



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

COMMISSION MEMBERS ABSENT: J. Hewitt

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. Public Comment - None

3. Approval of the July 16, 2014 meeting minutes

J. Maier motioned, D. Driver seconded to approve the July 16, 2014 meeting minutes. Motion carried unanimously.

**4. Rezone Petition RZ-06-14 located at 630 Emmertsen Road
Portion of Tax Parcel #151-03-22-14-006-000 | Ivanov Owner/Hamilton Applicant**

Representative: Amy Hamilton, 1701 W. 6th St, Racine, WI

The applicant requests permission to construct a three-unit multi-family residential structure fronting Emmertsen Road. To facilitate the desired project, the applicant requests to rezone approximately 1.546 +/- acres from AUH (Agriculture-Urban Holding) to RM-1 (Residential Multi-Family). The applicant is under contract for the purchase of three parcels totaling approximately 13.18 acres. The area of the proposed rezone, fronting Emmertsen, would be amended as a stand alone parcel via lot line adjustment, with the remnant land and two northern parcels being merged together via quit claim deed. The proposed rezone location and construction area are currently served by municipal water and sewer in Emmertsen Road. The rezone request is also in alignment with the residential character of the neighborhood as well as the 2035 Comprehensive Land Use Plan. B. Sasse recommended that the applicant dedicate additional right-of-way along Emmertsen Road.

J. Kis motioned, J. Maier seconded to recommend approval of RZ-06-14 with the following conditions:

1. The applicant shall complete the proposed lot line adjustment/merger prior to the issuance of any building or fill permit for the proposed multi-family structure.



2. The applicant shall dedicate approximately seven (7) feet of land along the Emmertsen Road frontage to the Village of Mount Pleasant for public road right-of-way. Emmertsen Road is planned to have an 80' future road right-of-way on the 2035 Comprehensive Land Use Plan.

Motion carried unanimously.

**5. Conditional Use Petition CU-04-14 located at 2100 Racine Street
Tax Parcels #151-03-23-21-057-000, 151-03-23-21-059-000 & 151-03-23-21-060-000
Zoe Outreach Ministries Owner/Racine Urban Garden Applicant**

Representatives: Melvin Hargrove, Zoe Outreach Ministries Senior Pastor, 4140 LaSalle St

The applicant requests permission to construct and operate a community garden on three parcels located at 2100 Racine Street (Southwest corner of Racine Street & 21st Street). The RCH (Redevelopment-Conservation Holding) district requires a conditional use for any new construction or changes in use. Currently, the parcels are vacant and owned by Zoe Outreach Ministries.

Racine Urban Garden Network (RUGN), formed in 2009, has developed over 10 community garden locations in the City of Racine since its first installation in 2010. This project would be RUGN's first in Mount Pleasant and the first project of its kind within the Village. It is the intent of RUGN that this garden project will "assist in stabilizing the surrounding neighborhoods, increase stewardship of the area by local residents, and provide a fresh food alternative to participating families."

D. DeGroot motioned, J. Kis seconded to recommend approval of CU-04-14 subject to the following conditions:

1. The proposed perimeter fence fronting Racine Street and 21st Street shall comply with Village fence regulations, requiring a maximum height of four (4) feet and placement outside of the 30' by 30' vision triangle at the intersection of the public streets (northeast corner of site).
2. The shed and all raised garden beds shall be setback a minimum of three (3) feet from the overall perimeter property line. Construction of the shed structure shall require review and permit issuance by the Village Building Department.
3. The garden waste, compost, and wood chip piles shown along the alley way (west property line) shall be contained in bins or three sided wall structures to minimize runoff and off-site impacts. These bins/walls shall be setback a minimum of three (3) feet from the alley/property line. A final site plan with the modified setbacks shall be submitted to staff prior to the issuance of any sign or building permits.



4. Hours of operation are sunrise to sunset, April 1 through November 30 annually. Any noise produced onsite shall comply with the Village Noise Ordinance (Sec. 54-5) defined and limited as 6:00 AM to 10:00 PM.
5. The project shall be limited to one ground sign per 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). Any signage requires a future sign permit submittal for staff review/approval.

Motion carried unanimously.

**6. Conditional Use Petition CU-05-14 located at 2225 Mead Street
Tax Parcel #151-03-23-21-133-010 | Habitat for Humanity Owner/Applicant**

Representative: Jan Roland, 4637 Lathrop Ave, Habitat for Humanity

Habitat for Humanity requests permission to construct a 1,400 square foot, 1 ½ story single-family home on the 0.1 acre lot located at 2225 Mead Street. This property is located 2 parcels north of the Mount Pleasant Police Department Community Oriented Policing (C.O.P.) house approved earlier in 2014 and now under construction. This new home project, paired with the C.O.P. house, is creating the much needed momentum for revitalization and renewal of the Lakeside Neighborhood. The conditional use is requested due to the current RCH (Redevelopment-Conservation Holding) zoning, which requires a conditional use for any new construction or change of use within the district. Habitat for Humanity has built numerous homes in the City of Racine, this project being the first new Habitat home construction project in the Village of Mount Pleasant.

J. Kis motioned, D. Driver seconded to recommend approval of CU-05-14 for the construction of a new single-family home as it contributes to the existing residential character of the neighborhood. The new home alignment and setbacks shall align with the presented survey completed by Nielsen, Madsen & Barber S.C. and dated July 8, 2014.

Motion carried unanimously.

**7. Conditional Use Petition CU-06-14 located at 1411 Highway V
Tax Parcel #151-03-22-08-036-000 | Dittlof Owner/Applicant**

Representative: Curt Romanowski, 1321 Hwy V

The applicant requests permission to construct a 40' x 60' detached structure (22' in height) for personal storage of a motor home, personal vehicles, and yard/recreational equipment. The request requires a conditional use in accordance with Ordinance 90-311 (d)(11) as the proposed structure (in combination with the existing attached garage) exceeds 85% of the habitable floor area of the residence on-site. The property is zoned Agriculture and currently has two garage/shed



structures, requiring the existing detached shed to be removed in conjunction with the construction of the proposed 2,400 square foot structure.

J. Maier motioned, J. Kis seconded to recommend approval of CU-06-14 subject to the following conditions:

1. The total number of attached, detached garages and sheds on the subject property is prohibited to exceed two. The existing detached shed shall be razed as a condition of the building permit for the new structure.
2. Maximum side wall height is prohibited to exceed eighteen feet.
3. The minimum side and rear yard setback for the new storage structure shall be twenty-two feet (22'), equivalent to the proposed height.
4. Commercial, industrial, and non-premise homeowner personal storage use is prohibited. An annual interior inspection may be required by building, fire and/or planning departments to ensure that garages and shed(s) are not being used for the above purposes. The minimum citation forfeiture for the aforementioned violations shall be \$6,125.
5. A grading and stormwater drainage plan prepared by a State of Wisconsin professional engineer shall be submitted and reviewed/approved by the Village prior to issuance of any fill and/or building permits.

Motion carried unanimously.

8. Commissioner & Staff Reports -

L. Martin stated that the September meeting agenda will include a project for the Bodner property at Biscayne Ave and S. Green Bay Rd.

L. Martin also stated he would like to have a discussion in September regarding the uniform channel letter color policy for wall signage.

B. Sasse reported that the Comprehensive Outdoor Recreation Plan has been under the planning scheduled for SEWRPC to complete it. They have a meeting on Thursday with the Park Advisory Committee to discuss the recommendations of that plan and hopefully shortly after SEWRPC will finalize the plan and adopt it.

B. Sasse also reported that the paving program is starting up. The paving program will construct the Pike River Pathway bike trail from Highway 11 to the Racine County Trail this summer. By the end of this fall there should be a paved trail from Old Spring Street to Highway 11 completed.

L. Martin reminded everyone that the Festival Foods ground breaking is scheduled for September 5th.



L. Martin also reported that the CDA has been working on the creation of TID 3 and Amendment to TID 2. There will be a Public Hearing & Joint Review Board scheduled for September 8th as part of the process in forming TID 3 which would be adjacent to TID 1. TID 3 would be a 296 acre TID south of Highway 20 between West Road and International Drive. He added that they are also entertaining an amendment to TID 2 at the same public hearing.

9. Adjournment

D. DeGroot motioned, J. Kis seconded to adjourn at 1:40 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, September 17, 2014 at 1:00 p.m.**

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