



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

**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. M. Pirk introduced and welcomed Robert Underhill, newly appointed member to the commission.

**2. Public Comment – None**

**3. Approval of the January 21, 2015 meeting minutes**

D. Driver motioned, J. Hewitt seconded to approve the January 21, 2015 meeting minutes. Motion carried 6-0, with R. Underhill abstaining.

**4. Rezone Petition RZ-01-15 located along SE Frontage Road  
Tax Parcel #151-03-22-18-020-020 | RD Racine LLC Owner/Lewis Brooks Applicant**

Representative: Lewis Brooks, 4886 Gilkeson Rd, Waunakee, WI

Brooks Tractor requests permission to rezone approximately 10.2 +/- acres from BP (Business Park) to B-3 (General Business) to construct a future tractor sales and maintenance facility. The applicant is under contract for the purchase of property, and is requesting the rezone as part of their contingency period prior to closing.

A conceptual site plan was presented at the October 22, 2014 Plan Commission meeting (attached) to determine if this site was appropriate for this type of use. After deciding to proceed forward, Brooks has been working with Village staff and the Racine Water Utility to secure the extension of a public water main south along the East Frontage Road to serve the property. This main extension is planned to be constructed in 2015 and accomplished through a Tax Increment District No. 1 Development Incentive/Agreement. The dealership project, to be built in 2015 or 2016, will consist of two buildings – a 26,000 square foot dealership building and a separate wash bay/storage building.

As an additional note, because a full site plan submittal is not ready at this time, this project will require a future site plan submittal and plan commission review/approval prior to any permits being issued.



J. Hewitt motioned, J. Kis seconded to recommend approval of RZ-01-15 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will enhance the development landscape along Interstate 94 and within Tax Increment District No. 1. Motion carried unanimously.

**5. Rezone Petition RZ-02-15 located at 7930 Braun Road  
Portion of Tax Parcel # 151-03-22-27-012-000 | Ostermann Applicant**

Representative: John Ostermann, 7930 Braun Rd, Mount Pleasant

Rezone petition RZ-02-15 to rezone approximately 4.675 +/- acres from AG (Agriculture) & M-1/OAG (Industrial with Overlay Agriculture) to R-100 (Residential Single Family) in conjunction with the splitting of the parcel/formation of two new residential parcels via certified survey map. Two new proposed R-100 lots will be created west of the existing home as well as an outlot dedicated to the Mount Pleasant Storm Water Utility. The applicant was approved for a similar rezone in 2010 but was never completed due to the land division not occurring. The scope of the rezone has changed as part of this application.

J. Maier motioned, J. Kis seconded to recommend approval of RZ-02-15, reducing the overall rezone to R-100 to only lots 2 & 3 of CSM-01-15, lot 1 to remain AG agriculture. Motion carried unanimously.

**6. Ostermann Certified Survey Map Request located at 7930 Braun Road (CSM-01-15)  
Tax Parcel # 151-03-22-27-012-000 | Ostermann Applicant**

Representative: John Ostermann, 7930 Braun Rd, Mount Pleasant

The landowner wishes to divide the existing 4.675 +/- acre parcel into a total of 4 parcels. Two new lots would be created west of the existing home along Braun Road: Lot 2 totaling 32,491 sq. ft., Lot 3 totaling 21,624 sq. ft., and the existing home (Lot 1) retaining 122,822 sq. ft. An outlot totaling 26,707 sq. ft. would also be created and dedicated to the Mount Pleasant Storm Water Utility for the Chicory Creek drainage way. (The overall 4.675 +/- acres as part of this CSM are also proposed for rezone to R-100 Residential Single Family as part of RZ-02-15). The property is currently served by sanitary sewer and would utilize new private wells for water service to any new homes built on Lots 2 or 3.

D. Driver motioned, J. Kis seconded to recommend approval of the Ostermann certified survey map (CSM-01-15) subject to the following conditions:

1. The Owner's and Village's Certificates on page 2 shall be modified for the dates/years to read 2015.



2. Submission and approval of a holistic grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of any building permits on Lots 2 or 3.
3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
5. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

**7. Rezone Petition RZ-03-15 located at 2246 Mead Street  
Tax Parcels #151-03-23-21-121-000, 151-03-23-21-122-000 & 151-03-23-21-125-000  
Racine Community Outpost Applicant**

Representative: David Voss, 3333 Standish Ln, Elmwood Park  
Richard Polzin, 2513 Gillen St, Racine – Secretary/Treasurer of Racine  
Community Outpost

Rezone petition RZ-03-15 to rezone approximately 0.3 +/- acres from RCH (Redevelopment-Conservation Holding) to PUL (Public or Utility Lands) for the development of Polzin Park. The property currently consists of three lots – two used as a storage yard and the other occupied by a garage and a two story brick building. This new park playground project, funded by SC Johnson and organized in partnership with Racine Community Outpost, will be developed and turned over to the Village in calendar 2015. The park consists of a shelter pavilion, open grass area and various playground equipment – all ADA compliant and accessible (see attached narrative for additional detail). This project continues the momentum in creating change in the Lakeside Neighborhood. In 2014, the Village reviewed and approved numerous new investment projects, including the conditional use for a Habitat for Humanity house (2225 Mead Street), the Mount Pleasant Police Department Community Oriented Policing (COP) house (2237 Mead Street), as well as a conditional use for the Racine Urban Garden Network Zoe Community Garden (2100 Racine Street). This playground project has previously been reviewed and approved by the Mount Pleasant Parks & Recreation Advisory Board.

J. Maier motioned, D. DeGroot seconded to recommend approval of RZ-03-15 including site plan by RGC Design, allowing for the creation of Polzin Park. Motion carried unanimously.



**8. Fliess Certified Survey Map Request located at 11016 Braun Road (CSM-02-15)  
Tax Parcel # 151-03-22-29-018-000 | Fliess Applicant**

Representative: Cherie Fliess, 4436 90<sup>th</sup> St, Mount Pleasant

The landowner wishes to divide a 1.688 +/- acre lot from the existing 80.5 +/- acre parent parcel for the construction of a future single family home. Currently, the area is not served by sanitary sewer or municipal water. That being the case, soil testing was conducted in January 2015 on the proposed lot to determine the viability and placement of a mound septic system. This testing determined that the property would be able to be served by a mound system. Water would then be obtained by the installation of a private well at the time of home construction.

D. Driver motioned, J. Kis motioned to recommend approval of the Fliess certified survey map subject to the following conditions:

1. The face of the C.S.M. shall be modified to denote a total road dedication of forty (40) feet from the center line of Braun Rd. for future public highway purposes. Braun Road is planned to have an 80' future road right-of-way on the 2035 Comprehensive Land Use Plan.
2. The Village's Certificate on page 3 shall be modified to read "Stephanie Kohlhagen, Village Clerk/Treasurer" as Village of Mount Pleasant signatory.
3. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of any building permits on Lot 1.
4. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
5. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
6. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.



## 9. Public Utility Main Extensions

B. Sasse presented individual memos outlining the proposed public utility extensions.

### 1. Campbell Woods CSM Sanitary Sewer

This project includes approximately 320 feet of new sanitary sewer, extending east and west from an existing Utility sewer near the CTH KR right-of-way. This sewer extension will provide service to four new lots created as part of a previously approved CSM on County Line Road. The extension is planned for construction in 2015.

### 2. Cherry Hill Drive Storm Sewer

This extension includes approximately 1,050 feet of new storm sewer, extending from the south terminus of Cherry Hill Drive, south approximately 900 feet, then east for 150 feet and connecting to an existing WisDOT storm sewer in STH 31. The storm sewer extension will address existing drainage deficiencies along the Cherry Hill Drive right-of-way. Construction of this sewer is planned for 2015.

### 3. Evangelical United Methodist Church Sanitary Sewer

This project includes approximately 500 feet of new sanitary sewer, extending east from the Village's interceptor sewer along the west side of the Pike River. This sewer extension will provide service to future development between Braun Road and CTH KR, and between the Pike River and STH 31. The extension is planned for construction in the coming months of 2015. The project is being constructed in order to have the sewer in place prior to the Storm Water Drainage Utility's planned Pike River Improvements project in this area, also slated for 2015 construction.

### 4. County Highway V Water Main & Sanitary Sewer

This project includes approximately 13,000 feet of new 16" water main along Highway V, from the northern Village limits to STH 20. A sanitary sewer force main will be extended approximately 7,500 feet from the northern Village limits to CTH C, and will be owned and operated by the Village of Caledonia. Gravity sewer service will not be possible on this portion of force main. Downstream of this force main, from approx. CTH C to STH 20, will be approx. 5,500 feet of gravity flow sanitary sewer. These utility extensions were initiated by the Village of Caledonia, who wishes to provide sanitary sewer and water service to western portions of Caledonia. The project also includes a portion of gravity sewer (joint effort between Caledonia and Mt. Pleasant) between STH 20 and CTH C, which will allow for gravity service to existing properties on Hwy V and the surrounding areas. These extensions are planned for construction in 2015.

### 5. I-94 East Frontage Road Water Main

This project includes approximately 2,000 feet of new 16" water main. The main extension begins at an existing main terminus approximately 1,200 feet south of STH 20,



extending south. Initially, the main will service the planned Brooks Tractor facility. This extension is planned for construction in 2015.

**6. Pedroza County Highway KR Sanitary Sewer**

This project includes approximately 15 feet of new sanitary sewer, extending north from the Sewer Utility's interceptor sewer in the CTH KR right-of-way. This sewer extension will provide service to 4510 and 4522 County Line Road.

D. Degroot motioned, J. Maier seconded to accept the proposed utility main extensions. Motion carried unanimously.

**10. Commissioner & Staff Reports -**

L. Martin stated that there is an open house for the new Children's Hospital office located on Washington Avenue on Thursday 2/19 at 11:00 am.

B. Sasse reported that the paving program will be advertised for bid on Thursday. As part of the paving program, 22<sup>nd</sup> street will be reconstructed from Clark St. to Howe St. Bill added that staff has reached out to the local businesses/community to see what their plans and visions are for the neighborhood.

**11. Adjournment**

J. Hewitt motioned, D. Driver seconded to adjourn at 2:01 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, March 18, 2014 at 1:00 p.m.**

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