



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, R. Peterson, 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 July 22, 2015 Meeting Minutes

J. Maier motioned, J. Hewitt seconded to approve the July 22, 2015 meeting minutes. Motion carried 7-0.

4. Site Plan Amendment for Village Center Shopping Center (Façade Modification for Five Below) located at 5630 Washington Avenue | Tax Parcel # 151-03-22-13-115-080 | DDR Village Center Applicant

Representative: Andrew Iarussi – DDR- 3300 Enterprise Pkwy., Beachwood OH

DDR, the owner of Village Center, is seeking to accommodate a perspective tenant (Five Below) within the existing Hallmark location and relocate Hallmark to a new space west of Panera Bread. As part of any lease with Five Below, the applicant is requesting façade modifications to accommodate the Five Below brand, signage and blue awning fabric. When approved in 2000, the development had a contiguous awning color (maroon) and uniform brick/E.I.F.S. façade material. Since that time, various approvals have allowed modifications - staff approved an awning color modification for Ulta Beauty in 2014 (to peach melon) and the Plan Commission approved façade modifications for Festival Foods including red and rainbow façade paneling. The applicant's request is in order with the scope of previously approved minor modifications to the center.

Village Development Staff recommends approval of the proposed façade architectural modifications (elevation by Wanix Architects dated 7.20.2015) including the blue awnings and blue wall panel to facilitate Five Below. Signage is not included as part of this approval - the tenant/applicant shall submit a subsequent sign permit for installation of the proposed white "Five Below" channel letters.



R. McCluskey motioned, J. Kis seconded to approve the Site Plan Amendment/Façade Modifications for Five Below tenant at Village Center. Motion carried 7-0.

5. Seda North America Certified Survey Map Request located at 12501 Globe Drive (CSM-6-15) Tax Parcels # 151-03-22-18-006-020 & 151-03-22-18-006-030 | Berghammer Construction/Seda North America Applicant

As part of Seda's planned 125,000 sq. ft. expansion, it is desired to shift the existing lot line between their two parcels further to the south to accommodate the building addition. The applicant wishes to leave the properties as two distinct lots as the southern parcel (Lot 2 on the attached CSM) is currently leased for agricultural use (this is intended to continue). The proposed CSM also eliminates cross access easements that were previously straddling the two lots on the original plat. These easements are no longer needed as the parcels are owned by the same entity.

Village Staff recommends approval of the Seda North America certified survey map subject to the following conditions:

1. The Village Board and Plan Commission approvals on Sheet 4 shall be removed and replaced with a single Certificate listing "Stephanie Kohlhagen, Village Clerk/Treasurer" as Village of Mount Pleasant signatory. Contact Village Community Development staff for an example.
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 thirty (30) 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.

J. Kis motioned, J. Hewitt seconded to approve the Certified Survey Map Request located at 12501 Globe Dr. with Tax Parcel #s 151-03-22-18-006-020 & 151-03-22-18-006-030 subject to the four conditions listed. Motion carried 7-0.

6. Site Plan Amendment for Seda North America (125,000 Sq. Ft Building Expansion) located at 12501 Globe Drive | Tax Parcels # 151-03-22-18-006-020 & 151-03-22-18-006-030 | Berghammer Construction/Seda North America Applicant

Representative: Werner Briske – Partners in Design Architects

In 2008, H.S.A. Commercial built two speculative industrial buildings on Globe Drive and International Drive, one being the 323,000 sq. ft. building now owned and occupied by Seda North America. As part of Seda's locating here in 2011, the company had an option to acquire an additional 18.6 acre lot south of the facility for future expansion. This acquisition has occurred and they are now seeking to expand the facility due to increased production contracts and product storage demand.



The applicant is proposing a 125,902 sq. ft. addition extending off the southern end of the facility. A proposed certified survey map (separate agenda item) shifts the lot line further south to accommodate the expansion on a resized northern lot. The expansion would consist of approximately 25,000 sq. ft. for manufacturing and 100,000 sq. ft. for product warehousing. The height of the expansion would match the existing 38' roofline for the first two bays (approx. 104' in length), then increase to a maximum of 46'6" for the remaining three bays (approx. 157'6" in length). This proposed height exceeds the 40' height maximum allowed in the BP Business Park zoning district. A variance, however, was approved at the July 22, 2015 Zoning Board of Appeals to allow for a building height of up to 48' for the expansion project. The addition would be constructed with precast concrete tip up panels installed and painted to match the existing facility.

The Village has also negotiated an amendment to the Seda Development Agreement offering an additional economic incentive grant to Seda (Tax Increment District No. 1) to ensure that the expansion occurred here in Mount Pleasant as opposed to alternative secondary facility locations on the east coast. Seda has become one of the largest companies in the Village and is a major asset for the growing Mount Pleasant Business Park.

Village Staff recommends approval of the proposed site plan, elevations, photometric plan, and landscape plan (*site plan by Partners In Design Architects – dates 07.16.15, elevations by Partners In Design Architects - dated 07.20.15, photometric plan by Pieper Power – dated 07.13.15, and landscape plan by Kenosha Grounds Care – dated 07.16.15*) with the following conditions:

1. The north-south drive aisle pavement on the eastern side of the facility shall align and connect with the existing pavement to provide full vehicular access around the facility. The landscape plan and site plan do not fully convey this connection – additional connection details to existing site pavement for both eastern and western site drive aisles/parking shall be submitted and approved prior to issuance of a building permit.
2. Any freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All luminaires shall include cut-off provisions to preclude off-site lighting impacts.
3. All proposed glass on elevations shall be vision glass.
4. Any trash receptacles shall be contained within the building or existing enclosure.
5. 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.



6. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
7. All rooftop drainage and downspouts shall be connected to the underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
8. All utilities shall be constructed underground.
9. The water main looping around the facility and hydrant locations shall be reviewed by the Racine Water Utility and the South Shore Fire Department. If the relocated water main is a public main loop, an easement shall be recorded on the property to the satisfaction of the Racine Water Utility. Pipe material and construction design shall then also comply with public main standards as determined by the Utility.
10. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

J. Kis motioned, R. McCluskey seconded to approve the Site Plan Amendment for Seda North America building expansion located at 12501 Globe Dr. (*site plan by Partners In Design Architects – dates 07.16.15, elevations by Partners In Design Architects - dated 07.20.15, photometric plan by Pieper Power – dated 07.13.15, and landscape plan by Kenosha Grounds Care – dated 07.16.15*) – Tax Parcel #s 151-03-22-18-006-020 & 151-03-22-18-006-030 subject to the conditions listed above. Motion carried 7-0.

7. MLG/Hwy 20 Limited Partnership Certified Survey Map Request (Mount Pleasant Business Park - West) located south of STH 20/east of SE Frontage Road (CSM-5-15) | Tax Parcels # 151-03-22-18-009-000 & 151-03-22-18-020-000 | MLG Development Applicant

Village staff has been working closely with MLG on the creation of a new business park – the western extent of the Mount Pleasant Business Park south of Hwy 20/east of I-94. The Village is currently in the process of creating a new TIF District which includes the subject acreage and is also in the process of drafting a Development Agreement for the construction of a portion of Globe Drive and related utilities. This certified survey map is for the creation of two developable parcels fronting the new section of Globe Drive just east of the SE Frontage Road – Lot 1 totaling 3.38 acres and Lot 2 totaling 9.64 acres. Lot 2 coincides with the Opus Development Co. phase one 155,000 sq. ft. speculative building, with the remainder of the CSM dedicating the necessary road right of way, road reservation, Outlot 1 for future development, and Outlot 2 for storm water management. Also attached is an exhibit illustrating the proposed Globe Drive dedication/reservation and its future alignment with existing Globe Drive off International Drive.

Village Staff recommends approval of the MLG/Hwy 20 Limited Partnership certified survey map subject to the following conditions:



1. The 20.00' wide Storm Sewer Easement denoted on sheets 2 and 3 shall be modified/shifted to coincide with the location of the proposed storm water pipe on the Ruekert-Mielke civil plan set.
2. Sheet 7 shall be modified to either denote that the former farm building footings/foundations remain or remove the building footprints altogether as the buildings were previously razed.
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.

J. Kis motioned, J. Maier seconded to approve the Certified Survey Map Request located south of STH 20/east of SE Frontage Road, Tax Parcels 151-03-22-18-009-000 & 151-03-22-18-020-000 subject to the five conditions listed. Motion carried 7-0.

8. Site Plan Request for Opus One at Mount Pleasant Business Park – West located at “13315” Globe Drive | Portion of Tax Parcel # 151-03-22-18-020-000 | Opus Development Company, LLC Applicant

The applicant is proposing the construction of a 155,844 sq. ft. speculative warehouse building on Lot 2 of the MLG certified survey map – fronting future Globe Drive and the I-94 Frontage Road. Access would be provided via two driveways along Globe Drive with all loading dock doors located on the southern façade. Building materials would consist of precast tip up concrete panels painted with a unique earth tone color selection. The building is designed to accommodate one or more tenants with no known tenant at this time. This phase one building will kick off the west end of the Business Park/Globe Drive with construction beginning later this year. Completion of the building as well as new Globe Drive is slated for mid-2016.

Village Staff recommends approval of the proposed site plan, elevations, photometric plan, and landscape plan (*site plan by R.A. Smith National – dated 07.21.15, elevations by Opus - dated 07.21.15, photometric plan by CBMC Lighting Solutions – dated 07.21.15, and landscape plan by Nelson Landscape Inc. – dated 07.20.15*) with the following conditions:

1. The western access drive shall be signed to prohibit truck ingress or egress per developer. The curb radii and proximity to the intersection of Globe Drive and Frontage Road do not properly accommodate truck traffic.



2. The proposed future parking along the western curb line shall be removed from the final site plan and plan set. No additional parking will be permitted within the landscape setback along the Frontage Road.
3. The landscape plan shall be modified to:
 - a. Add low rise (3-4 foot) undulating berms in the landscape area along the Frontage Road
 - b. Add additional plantings along the Frontage Road
 - c. Add additional evergreen tree plantings at the southwest corner of the site to screen the loading area from the Frontage Road
 - d. Add a mixture of tree plantings along the southern property line to provide additional screening from the current and future Frontage Road alignments
 - e. Add planting beds along the northern edge of the north parking lotThe applicant shall work with staff to determine final landscape plan modifications. A final plan shall be submitted/approved prior to issuance of a building permit.
4. The elevations shall be modified to include spandrel glass or additional vision glass in the cream/white concrete voids above the storefront vision glass systems.
5. The applicant shall submit a building material board (paint color samples only) for staff review/approval prior to issuance of a building permit.
6. All proposed deciduous trees shall be minimum 2.5" caliper at time of installation. All evergreen trees shall be minimum 6 feet in height at time of installation.
7. Any freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All luminaires shall include cut-off provisions to preclude off-site lighting impacts.
8. All proposed glass on elevations shall be vision glass.
9. All trash receptacles shall be contained within the building or an enclosed structure that matches the building materials and building colors of the principle structure. Any exterior enclosure structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area, with gates/access facing away from any public roadways.
10. 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.



11. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
12. All rooftop drainage and downspouts shall be connected to the underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
13. All utilities shall be constructed underground.
14. The water main looping around the facility and hydrant locations shall be reviewed by the Racine Water Utility and the South Shore Fire Department. If the water main is to be a public main loop, an easement shall be recorded on the property to the satisfaction of the Racine Water Utility. Pipe material and construction design shall then also comply with public main standards as determined by the Utility.
15. Any signage for the facility requires a future sign permit submittal for staff review/approval.
16. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

J. Kis motioned, J. Hewitt seconded to approve the Site Plan Request for Opus One located at 13315 Globe Dr. (*site plan by R.A. Smith National – dated 07.21.15, elevations by Opus - dated 07.21.15, photometric plan by CBMC Lighting Solutions – dated 07.21.15, and landscape plan by Nelson Landscape Inc. – dated 07.20.15*), Tax Parcel 151-03-22-18-020-000 subject to the conditions listed above. Motion carried 7-0.

9. Commissioner & Staff Reports

L. Martin reported that Mount Pleasant Day is approaching on September 19, 2015 from 9-3 p.m. At this time there are approximately 35 vendors which include restaurants and local business.

10. Adjournment

J. Kis motioned, R. McCluskey seconded to adjourn at 1:49 p.m. Motion carried 7-0.

*Next meeting is scheduled for **Wednesday, September 16, 2015 at 1:00 p.m.**

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