



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

COMMISSION MEMBERS ABSENT: J. Maier, R. Underhill

VILLAGE BOARD MEMBERS PRESENT: A.M. Clausen

Staff: L. Martin, K. Wahlen

1. Call to Order

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

2. Public Comment –

Jerry Jacobs – 12224 Louis Sorenson Rd – attended for informational purposes. He would like information on how the HWY V sewer extension will affect their property if they chose to sell in the near future.

3. Approval of September 16, 2015 Meeting Minutes

J. Hewitt motioned, J. Kis seconded to approve the September 16, 2015 meeting minutes. Motion carried 5-0.

**4. Roehrich Certified Survey Map request located at 1508 Highway V (CSM-8-15)
Tax Parcel # 151-03-22-07-001-000 | Roehrich Trust Applicant**

Representative: Herb Roehrich – 810 Waters Edge, Racine, WI. Mr. Roehrich mentioned that this was his mother’s property and that people have approached him with interest in purchasing. He also mentioned that they have an accepted offer on the property.

The landowner wishes to divide the existing 16.71 +/- acres into a total of two (2) lots for estate planning purposes and likely sale of the single family home. Lot 1 totals 15.93 acres and Lot 2 totals 0.781 acres. The existing home would be separated from the agricultural use portion of the property and be retained on Lot 2. The CSM also dedicates 55’ of right-of-way along both frontage sections along County Trunk Highway V (in alignment with the 2035 Comprehensive Land Use Plan). A wetland delineation was also performed on August 21, 2015 and is denoted on the survey.

RECOMMENDATION:

Village Development Staff recommends approval of the Roehrich certified survey map 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.
3. The landowner shall provide a copy of the recorded C.S.M. to the village community development department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Hewitt motioned, J. Kis seconded to approve subject to the above three conditions. Motion carried 5-0.

**5. Seda North America Certified Survey Map Request located at 12501 Globe Drive (CSM-7-15)
Tax Parcels # 151-03-22-18-006-020 & 151-03-22-18-006-030 Berghammer Construction/Seda
North America Applicant**

BACKGROUND:

In August 2015, the Plan Commission and Village Board approved CSM-6-15 as part of a proposed 125,000 SF expansion at Seda North America. Since that time, Seda decided to increase the expansion size to 150,294 SF and did not record the previously approved CSM. Similar to the prior approval, the revised CSM shifts the existing lot line between their two parcels further to the south to accommodate the 150,294 SF 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.

RECOMMENDATION:

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 CSM subject to the four conditions listed. Motion carried 5-0.

6. Site Plan Amendment for Seda North America (150,294 SF 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

BACKGROUND:

The Plan Commission, at its August 19, 2015 meeting, approved a 125,902 SF expansion for Seda. Since that approval, Seda has secured additional production contracts increasing the demand for additional space. After revisiting the building design and space needs, the applicant is now proposing an overall 150,294 SF addition (an additional 24,392 SF compared to prior approval) 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. As previously approved, the expansion consists of both manufacturing and product warehousing space. The height of the expansion would match the existing 38' roofline for the first two bays (approx. 102' in length), then increase to a maximum of 46'6" for the remaining three bays (approx. 208'10" 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 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 elsewhere. Seda has become one of the largest companies in the Village and is a major asset for the growing Mount Pleasant Business Park.

RECOMMENDATION:

Village Staff recommends approval of the proposed site plan, elevations, photometric plan, and landscape plan (*site plan by Partners In Design Architects – revised 09.30.15, elevations by Partners In Design Architects - dated 09.29.15, photometric plan by Pieper Power – revised 09.29.15, and landscape plan by Kenosha Grounds Care – revised 09.26.15*) 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, J. Hewitt seconded to approve the Seda site plan amendment subject to the ten conditions listed. Motion carried 5-0.

7. Village Acquisition of Land – 10 acres along 90th Street - Tax Parcel # 151-03-22-16-001-010

BACKGROUND:

The ten (10) acres of land across from the intersection of Campus Drive and 90th Street was recently under a potential sale contract to a developer for \$30,000 per acre. It was initially offered for sale at \$40,000 per acre. After investigation, the developer found that a significant portion of the property was determined to be wetlands and revoked their offer to purchase. The



owners then decided to offer the land to the Village for a reduced cost of \$2,500 per acre. At the direction of the Village Attorney, the land was surveyed to determine the actual impact of the wetlands location – a phase I environmental assessment was also performed.

Even though the land is encumbered by some wetland areas, there is clear potential for Village development of a fire station or potential park land long term. There are no other known issues with the land that would affect the acquisition by the Village. The land purchase was approved by the Village Board on October 14, 2015, and the Village has closed on the property. It was realized that the Plan Commission had not approved the purchase in accordance with Wisconsin State Statute 62.23 (5). Therefore, it is requested that the Plan Commission review the purchase of the property and render an opinion regarding the purchase. The Plan Commission could also provide direction relating to any future use of the property.

RECOMMENDATION:

Village staff recommends that the Plan Commission confirm the Village Board’s decision to purchase the ten (10) acres west of the entrance to Campus Drive.

J. Kis motioned, R. McCluskey seconded to confirm the village board’s decision to purchase the land in question. Motion carried 5-0.

8. Commissioner & Staff Reports

L. Martin updated that the COP house has been completed. Polzin Park is slated to be completed by November 1st and there will be an announced ribbon cutting ceremony. Chick-Fil-A has pulled their permits and working on their footings and foundations. Aurora’s parking lot and building expansion is almost complete. Pleasant Haven and Firehouse Subs are also working on their footings and foundation. Dickey’s BBQ Pit has pulled their permits and slated to be open before year end.

9. Adjournment

R. McCluskey motioned, J. Hewitt seconded to adjourn at 1:32. Motion carried 5-0.

*Next meeting is scheduled for **Wednesday, November 18, 2015 at 1:00 p.m.**

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