



COMMISSION MEMBERS PRESENT: R. Bhatia, J. Maier, D. Driver, J. Hewitt, J. Kis, T. Van Beckum, F. Leonard

COMMISSION MEMBERS ABSENT:

STAFF: S. Schultz, R. Palm, C. Lois

1. Call to Order

D. Driver called the Plan Commission meeting to order at 1:00 pm.

2. Roll Call

S. Schultz performed the roll call.

3. Public Comment

B. Hrevak of 4843 Indian Hills Dr. expressed concerns with the new construction in the City of Racine.

4. Meeting Minutes

a. September 18, 2019

J. Hewitt motioned to approve the September 18, 2019 meeting minutes as presented. R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

5. Old Business

a. Consideration of the Schmitz Ready Mix CSM Application (CSM-13-19)

Schmitz Ready Mix withdrew CSM Application CSM-13-19 to be reviewed at a later date.

6. New Business

a. Consideration of the Pale Properties CSM Application (CSM-14-19)

The applicant would like to create two lots at 5930 Washington Ave. The applicant would like to sell Lot 2 and keep ownership of Lot 1. Lot 2 is a single, multi-tenant building currently occupied by Potbelly and Verizon. Lot 1 is a two story office building currently occupied by Johnson Insurance. J. Hewitt motioned to recommend approval to the Mount Pleasant Village Board the Pale Properties CSM Application CSM-14-19 subject to staff recommendation, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.

b. Consideration of the Fii HPC DC Complex Site/Building/Operation Plan Application (SP-30-19)

The applicant would like to construct an approx. 98 ft. tall spherical network operations center and an associated data center towards the east-central portion of Area 1 of the Foxconn Development Site. The building will be constructed primarily of glass

J. Parker (Architect with Epstein Uhen) - The new buildings that will be constructed will continue to look compatible with the existing buildings on the campus. The building will be constructed for possible expansion in the future.

C. Lois expressed his gratitude towards J. Parker and S. Schultz for the progress on the project. J. Kis motioned to recommend approval of the Fii HPC DC Complex Site/Building/Operation Plan Application SP-30-19 to the Mount Pleasant Village Board subject to Staff recommendation for approval, R. Bhatia seconded the motion. Motion carried with a 7-0-0 voice vote.

c. Consideration of the Faigus Group, Ltd Site/Building/Operation Plan Application (SP-31-19)

The applicant would like to construct an approximately 4200 sq.ft. Physician Care Center building located at the southeast corner of STH 31 and Newman Rd.

E. Faigus with Faigus Group, Ltd informed the Commission that this will be a walk in, non-appointment facility. The facility is not tied to an existing Aurora or Wheaton Healthcare in the area. R. Bhatia motioned to recommend approval to the Mount Pleasant Village Board the Faigus Group, Ltd Site/Building/Operation Plan Application SP-31-19 to MVPB, F. Leonard seconded the motion. Motion carried with a 7-0-0 voice vote.

d. Consideration of the Extended Stay America Site/Building/Operation Plan Application (SP-32-19)

The applicant would like to construct a 132 room extended stay hotel at 13330 Globe Dr.

J. Kis motioned to approve the Extended Stay America Site/Building/Operation Plan Application SP-32-19 subject to staff recommendation and for staff to work with the applicant to improve the exterior of building, curb appeal and added sidewalk, J. Maier seconded the motion. Motion carried with a 7-0-0 voice vote.

e. Consideration of the Foxconn Power Sub-Station (Major Update) Site/Building/Operation Plan Application (SP-35-19)

The application requests approval for outdoor high voltage equipment for the already approved private utility substation to feed electricity to the Foxconn campus J. Kis motioned to recommend approval to the Mount Pleasant Village Board of the Foxconn Power Sub-Station Site/Building/Operation Plan Application SP-35-19, J. Maier seconded the motion. Motion carried 7-0-0 with a voice vote.

f. Consideration of Ordinance 23-2019: An Ordinance to Amend the Zoning Map for the Village of Mount Pleasant Relating to Property Located along S. Emmertsen Road and Having Tax Parcels #151-03-22-13-085-002, 151-03-22-12-285-020, and 151-03-22-12-286-021 from R-75 (Residential Single Family) to R-60 (Residential Single Family); Rezone Petition RZ-16-19

The applicant would like to rezone the property located to the east of Emmertsen Rd. and adjacent to 525 S. Emmertsen Rd. from R-75 to R-60. By downsizing to R-60 the applicant is able to create a fourth lot. N. Washburn –Believes that the smaller lot assessed values will increase the values of the neighborhood. J. Hewitt motioned to recommend approval to the Mount Pleasant Village Board Ordinance 23-2019, R. Bhatia seconded. Motion carried 7-0-0 with a voice vote.

7. Commissioner & Staff Reports

a. Robin Palm, Planner II

R. Palm updated the Commission the municipal complaints and the State Planning Conference in Eau Claire, WI.

b. Samuel Schultz, Community Development Director

i. Blueprint: Mount Pleasant Update

Draft versions on two of the three modules have been completed and Staff is hoping for final approval by March 2020.

ii. State Planning Conference Update

Staff saw interesting presentations that will be utilized here in the Village.

8. Adjournment

J. Hewitt motioned to adjourn the Plan Commission meeting at 2:42 pm, J. Kis seconded the motion. Motion carried with a 7-0-0 voice vote.