



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, R. Underhill, J. Kis & R. McCluskey

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin & B. Sasse

1. Call to Order

The meeting was called to order at 1:00pm by D. Driver.

2. Public Comment – None

3. Approval of April 22, 2015 Meeting Minutes

J. Hewitt motioned, R. McCluskey seconded to approve the April 22, 2015 meeting minutes. Motion carried 4-0-1, with R. McCluskey abstaining.

4. Rezone Petition RZ-06-15 - located at SE Corner of Spring Street & STH 31 – to amend 16 parcels (6.23 +/- acres) of the Village of Mount Pleasant and Racine County Comprehensive Land Use Plan: 2035 designation of “Residential” to “Commercial”; and rezone 12 parcels (3.97 +/- acres) from B-1 (Neighborhood Business) and R-60 (Residential Single Family) to B-3 (General Business) | Willkomm Applicant

Representative: Jim Willkomm, 14322 Marina Dr, Sturtevant
Michael Willkomm, 11904 28th Ave, Pleasant Prairie
Adam Artz, 15850 W. Bluemound Rd, Brookfield

The applicant requests permission to amend 16 parcels (6.23 +/- acres) of the Village of Mount Pleasant and Racine County Comprehensive Land Use Plan: 2035 designation of “Residential” to “Commercial”; and rezone 12 parcels (3.97 +/- acres) from B-1 (Neighborhood Business) and R-60 (Residential Single Family) to B-3 (General Business). The land use plan amendment and rezone are to facilitate a new commercial development in two phases:

Phase I: 5,600 sq. ft. convenience store including a Dunkin Donuts, fuel plaza, and car wash
9,000 sq. ft. retail/restaurant facility

Phase II: Future rezone for 13,500 sq. ft. retail/office building along Ohio Street

Northwest Corner of Spring/STH 31

In January 2014, the Village Comprehensive Land Use Plan: 2035 was amended to include additional future commercial land at the northwest corner of Spring Street and STH 31, in addition to the existing commercial development on the southwest corner (Pick n’ Save, Walgreens, BMO



Harris Bank, General Rental). At that time, the amendment was brought forward (as part of Village wide amendments) to allow for additional commercial development to serve the northeast quadrant of the Village. Amending the eastern side of STH 31 was not considered at that time due to the existing traffic conditions eastbound on Spring Street and the problematic intersection of Ohio Street/Spring Street. That being said, the development of a project at the northwest corner of Spring/STH 31 is likely, but the timing is unknown.

Southeast Corner of Spring/STH 31 – Willkomm Project

The proposed project by Willkomm would provide additional commercial services to this area and also provide for an increased tax base, but also presents significant traffic concerns as well as various issues presented by adjacent residents. The proposed project would be surrounded on three sides by existing residential development. Many of these residents have expressed concerns over noise, aesthetics, and traffic. The developer is currently beginning the process of a Traffic Impact Analysis to determine likely traffic and roadway improvements should the development proceed forward.

Sharon Proeber, 1118 Ohio St – Spoke not in favor of the project with concerns of traffic and home values decreasing.

Ellen Labrasca, 4509 Spring St – Spoke not in favor of the project, feels more research needs to be done about the traffic first.

Mark Csepella, 4729 Sunnyside – Spoke not in favor of the project, asked why the valid protest petition has not stopped this completely. D. Driver responded that they have to go ahead with due process and have the traffic study completed first.

Laurie Csepella, 4729 Sunnyside – Spoke not in favor of the project with concerns of traffic and noise.

Pat Prout, 4724 Shirley Ave – Spoke not in favor of the project and feels that the traffic will increase.

Robin Robbins, 4714 Spring St – Spoke not in favor of the project with concerns of property values decreasing and increased traffic.

Walter Koshen III, 4803 Sunnyside Ave – Spoke not in favor of the project stating traffic is horrendous now and also doesn't know why the protest petition is not stopping this project.

Neil Rosenbaum, 1617 Lakewood Ave – Spoke in favor of the project stating that he doesn't feel traffic will increase that much and that it will open up the intersection and make it more visible.

Jim Gottfresen, 4815 Spring St – Spoke in favor of the project stating he bought his place in 1975 and had hoped that development would come. He feels that since the highway was put in during



1980 that is where the traffic increase has come from and will not get any better, feels it's time for development on this corner.

John Labrasca, 4509 Spring St – Spoke not in favor of the project, feels it's not the right location for it.

Sharon Proeber, 1118 N Ohio St – Added that she feels the increase in traffic shouldn't be the focus, the congestion in and out should be the focus.

J. Hewitt motioned, R. McCluskey seconded to table the project for any recommendation until completion of a Traffic Impact Analysis to determine any required offsite improvements.

Motion carried unanimously.

5. Commissioner & Staff Reports - None

6. Adjournment

J. Kis motioned, R. McCluskey seconded to adjourn at 2:29 p.m. Motion carried unanimously.

*Next meeting is scheduled for ***Wednesday, May 20, 2015 at 1:00 p.m.***

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