



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

**COMMISSION MEMBERS ABSENT:**

**VILLAGE BOARD MEMBERS PRESENT:** S. Havn,

Staff: L. Martin, M. Schmidt

**1. Call to Order**

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

**2. Public Comment - none**

**3. Election of Officers –**

J. Hewitt nominated D. Driver as Chairman of the Planning Commission, R. McCluskey seconded the motion. Motion carried unanimously.

J. Hewitt nominated J. Maier as Vice Chairman and Secretary of the Planning Commission, R. McCluskey seconded the motion. Motion carried unanimously.

**4. Approval of May 20, 2015 Meeting Minutes**

J. Maier motioned, R. Underhill seconded to approve the May 20, 2015 meeting minutes. Motion carried unanimously.

**5. Racine Toyota Certified Survey Map Request located at 13350 Kilbourn Drive (CSM-04-15)  
Tax Parcels # 151-03-22-18-016-000, 151-03-22-18-016-020, & Portion of Tax Parcel  
151-03-22-18-015-000 | Bozich Applicant**

Representative: None

The applicant and landowner previously rezoned the existing four parcels to B-3 General Business earlier in 2015 in conjunction with the Racine Toyota site plan approval. At that time, the Village also vacated and deeded over a portion of Kilbourn Drive to the development (parcel 2). The applicant is now requesting to merge parcels to create two distinct lots for the dealership development – Lot 1 totals 5.316 acres and is located within Tax Increment District (TID) No. 1 and Lot 2 totals 4.3 acres. The development is required to remain as two lots due to the boundary of existing TID 1. Access to the development will be facilitated at the terminus of Kilbourn Drive.

Village staff recommends approval of the Racine Toyota certified survey map (CSM-04-15) subject to the following conditions:



1. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
2. 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. Any extension of this deadline is subject to staff approval.
3. The landowner shall provide a copy of the recorded C.S.M. to the village community development department within sixty (60) days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Maier motioned, J. Kis seconded to approve subject to the conditions listed. Motion carried unanimously.

**6. Site Plan Amendment for O&H Danish Bakery (Solar Panels) located at 5910 Washington Avenue  
Tax Parcel # 151-03-22-13-103-010 | Olesen Applicant**

Representative: Eric and Peter Olesen – 5910 Washington Ave, Mt. Pleasant, WI

The Plan Commission previously reviewed and approved the O&H Danish Bakery site plan and elevations at the May 21, 2014 meeting and subsequently approved façade modifications on September 17, 2014. More recently, the owners met with staff to discuss the installation of a solar photovoltaic panel system on the building rooftop. O&H has been awarded a competitive grant through Focus on Energy towards the completion of the proposed solar project. The install includes 490 – 310W panels spread across the rooftop with panel height not exceeding 1.5 feet above the current roofline. The inclusion of this system will be a great addition to the project and the community, being the first large scale solar project of its type in Mount Pleasant.

Village Development Staff recommends approval of the proposed O&H rooftop solar panel installation (*roof plan dated 6.2.2015 & elevations dated 5.8.2015 by SunVest Solar Inc.*).

J. Kis motioned to approve the rooftop solar installation as presented, J. Hewitt seconded. Motion carried unanimously.

**7. Site Plan Request for Beck Aluminum located at 7505 Durand Avenue  
Tax Parcel # 151-03-22-26-051-000 | Wichita Falls Investors Applicant**

Beck Aluminum, previously located in the Belle City Industrial Park, has signed a lease with Phoenix Investors (Wichita Falls Inv) for the property at 7505 Durand Avenue (formerly Bosch). As part of Beck Aluminum’s lease, they are requesting the following building modifications:

- 3 rooftop “doghouse” additions for mechanical equipment. Two enclosures are roughly 40’ square and will extend 17’ above the current roof line with a third smaller enclosure
- 1 – 17,048 sq. ft. canopy addition with concrete slab – height is 43’



All of the proposed building additions utilize materials to match the existing facility and fall within the allowable height and materials for the M-1 Industrial district.

The Mount Pleasant Plan Commission approved the Beck Aluminum (7505 Durand Avenue) site plan and elevations (Site Plan by Nielsen, Madsen & Barber SC – dated 04.27.2015 and elevations by Sto Architecture – dated 05.04.2015-REV 06.05.2015 & 05.18.2015) at their June 17th, 2015 meeting subject to the following conditions:

1. 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.
2. Any lighting added to building or site shall comply with the following: 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.
3. 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.
4. All rooftop drainage and downspouts shall be connected to an underground storm water system or discharge into a swale or grassed area for conveyance. No sheet flow of rooftop drainage across pavement shall be allowed.
5. All utilities shall be constructed underground.
6. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
7. The applicant shall work with staff to review/approve any additional minor site plan/building modifications not previously reviewed or included with submittal.

J. Hewitt motioned, J. Kis seconded to approve the Beck Aluminum site plan with the 7 conditions. Motion carried unanimously.

**8. Site Plan Amendment for Case High School (Fieldhouse Façade) located at 7345 Washington Avenue | Tax Parcel # 151-03-22-14-056-000 | Racine Unified School District Applicant**

Representative: John Ellington – 5413 Birchtree Dr., Partners In Design

The applicant has been issued a building permit for interior modifications at Case High School. As part of the building plans, the architect included alternates for the possible addition of windows



and spandrel glass on the north, east, and west elevations of the Field House. The alternate also includes the removal of an overhead door, replacing it with a concessions window and service door. The modifications are intended to allow natural light to enter the Field House as well as enhance the north elevation facing Washington Avenue.

Village Development Staff recommends approval of the proposed façade modifications for Case High School (*elevations by Partners in Design - dated 6-16-2015*).

J Kis motioned, J. Maier seconded to approve the proposed façade modifications for Case High School by Partners in Design dated June 16, 2015. Motion carried unanimously.

**9. Discussion | Zoning Text Amendment - Section 90-872 Accessory Structure Setbacks**

Representatives: Trustee S. Havn, 1316 Meadow Lane, Mt. Pleasant, WI  
M. Schmidt, Mt. Pleasant Building Inspector  
Ray and Donna Anderson, 4104 Nantucket Place, Mt. Pleasant, WI

The Village has amended its garage size ordinances a couple times over the last ten years, greatly reducing the typical number of variance requests or requirements relating to garage construction. Throughout that process, numerous residents have questioned the accessory structure rear and side yard setback of 15 feet in the R-100, R-100D, R-75, and R-75 districts. There have been few variance requests in the last 3-4 years, all of which related to this setback requirement. The building department and Village board members have requested the possibility of reducing the setback for accessory structures. Attached is the Summary of Area Requirements (Section 90-872) – the setback numbers in question have been highlighted for consideration. Should a change be entertained, the Plan Commission would move this item to public hearing.

Village Development Staff recommends that Section 90-872 Summary of Area Requirements be amended to have the R-100, R-100D, R-75 and R-75D accessory structure side yard and rear side setbacks reduced from 15 feet to 8 feet (to align with the primary structure minimum side yard setback) and that this be moved forward to the next available public hearing.

Ray and Donna Anderson would like a 4 ft variance request, but also stated that 8 feet would help other residents. They stated that putting up a shed using the current ordinance guidelines would look poor aesthetically.

J. Maier motioned, J. Kis seconded to have a public hearing to reduce ordinance to 12 feet instead of 15 feet.

S. Havn believes 12 feet doesn't alleviate the problem.

J. Maier withdrew his motion for public hearing for a reduction to 12 feet, J. Kis was in agreement with rescinding the motion.



After discussion, J. Hewitt recommended that the building and planning departments document accessory structure setback complaints and requests for setback changes or variances for 12 months and revisit the issue. The Commission was in agreement with this recommendation. No formal motion was made.

### **10. Commissioner & Staff Reports**

J. Hewitt reported that Primrose's open house was a success with music, tour, refreshments and a ribbon cutting. L. Martin reported on various developments: Chick-Fil-A has submitted the basics of a transportation study. O &H has occupancy on the back portion of the building and the store should be completed in July. Toyota is pulling permits in the next couple of weeks. Racine Dental's Open House is June 27<sup>th</sup> 11-2pm. Wilkomm Project is waiting on a traffic study.

### **11. Adjournment**

R. McCluskey, J. Kis seconded to adjourn at 2:33 p.m. Motion carried unanimously.

\*Next meeting is scheduled for ***Wednesday, July 22, 2015 at 1:00 p.m.***

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