



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

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, A. MacDowell

1. Call to Order

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

2. Public Comment – none

3. Approval of October 21, 2015 Meeting Minutes

J. Kis motioned, F. Leonard seconded to approve the October 21, 2015 meeting minutes. Motion carried 6-0-1. J. Maier abstained due to absence.

**4. Badtke Certified Survey Map Request located along Creek View Lane (CSM-9-15)
Tax Parcel # 151-03-22-03-005-000 | Badtke Holdings LLC Applicant**

Representative: Jeff Badtke – 1520 136th Avenue, Union Grove, Wi.

BACKGROUND:

In 2005, the Village approved the Settlement at Hoods Creek, a 70 lot subdivision. This was to be the first phase of a two phase development. When platted and built out, phase I included infrastructure and road frontage (Creek View Lane) slated to benefit two lots of the future phase II. In advance of development of phase II, the current landowner wishes to divide the existing 49.45 +/- acres into a total of three parcels (two new R-100 lots fronting Creek View Lane from the larger remnant parcel) with the intent to sell the two lots for home construction. Each of the two new lots totals 15,000 SF a piece.

RECOMMENDATION:

Village Development Staff recommends approval of the Badtke 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. Submission and approval of a holistic grading and drainage plan for both lots of the C.S.M., prepared by a state of Wisconsin licensed professional engineer, is required prior to the issuance of any building permits on either lot. The grading plan shall be in alignment with the original approved grading and erosion control plan for the Settlement at Hood's Creek subdivision (*plans by Welch Hanson Associates – dated 6/1/2004, revision 11/24/2004*).
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 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. Maier seconded to approve the Badtke Certified Survey Map subject to the above four conditions. Motion carried 7-0.

**5. Nielsen Certified Survey Map Request located at 3038 Pritchard Drive (CSM-10-15)
Tax Parcel # 151-03-22-25-006-070 | Nielsen Living Trust Applicant**

Representative: Dave Nelson, 3038 Pritchard Drive, Mount Pleasant, WI

BACKGROUND:

In 2002, the Village approved a certified survey map #2495 to divide the Nielsen property into 4 lots. The landowner now requests to divide lot 4 of the 2002 CSM (1.816 +/- acres) into a total of 4 additional R-100 lots. Previously, discussions have occurred with the Village Engineering Department relating to overall grading and drainage, as well as the dedication of a 20' wide stormwater drainage easement. These prior discussions will need to be incorporated into the final grading/drainage plan for the CSM.

RECOMMENDATION:

Village Development Staff recommends approval of the Nielsen 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. Submission and approval of a holistic grading and drainage plan for all four lots of the C.S.M., prepared by a state of Wisconsin licensed professional engineer, is required prior to the issuance of any building permits on any lot. Please contact Tony Beyer,



Village Utility Manager, to discuss stormwater sewer issues that may exist on the property.

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 community development department within 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 7-0.

6. Section 90-1012 Private Residential Parking Ordinance: Discussion & Possible Action

BACKGROUND:

The issue of Camper and RV storage was brought to the forefront after disbursement of a few violation notices in early 2015. After discussion, changes to portions of Section 90-1012 Private Residential Parking within the zoning code were proposed at the July 22 Plan Commission. 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). The following text amendments were brought to public hearing on September 15th, reviewed at plan commission for a second time on September 16th, and discussed at the Village Board on September 28th:

Previously Proposed Changes to Section 90-1012 Private Residential Parking

Amend Section 90-1012(c) to read:

(c) No truck, ~~house trailer, camp trailer,~~ **unoccupied tentcamper, travel trailer, motor home, boat** or vehicular equipment of a commercial nature, shall be parked regularly on a lot in any district, except where permitted as a use in commercial, industrial or agricultural districts, unless:

Create Section 90-1012(c)(3) to read:

(3) As an exception to (2) immediately above, licensed tentcampers, travel trailers, boats or motor homes shall not be required to be parked only in the side or rear yards between May 1 and November 30.

After a lengthy discussion by trustees and comments from the public, the Village Board decided to push this back to the Plan Commission for more discussion. Attached you will find ordinances from similar communities in the area, with many of them being more restrictive than our current ordinance.



RECOMMENDATION:

Village Development Staff recommends that the Plan Commission motion to leave the ordinance unchanged at this time and direct Village staff to enforce the existing ordinance by complaint or visual observance.

R. McCluskey would like to see the official complaint forms filled out rather than a phone call to the department.

Jeff Loken – 4325 Farmington Lane, Mount Pleasant, WI, stated he disagrees that a formal complaint process should be followed because then it becomes a neighborhood issue rather than a community issue.

R. Underhill asked if he recommends if the Village should cite all home owners that violate the ordinance.

J. Loken stated yes, it should be enforced and not singled out to the ones that are complained about.

J. Maier asked why we are revisiting the topic when we had a 7-0 vote to add the timeline to the ordinance.

J. Hewitt asked how many violations have been reported in 10 years.

J. Maier recommended to table the topic and track the complaints for a period of time.

R. McCluskey stated the commission could resubmit the recommendation back to the Village Board.

R. Underhill recommended sending a reminder with the sewer utility bill statements regarding the ordinance that is in place.

L. Martin stated that a re-draft would need to be done to the ordinance since a public hearing already took place. The Village Board has the final say.

J. Maier recommended a conversation including the Village Board and the Plan Commission.

Lee and Don Zurawski – 4333 Farmington Lane, Mount Pleasant, WI expressed his concern to opening the ordinance up to more vehicles parked in neighboring properties. He is starting a petition to not change the ordinance.

J. Maier motioned, R. Underhill seconded to schedule a work meeting including the Village Board and the Plan Commission to discuss the ordinance. Motion carried 7-0.



7. Commissioner & Staff Reports

J. Hewitt attended a ribbon cutting for Gates Collision Center. L. Martin reported that the Police Department has been busy issuing citations, which in most cases is a second citation since there was no action from the first citation. L. Martin stated that there will be two Plan Commission meetings in December.

8. Adjournment

R. McCluskey motioned, J. Kis seconded to adjourn at 2:21 p.m. Motion carried 7-0.

*Next meeting is scheduled for ***Monday, December 7, 2015 at 6:30 p.m.***

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