



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 1:01 pm by M. Pirk.

2. Public Comment – None

3. Approval of the February 18, 2015 meeting minutes

J. Hewitt motioned, J. Maier seconded to approve the February 18, 2015 meeting minutes. Motion carried unanimously.

**4. Chick-fil-A Certified Survey Map Request located at 5201/5315 Washington Ave
Tax Parcel #151-03-22-13-154-005 | Chick-fil-A, Inc. Applicant**

Representative: Jason Hill, Chick-fil-A, 5200 Buffington Rd, Atlanta, GA
Joe Vavrina, HR Green, 420 N Front St, McHenry, IL

The applicant and landowner wish to create a 1.243 acre parcel (proposed Lot 1) to facilitate the development of a stand alone Chick-fil-A restaurant development. This parcel would function as an outlot in front of the existing Racine Centre multi-tenant development, fronting Washington Avenue. The property is zoned B-2 Community Business and would allow for the proposed development project. Upon title/deed investigation in preparation of this C.S.M., the surveyor discovered that the overall shopping center property, which straddles the municipal boundary, had a legal description which straddled the physical boundary. This is being cleaned up as part of this C.S.M. with proposed lots 1 & 2 in the Village of Mount Pleasant and lots 3 & 4 in the City of Racine. The City plan commission will also be reviewing and is required to be signatory to this C.S.M. as it involves a parent parcel which is straddling.

D. Degroot motioned, J. Kis seconded to recommend approval of the Chick-fil-A certified survey map (CSM-03-15) subject to the following conditions:

1. The face of the C.S.M. shall be modified to include the following:
 - i. a six (6) foot wide easement paralleling the STH 20 right-of-way along the frontage of Lots 1 and 2 for public sidewalk purposes



- ii. the access easements as shown on C.S.M. No. 1256
 - iii. the existing storm sewer easement along STH 20 frontage
2. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
 3. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within sixty (60) days of Village Board approval.
 4. 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.

**5. Site Plan Request for Chick-fil-A located at 5315 Washington Ave
Tax Parcel # 151-03-22-13-154-005 | Chick-fil-A Inc. Applicant**

Representative: Jason Hill, Chick-fil-A, 5200 Buffington Rd, Atlanta, GA
Joe Vavrina, HR Green, 420 N Front St, McHenry, IL

The applicant is proposing development of an approx. 4,877 square foot stand alone Chick-fil-A restaurant on a new outlot created in front of the Racine Centre shopping mall. The restaurant is slated to include 130 indoor seats and 20 outdoor seats for the warmer months, and will also include an indoor play area for children. The drive thru is laid out to accommodate dual stacking lanes, minimizing the length of vehicle stacking into the parking area. Building elevations consist of quality materials (entirely brick, metal, and glass) and include a good use of both roofline and building façade articulation. The typical street tree placement along STH 20 has been waived by staff due to an existing storm sewer easement paralleling the right-of-way. This is similar situation to the prior approval of the Panda Express at 5417 Washington Ave.

Chick-fil-A as we know it started in the mid 1960's as a food court tenant within shopping malls, with the first stand alone store built in 1986. Today there are more than 1,600 locations in 39 states. Regency Mall's food court location in the City of Racine was the only store in the state of Wisconsin until 2014. Last year, three stand alone locations were added throughout the state in Greenfield, Madison, and Brookfield. The Mount Pleasant location would be constructed in calendar 2015 (see attached narrative for additional company history).

J. Kis motioned, J. Hewitt seconded to recommend approval of the proposed Chick-fil-A site plan, elevations, and landscape plan (*Site Plan and Landscape Plan by HR Green - dated 02.18.15, Elevations by Chipman Design Architecture, Inc. – dated 02.11.15*) with the following conditions:

1. The site plan shall be modified to eliminate the jog in the sidewalk alignment at the northwest corner of the site. The sidewalk shall continue straight west to the property line,



paralleling STH 20 right-of-way. This will likely require modification/relocation of the existing communications utility box at this location.

2. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
3. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
4. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure.
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. Proposed windows shall be vision glass to maximize natural light entering the building.
7. Any roof top mechanical units shall be screened to minimize the visual appearance from any public roads or from within the site.
8. 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/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.
9. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
10. All rooftop drainage and downspouts shall be connected to a underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
11. All utilities shall be constructed underground.
12. A cross access/shared parking easement agreement shall be recorded between the Chick-fil-A site and the Racine Centre to facilitate overflow parking from the Chick-fil-A location with a copy submitted to Village Planning staff prior to issuance of any building permits.



13. Final location and placement of the bus stop shall be coordinated with Village and Belle Urban System (BUS) management staff.
14. Submission of an executed affidavit indemnifying the Village of any responsibility for light poles and signage located within the public storm sewer easement is required prior to the issuance of any building permit.
15. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
16. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the sidewalk a distance equal to the height of the sign.

Motion carried unanimously.

6. Public Right of Way Vacation for a Portion of Kilbourn Drive

Pursuant to Wis. Stat. Section 62.23(5), the Plan Commission is to review and approve any matters relating to the vacation of any public right-of-way. As part of an ongoing Development Agreement and Rezone Petition RZ-04-15, a proposed automotive sales and service facility would be including this current right-of-way area as part of their site plan build out. The Village has been in negotiations with the Wisconsin Department of Transportation to release a deed restriction on the right-of-way and incorporate the deeding of the property to the project as part of the Development Agreement. The Village Board unanimously adopted a resolution on February 23rd, 2015 to initiate the road vacation process, and scheduled a public hearing for April 13th, 2015. A Lis Pendens has also been filed with the county to begin the road vacation process.

D. Degroot motioned, J. Kis seconded to recommend acceptance of the proposed road vacation for a 1.75 acre portion of the Kilbourn Drive right of way and recommend the completion of the road vacation process to the Village Board.

Motion carried unanimously.

**7. Rezone Petition RZ-04-15 located along SE Frontage Road
Tax Parcels #151-03-22-18-016-000 & 151-03-22-18-016-020 | Bozich Applicant**

Representative: Richard Bierman, 2108 Johnsburg Rd, Johnsburg, IL

The applicant request permission to rezone approximately 3.89 +/- acres from AG (Agriculture) to B-3 (General Business) and approximately 2.55 +/- acres from BP (Business Park) to B-3 (General Business) to construct a Toyota/Scion automotive sales/service facility. The applicant is under contract for the purchase of both parcels, and is requesting the rezone as part of their contingency



period prior to closing. The road right-of-way vacation for a portion of Kilbourn Drive is also part of this project, allowing for the creation a contiguous site both north and south of existing Kilbourn Drive.

A conceptual site plan is attached with a formal site plan review scheduled to occur at the April Plan Commission meeting. The project includes a 32,000 sq. ft. dealership building, including a showroom and full service facility. The project is expected to be completed in late fall 2015.

D. Driver motioned, J. Maier seconded to recommend approval of RZ-04-15 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will enhance the development at the STH 20/I-94 interchange.

Motion carried unanimously.

**8. Conditional Use Petition CU-01-15 located at 1821 E. Frontage Road
Portion of Tax Parcel # 151-03-22-19-008-000 | Hribar Owner/Applicant**

Representative: Tom Hribar, 1821 E. Frontage Rd, Mount Pleasant, WI
Mark Madsen, 1458 Horizon Blvd, Mount Pleasant, WI

The applicant requests permission to expand the existing gravel parking area at the south of the property by approximately 8.18 +/- acres for additional semi trailer parking. The proposed expansion area extends the existing parking area an additional 375' to the south and wraps around the south end of the current on-site storm water detention. This request is in accordance with Ordinance 90-311(d)(8) which requires a conditional use permit for parking of non-agricultural trucks and construction equipment within the AG (Agriculture) district. The conditional use approval would also encapsulate the existing gravel parking area to the north of the proposed expansion area (all improved area on the subject parcel).

D. Degroot motioned, D. Driver seconded to recommend approval of CU-01-15 with site plan (*Nielsen, Madsen & Barber – dated 02.16.2015*) subject to the following conditions:

1. Activity on-site is limited to semi-trailer, semi-tractor, and employee vehicle parking. No additional activity or storage (outside the scope of the application) may commence without application for an additional or amended conditional use.
2. The applicant shall petition the Wisconsin Department of Natural Resources (DNR) to determine the navigability of all tributaries or drainage channels on the entirety of the subject parcel. This determination and mapping shall occur prior to the issuance of any fill or grading permits. If navigability determination is made, the site plan shall illustrate the tributary setback as specified by the Engineering Department.
3. The applicant shall submit a wetland delineation report prepared by a Wisconsin DNR certified technician or initiate a Southeastern Wisconsin Regional Planning Commission



(SEWRPC) delineation. A delineation report shall be submitted to the Village for review prior to the issuance of any fill or grading permits. Any delineated wetland within the subject area and an appropriate buffer around the subject area shall be included on the final site plan/grading/drainage plan for the proposed development.

- 4. Submission/approval of a final grading and storm water management plan prepared by a professional engineer prior to issuance of any fill or grading permits. The grading/drainage plan shall include the existing gravel storage area and existing pond north of the proposed expansion area, thereby encompassing all improvements on the subject parcel (151-03-22-19-008-000).
- 5. A landscape plan shall be submitted denoting a substantial amount of screening trees (coniferous) located along the I-94/Frontage Road, specifically the 375' approximate frontage of the expansion area. The final landscape plan shall be approved by Village staff prior to the issuance of any fill or grading permits.

Motion carried unanimously.

9. Commissioner & Staff Reports -

L. Martin reported that the Journal Times did an article on the tower project that was approved on Lathrop Ave. Our zoning code doesn't require a conditional use or notice to surrounding property owners in regards to towers. Jan Roland and Preservation Racine are looking at ways to fight the project.

B. Sasse stated that he received three agreements from the State DOT for upcoming projects on STH 11 including the Union Pacific railroad bridge and reconstruction of the STH 11/STH 31 intersection. Staff is looking at getting SMA's signed so money is locked in for agreements for enhancements to those areas.

L. Martin stated that there is a possibility of two meetings in April; he will keep everyone informed as more information is gathered.

10. Adjournment

J. Hewitt motioned, J. Kis seconded to adjourn at 2:34 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, April 22, 2014 at 1:00 p.m.**

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