmen, and Arts & Crafts styles, with front facing garages and modern amenities not seen in original period homes (which often utilized alleys or other driveway configurations). New home designs should continue this trend.

Recommendation

Village staff recommend approval of the Heartland Village – Sterling Model *[plans by Plan-It Design, LLC dated 06/19/2017]* for the following reasons:

- The applicant adjusted the front-porch to enlarge and extend it, giving the front porch increased prominence from the street.
- The applicant changed the vents on the gables to windows, which match original home plan details more closely.

F. Leonard motioned, J. Hewitt seconded to approve the Sterling Model as one of the approved plans to build in Heartland Village. Motion carried 5-0-2.



6. New Business

- a. **Rezone RZ-05-17 | 4603 Durand Avenue | Tax Parcel #151-03-23-30-009-000
Don & Joyce Krueger, Owner | Anna Maria DeRango, Applicant**

Anna Maria Derango – 6249 Pheasant Creek Tr, Mount Pleasant, WI -

Background

The subject property located at 4603 Durand Ave is 0.94 acre consists of a one-story brick single family residential home, containing 1,732 square feet of living area with a three (3) car attached concrete block garage. In addition, the property contains a one-story concrete block hobby/shop garage building containing 3,483 square feet constructed over a concrete slab. RZ-05-17 Avenue requests permission to rezone the property from solely R-60 (Residential Single Family) to R-60 with an OOS (Office and Special Service) overlay. The OOS zoning overlay district is intended for small commercial uses in residentially zoned areas that due to proximity to major highways have commercial potential. Such uses include small professional offices, boutique retail, and art studios. The property owner and realtor believe the property will sell easier with some commercial uses allowable. Furthermore, the back garage previously contained a small business, although due to business closure the property no longer qualifies for any grandfathering treatment under Village Ordinances.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Residential for the property. The OOS zoning overlay district is intended for residential areas, and thus coincides with the Master Plan. The Master Plan also has designated nearby areas of Durand Ave for business and limited commercial uses.

Recommendation

Village staff recommends approval of the Krueger Rezone Petition (RZ-05-17) located at 4603 Durand Avenue and the attached Ordinance 11-2017. Staff feels that commercial uses are appropriate along the east/west State & County highways in the Village and continued development within the Village may increase the frequency of similar rezone requests. Future long-term planning efforts, such as adjustments to the Master Plan, should reflect similar changes in development patterns.

J. Hewitt motioned, J. Hansen seconded to approve the Rezone Petition RZ-05-17 & Ordinance 11-2017 at 4603 Durand Avenue. Motion carried 7-0.

- b. **Rezone RZ-06-17 | 10728 Spring Street | Tax Parcel #151-03-22-08-003-030
Ronald Primuth, Owner & Michael Lofy, Applicant**

Background

RZ-06-17 requests permission to rezone the property from AG (Agriculture) to R-100 (Residential Single Family) to build a single-family dwelling. An R-100 rezone would reduce the required setback from 100 feet to 25 feet to accommodate a proposed septic system and allow 120 feet between the dwelling and the mound system.



CSM-12-16 divided the parent 27-acre parcel to four lots to allow additional homes on large lots adjacent to Spring Street. Racine County approved an access point to Spring Street for the driveway on this property.

The parcels adjacent to and across the street from this parcel are also zoned Agricultural. All houses on those parcels are setback between 70-100 feet from the public right of way, which allows about 30 feet on each side of Spring Street to accommodate future widening of the road to four lanes as outlined in SEWRPC's VISION 2050 Land Use and Transportation Plan.

Consistency with Comprehensive Plan

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

Recommendation

Village staff recommends approval of the Primuth Rezone Petition (RZ-06-17) and the attached Ordinance 12-2017. The Rezone is consistent with the master plan, and the concerns with the septic placement call for greater flexibility in the placement of the home. The final setback of the home from the Spring Street ROW will be subject to staff approval upon application for a Building Permit.

Applicant: Micheale Lofy – 2440 Catherine Dr , Racine, Wi

J. Kis motioned, J. Hewitt seconded to approve the Rezone Petition RZ06-17 & Ordinance 12-17 located at 10718 Spring Street. Motion carried 7-0.

**c. Rezone RZ-07-17 | 1907 S. Green Bay Road | Tax Parcel #151-03-22-24-002-020
Orchard Springs Apartments, Owner/Applicant**

Background

RZ-07-17 requests to rezone the property from R-100 (Residential Single Family) to RM-2 (Residential Multiple Family). The applicant intends building two nine-unit apartment buildings to coincide with the neighboring apartment complex. Preliminary site plans also show a pool and a clubhouse added along STH 31. The neighboring apartment complex lies within the City of Racine. The property lies within Sewer Meter Area #16, which is currently under a development moratorium. Therefore, the Village cannot approve new sewer connections at this time, and future construction of multi-family units would require additional site plan approval by the Plan Commission.

Consistency with Comprehensive Plan

The property was previously two parcels; however, the applicant since merged the parcels to create a single parcel. The Village 2035 Master Land Use Plan recommends both Limited Commercial & Services and Residential for the now merged property. The request to rezone to Residential Multiple Family coincides with this recommendation.

Recommendation

Village staff recommend approval of the Orchard Springs Apartments Rezone Petition (RZ-07-17) and the attached Ordinance 13-2017. The Petition coincides with the Master Plan and the



use complements the nearby multi-family parcels in both Mount Pleasant and the City of Racine.

J. Hewitt motioned, J. Kis seconded to approve the Rezone Petition RZ 07-17 & Ordinance 13-2017 located at 1907 S. Green Bay Rd. Motion carried 7-0.

- d. Ying's Kitchen, Inc. Conditional Use (CU-09-17) | 1901 Durand Avenue | Tax Parcel #151-03-23-29-464-000
Daniel Ivans, Owner |Ying's Kitchen, Inc., Applicant**

Background

The applicant requests a conditional use to run a small manufacturing business at the property. The business will make Asian cooking sauces, and contain 4-6 personnel on site. The applicant does not propose to make any modifications to the existing site layout, landscaping, building elevations, or site lighting. The property is currently zoned M-E (Industrial Existing Limited), and requires a conditional use in accordance with Ordinance 90-691 (d) which requires a conditional use for all uses permitted in the M-1 (Industrial) district.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Residential for the property, which staff would take into account in any future rezone request. Community Development & Planning staff feel the location of CU-09-17 along Durand Avenue (STH 11) in proximity to other small-scale commercial businesses is not significantly harmful to nearby development or the Comprehensive Plan.

Recommendation

Village staff recommends approval of the Ying's Kitchen, Inc. Conditional Use (CU-09-17) with the following conditions:

1. Any modifications to the current site layout other than minor aesthetic changes shall require resubmission and subsequent approval of a new Conditional Use.
2. 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.
3. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.
4. Any signage for the facility shall require a future Sign Permit Application submission for staff review and approval. Monument signs shall not exceed 10 feet in height and have a minimum setback from the property line a distance equal to the height of the sign.

J. Hewitt motioned, J Kis seconded to approve the Ying's Kitchen, Inc. Conditinal Use (CU-09-17) at 1901 Durand Avenue. Motion carried 7-0.



- e. **Wisconsin Humane Society Site/Building/Operation Plan Application – Amendment (SP-15-17) | 2706 Chicory Road | Tax Parcel # 151-03-23-29-007-002
Wisconsin Humane Society, Owner | Matt Witte, Applicant**

Background

In July 2013, Wisconsin Humane Society (WHS) contacted staff to request the installation of a temporary storage trailer (for additional feline storage) on their property at 2706 Chicory Road. At that time, Village staff approved the trailer for a six (6) month temporary period with the condition that any further use or extension would require Plan Commission review and approval. WHS has since requested and obtained three additional one-year extensions in February of 2014, 2015, and 2016. The applicant expected their new facility to have been constructed by June 2017, but that has not yet occurred. The applicant now requests an additional extension of the temporary trailer placement through June 2018. WHS is currently fundraising to develop a new permanent facility to serve their growing needs.

The existing temporary trailer has saved the lives of numerous cats, thus furthering the commitment of the organization. The trailer, as it is positioned and anchored currently, does not pose any access or safety concerns to the site or facility, nor have any complaints been made about the placement or appearance.

Consistency with Comprehensive Plan

The Village 2035 Master Land Use Plan recommends Industrial for the subject property. SP-15-17 coincides with this recommendation.

Recommendation

Village staff recommend approval of the temporary trailer location and use extension through June 2018 while WHS proceeds with securing funding for the construction of a new facility. Upon closing of the current facility, the applicant shall remove the trailer and restore the site to its previous condition. The applicant shall apply for to the Plan Commission an additional temporary storage extension beyond June 2018.

J. Kis motioned, J. Hewitt seconded to approve Wisconsin Humane Society Site Plan/Building/Operation Plan Application Amendment at 2706 Chicory Road expiring June 2020. Motion carried 7-0.

- f. **HWY 31 & C Site/Building Operation Plan Application (SP-18-17) | 1619 N. Newman Road | Tax Parcel #151-03-22-01-096-010
Owner: Living Hope LLC Inc. | Applicant: Nathan Ward, Buell Consulting**

Background

SP-18-17 requests permission to construct a wireless communications facility utilizing a previously approved monopole and new ground mounted equipment. The applicant proposes to house all equipment completely within the fenced area, which was previously approved as SP-02-17.



Recommendation

Village staff recommend approval of the HWY 31 & C Site/Building/Operation Plan Application (SP-18-17) [plans by Edge Consulting Engineers, Inc. dated 07/17/2017] subject to the following conditions:

1. The applicant shall gain approval of final civil engineering, grading, and storm water drainage plans prepared by a professional engineer before issuance of any fill or building permits.
2. The applicant shall construct all utilities underground.
3. The applicant shall pay all applicable Village Impact Fees before issuance of a building permit.

J. Hewitt motioned, J. Kis seconded to approve the Hwy 31 & C Site/Building Operation Plan Application (SP-18-17) located at 1619 Newman Rd. Motion carried 7-0.

7. Commissioner & Staff Reports

S. Schultz mentioned that a change in the Ordinance regarding duplexes will be presented at the next Plan Commission meeting. J. Maier reported that a ribbon cutting will be October 9th at noon for the Mount Pleasant Campus Park.

8. Adjournment

J. Maier motioned, J. Hansen seconded to adjourn the Plan Commission at 2:50 p.m. Motion carried 7-0.

*Next meeting is scheduled for **Wednesday, October 18th, 2017 at 1:00 p.m.**

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