



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin

1. Call to Order

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

2. Public Comment - None

3. Approval of the June 18, 2014 meeting minutes

J. Hewitt motioned, D. Driver seconded to approve the June 18, 2014 meeting minutes. Motion carried unanimously.

**4. Site Plan Request for Stonefield Crossing Apartments located at 837 Boulder Trail
Tax Parcel #151-03-22-14-052-220 | Stonefield Village, LLC/Ener-Con Applicant**

Representative: Molly Mahan, 8575 W Forest Home, Greenfield, WI
Mark Eberle, Neilsen, Madsen & Barber, 1458 Horizon Blvd, Mount Pleasant, WI
Alicia Hurst, President of Stonefield Condo Assoc, 8575 W Forest Home,
Greenfield, WI

The original scope of multi-family development by Ener-Con along Oakes Road included Stonefield Heights Condos (the existing two 8-unit buildings and one 4-unit building northeast of Oakes Road) and three planned phases of Stonefield Village Condos southwest of Oakes Road. Phases I and II began construction in 2004-2005 and were all platted as one condominium development made up of twelve 6-unit buildings totaling 72 units. At that time, the entirety of the necessary storm water facilities, private water main, and private sewer were constructed, extending into and preparing for the eventual expansion into phase III. Phase III was originally intended to include 60 additional condominium units with a mix of 4-unit and 6-unit buildings. This phase, however, was never built-out due to poor market conditions.

The developer now wishes to develop Phase III of the 2002 approved Stonefield Village project as rental apartment units to be known as Stonefield Crossing Apartments. The project will consist of seven 8-unit buildings and one 4-unit building that will operate separately from the Stonefield Village Condo Association, Inc. on their own parcel. Although separate, the two developments will share the utilities and access approved as part of the 2002 approval and installed in 2004-2005. Ener-Con feels that the market is in more demand of rental units as opposed to condominiums.



The property was rezoned from AUH to RM-1 in 2002 (RZ-06-02) which permits the proposed use and density of 8-unit multi-family buildings.

D. Degroot motioned, J. Maier seconded to recommend approval of the proposed site plan, landscape plan and elevations (Site Plan by Nielsen, Madsen & Barber – dated 06/16/2014, Landscape Plan by Reesman’s Service Corporation – dated 06/16/2014, and Elevations by Ener-Con Builders – dated 04/12/2014) with the following conditions:

1. The developer and successors shall be responsible for the maintenance of all private drives in perpetuity. A minimum unobstructed private drive pavement width of twenty-four (24) feet shall be maintained throughout the project. A cross access easement between the Stonefield Village Condo Association, Inc. and Stonefield Crossing Apartments for shared driveway access to Oakes Road and the shared looping private drive shall be drafted, recorded, and provided to Village staff prior to the issuance of any building permits. This easement agreement shall also include the shared on-site private sewer and water mains.
2. All private parking spaces directly connected to the private drive shall maintain a minimum length of twenty (20) feet to accommodate vehicles without obstructing private drive/emergency vehicle circulation.
3. The developer shall draft and record a shared storm water maintenance agreement outlining the shared storm water management system between Stonefield Village Condo Association, Inc. and Stonefield Crossing Apartments, including the clarification and delineation of any necessary storm water easements. This agreement shall be recorded and provided to Village staff prior to the issuance of any building permits.
4. Similar to the adjacent Stonefield Village Condos, the developer shall execute a Village of Mount Pleasant Waiver of Liability for Provision of Enhanced Solid Waste Collection Services on Private Roads and Other Private Property for the allowance of municipal refuse and recycling collection within the development and associated private drives. The developer acknowledges that, upon expiration of Village’s current refuse and recycling collection contract on January 1, 2016, or unless a new or extended waiver is executed by developer by that time, the developer shall inform all prospective tenants through restrictive covenants or leases, that Village refuse collection shall be at the Village public street frontage (Oakes Road). All residents within this project shall bring refuse to these collection points unless continued voluntary private refuse is desired. The Developer shall prepare restrictive covenants, or add requirements to leases that address public refuse collection points. The Developer shall record these covenants at the Racine County Register of Deeds Office.
5. Submission and approval of any freestanding lighting paired with associated photometric plan prior to issuance of any building permits. Any installation shall meet the standard height requirement, not exceeding 20’ in total height from ground to top of luminere. All



freestanding and wall mounted luminaires shall include cut-off provisions to preclude off-site lighting impacts.

6. The 2002 site plan approval condition requiring the installation of a private on-site five foot wide traffic bond recreational trail shall be released and the associated easement vacated.
7. Each building within the development shall include signage to adequately indicate unit location. Any monument signage or directional signage as part of the project shall require a subsequent sign permit application to be reviewed and approved by Village staff.
8. Submission and approval of a mail delivery plan addressing location of any central collection and delivery point(s) prior to the issuance of any building permits.
9. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer is required prior to the issuance of any fill or building permits.
10. All rooftop drainage and downspouts shall be connected to the underground storm water system or discharge into landscape areas. No sheet flow of rooftop drainage across pavement shall be allowed.
11. The project shall be constructed of three (3) different siding colors as proposed, providing distinctive variation of color between each building.
12. The siding on the proposed elevations is denoted as Aluminum. Samples of this material shall be submitted prior to the issuance of a building permit to verify three final color selections and material specifications.
13. All utilities shall be constructed underground.
14. Compliance with state/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans and issuance of a village building permit.
15. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

Motion carried unanimously.



**5. Site Plan Amendment for Additional Retail Space located at 5415 Washington Avenue
Tax Parcel #151-03-22-13-170-000 | B&K Enterprises Owner/Koscielniak Applicant**

Representatives: Dave Kozielniak, Architect, 12310 W. Waterford Ave, Greenfield, WI
Michael Wolters, PCI, 2332 N 72nd St, Wauwatosa, WI

In April 2013, the Plan Commission approved a site plan application and building modifications for Big Lots to occupy the former Hobby Lobby space at 5415 Washington Avenue. At that time, the applicant mentioned the intent that there would be a second phase of modifications for retail build-out along the western façade. The applicant is proposing demolition of the 4,126 square foot protrusion along the western façade in conjunction with façade modifications to the remnant 18,970 square feet not utilized by Big Lots. This would provide two or more retail tenant spaces facing STH 31 (Green Bay Road).

J. Mallon motioned, J. Hewitt seconded to recommend approval of the proposed site plan, landscape plan and elevations (All plans by Kozitecture – Site Plan dated 07/02/2014, Landscape Plan dated 07/02/2014, and Elevations dated 07/01/2014) with the following conditions:

1. Building materials shall be submitted prior to the issuance of a building permit to verify final/proposed color selection.
2. The parking area west of the building shall be modified to include a fire lane in the drive aisle parallel to the western façade and include turning movements for South Shore Fire Department apparatus. A modified parking/site plan shall be submitted to Village staff for review and approval prior to the issuance of any raze or building permits.
3. The landscape plan shall be modified to coincide with parking area modifications required as art of #2 above, including additional detail for all proposed foundation planting beds along the west elevation as well as the denotation of all plant species on the plan. The final plan shall be submitted to staff for review/approval prior to the issuance of any raze or building permits.
4. The installation or modification of any freestanding lights on-site shall meet the standard height requirement, not exceeding 20' in total height from ground to top of luminere. All freestanding and wall mounted lumineres shall include cut-off provisions to preclude off-site lighting impacts. Any damaged freestanding lighting existing in the parking area shall be removed and/or replaced.
5. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
6. All proposed glass on the elevations shall be vision glass to allow light to enter and emit from the facility.



7. Any on-site guard rails or hand rails shall be painted to compliment the building façade materials and color.
8. The continuous five-foot (5') wide concrete sidewalk shall be installed along the STH 31 property frontage south of Hardees prior to issuance of a certificate of occupancy. The 25' landscape area east of the sidewalk shall be graded to the parking lot without the necessity or installation of any retaining wall structure.
9. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer is required prior to the issuance of any fill, raze, or building permits.
10. All rooftop drainage and downspouts shall be connected to the underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
11. All utilities shall be constructed underground.
12. Compliance with state/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans and issuance of a village building permit.
13. The facility shall be limited to one ground sign along each public street frontage not exceeding 9' in total height from ground level to top of sign. All ground signage shall be placed outside of the public right of way(s) and any vision triangles at driveway entrances or public road intersections. All flat wall signage shall be constructed of channel letters. The proposed monument signage illustrated on the site plan is not approved as part of this recommendation. Any signage for the facility requires a future sign permit submittal for staff review/approval.
14. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.

Motion carried unanimously.

6. Request for Building Façade Modifications for Primrose Retirement Community located at 1775 N. Newman Road | Primrose Retirement Communities, LLC

Representative: Brian Morgan, Primrose home office, 815 N. 2nd St, Aberdeen, SD
BJ Schaeffbauer, Primrose home office, 815 N. 2nd St, Aberdeen, SD



The Plan Commission reviewed and approved the Primrose Retirement site plan, rezone, and conditional use (RZ-01-13/CU-02-13) at the March 20, 2013 commission meeting, with subsequent approval of the rezone and conditional use occurring at the April 8, 2013 Village Board. During construction, there have been several ongoing violations of Village ordinance pertaining to fire department site access as well as fire hydrant activation and site grading/erosion control. On Monday, July 7, 2014, the Village Administrator and Development staff performed an on-site tour of the project with the Village building inspector. During the visit, it was observed that several building elevations were being completed with the siding material and not including the 4'6" stone wainscot that was part of the approved plans. The stone was discussed at the original plan commission meeting and approved as part of the WAI Continuum plans dated 2/12/2013. This stone was also included on the state approved building plans (dated 3/25/2013) by which the building permit was issued. Village staff has explained to Primrose that the siding should be removed and the stone installed per the original project approval, and that the only option to finalize the project in a different fashion and still obtain occupancy is to obtain approval from the Plan Commission.

D. Driver motioned, J. Maier seconded to modify the elevations as follows:

1. Addition of a stone wainscot to the west elevations of Villas 1 & 4 facing Newman Road.
2. Removal of the 4'6" stone wainscot on the following elevations:
 - a. West, north, and northeast elevations of the garage
 - b. North elevation of the garage breezeway
 - c. North elevation of Wing 'A'
 - d. All elevations within the northern courtyard
 - e. North elevation of Wing 'C'
 - f. All elevations within the southern courtyard

Motion carried unanimously.

7. Commissioner & Staff Reports -

L. Martin reported that he sent out a reminder letter to all six car dealers in the Village of Mount Pleasant regarding basics about cars parking on lawn, signage and temporary banners.

8. Adjournment

J. Kis motioned, J. Maier seconded to adjourn at 3:02 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, August 20, 2014 at 1:00 p.m.**

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