



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, A MacDowell, R. Peterson

1. Call to Order

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

2. Public Comment - None

3. Approval of June 17, 2015 Meeting Minutes

J. Hewitt motioned, J. Kis seconded to approve the June 17, 2015 meeting minutes. Motion carried unanimously.

4. Rezone Petition RZ-08-15 / Conditional Use Petition CU-03-15 – Vacant Land North of 3900 Old Green Bay Road | Tax Parcel # 151-03-22-26-066-004 | Biscayne Holdings LLC Owner/J. Jeffers & Co. w/ Continuum Architects Applicant

Representative: Josh Jeffers – 225 East Michigan St, Milwaukee, WI

BACKGROUND:

This project (buildings and use) was previously approved in September 2014 as RZ-07-14/CU-07-14 with a similar site plan and building elevations. After bidding the project, it was determined by the developer that certain measures needed to be taken to reduce overall project costs. These changes, in conjunction with the project lapsing the original building permit deadline, required the developer to make a new submittal to obtain new project review and approval. The stormwater pond was shifted from the parcel north of Biscayne to the project parcel which shifted the building footprints and reduced the size of the community building.

The applicant is requesting to rezone approximately 3.56 +/- acres (parcel south of Biscayne Avenue) from AUH (Agriculture Urban Holding) to RM-1 (Residential Multi-Family) to develop an assisted living/memory care facility to be classified as a CBRF – Community Based Residential Facility (northern parcel not to be rezoned). The proposed project, known as Pleasant Haven, remains divided into two phases (both south of Biscayne) – phase one consists of three (3) 8 unit buildings specifically for memory care, with phase two consisting of two (2) additional 8-unit assisted living buildings and the shared community building. The overall concept follows the trademarked idea known as the “Green House”, a design methodology based on smaller, more



residential care spaces as opposed to large institutional facilities. Each building on site will be built with residential character and materials. See attached site design narrative and operational narrative for additional information.

The proposed buildings include a good use of high-quality materials, residential design quality and landscaping that will enhance and compliment the surrounding residential neighborhood.

RECOMMENDATION:

Village Development Staff recommend provisional approval of RZ-08-15 & CU-03-15 based on the proposed site plan, elevations, and landscape plan (Continuum Architects dated 06.16.2015) with the following conditions:

REZONE

1. The provisional zoning to RM-1 of the 3.56 +/- acre parcel shall take effect at the time of building permit issuance. Should a building permit not be obtained within a six (6) month period, the zoning shall remain AUH (Agriculture-Urban Holding) Zoning.

CONDITIONAL USE/SITE, LANDSCAPE & ELEVATIONS

2. The proposed structures' façade materials shall be in accordance with the original submitted material board, which outlines five (5) schemes of three-colored hardy plank siding combinations paired with two differing stone veneers. All proposed color schemes shall be utilized to accomplish variety across the six proposed structures.
3. All freestanding lights shall not exceed 20' in total height from ground to top of luminere. All freestanding and wall mounted lumineres shall include cut-off provisions to preclude off-site lighting impacts.
4. 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 and issuance of a village building permit.
5. Submission/approval of a sign permit prior to any sign construction or installation. Any ground signs shall be limited to nine (9) feet in height and located outside of any applicable vision triangles at the intersection of the private drives and/or public streets. No signs are permitted within any public road right-of-way.
6. A continuous five (5) foot wide concrete sidewalk shall be constructed along the entire frontage of STH 31 prior to issuance of a certificate of occupancy.
7. A continuous five (5) foot wide concrete sidewalk shall be constructed along the entire Biscayne Avenue frontage prior to issuance of a certificate of occupancy. The sidewalk shall



- extend to connect to road pavement at the corner of Old Green Bay Road and Biscayne Avenue.
8. The project sponsor shall obtain the necessary Wisconsin DOT approval to construct any public sidewalks within the STH 31 right of way.
 9. Foundation plantings along the building façades shall vary in height at both time of planting and maturity to provide a vertical visual interest in contrast with the façade.
 10. The landscape plan shall be modified to:
 - a. Add additional street tree plantings or landscape beds along Biscayne Avenue and Old Green Bay Road at the northeast corner of the site. Any trees or plantings shall be outside the required stormwater detention 25' maintenance shelf.
 - b. Add additional planting beds around the parking lot areas and entrance drives fronting Old Green Bay Road
 11. Guard rails or fencing around the stormwater basin are prohibited.
 12. Submission/approval of a final grading and stormwater drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
 13. All utilities shall be constructed underground.
 14. The parking lot shall be asphalt paved or concrete surface.
 15. All trash receptacles shall be contained within an enclosed structure (including gate) that matches the building materials and building colors of the principle structure. The enclosed structure shall be screened with plantings where possible to create a more aesthetic appearance for the surrounding area. No trash or refuge shall be stored outside of the trash enclosure structure.
 16. Payment of all applicable Village connection and impact fees shall be paid by the project sponsor prior to issuance of building permit.
 17. The applicant shall draft and record a restrictive covenant declaring that the property shall be subject to PILOT (Payment in Lieu of Taxes) fees should it be converted to a non-profit entity.
 18. The project sponsor has voluntarily consented to record a deed restriction against the subject property limiting the use of the proposed facility to senior assisted living and persons with memory loss.
- J. Kis motioned, J. Hewitt seconded to provisionally approve the rezone and conditional use subject to the 18 conditions and a building permit obtained within 6 months. Motion carried unanimously.



5. Discussion | Proposed Zoning Text Amendment - Section 90-1012. Private Residential Parking (Campers and Trailers)

Camper and RV storage has brought about a discussion amongst staff and board members regarding possible modification to portions of Section 90-1012 Private Residential Parking within the zoning code. Currently, trailers or commercial equipment must be shorter than 30 feet in length and shall be stored in the rear or side yards. Any equipment larger than 30 feet in length is required to be stored indoors or at an off-site storage facility (see attached current code language). Attached you will also find language for a proposed modification to Sections 90-1012(c) and 90-1012(c)(3). The first further clarifies definitions to include unoccupied tentcampers, travel trailers, motor homes, and boats specifically. The second proposed change essentially allows for these campers and equipment to be stored in driveways between May 1 and October 31 – the typical camping or outdoor recreation season. Should a change be entertained, the Plan Commission would be required to move this item to a public hearing.

RECOMMENDATION:

Village Development Staff recommends that the proposed zoning text amendments to Sections 90-1012(c) and 90-1012(c)(3) of the municipal code be moved forward to the next available public hearing.

J. Maier motioned, J. Kis seconded to host a public hearing after changing the dates for driveway storage to May 1st through November 30th and having legal counsel review. Motion carried unanimously.

6. Commissioner & Staff Reports

7. Adjournment

J. Maier motioned, R. McCluskey seconded to adjourn at 1.45 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, August 19, 2015 at 1:00 p.m.**

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