



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

COMMISSION MEMBERS ABSENT: J. Maier

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin

1. Call to Order

The meeting was called to order at 6:30pm by D. Driver.

2. Public Comment – Charles Haakma – 4900 Spring St. – Expressed his concern for the road that was put in on Back Nine Drive back in 2005. Claimed a public hearing was never held and hopes concerns of the people are heard for this Willkomm project. Accused the Village of not listening to the public and approving projects without input.

3. Rezone Petition RZ-06-15 – located at SE Corner of Spring Street & STH 31 – to amend 16 parcels (6.23 +/- acres) of the Village of Mount Pleasant and Racine County Comprehensive Land Use Plan: 2035 designation of “Residential” to “Commercial”; and rezone 12 parcels (3.97 +/- acres) from B-1 (Neighborhood Business) and R-60 (Residential Single Family) to B-3 (General Business) | Willkomm Applicant

BACKGROUND:

A public hearing for the subject rezone/land use plan amendment was held on May 5, 2015. The Plan Commission also previously reviewed this application at a special meeting on May 6, 2015, at which time the Commission tabled the application subject to completion of a traffic impact analysis (TIA) to determine any and all required offsite improvements. The applicant has since completed a TIA with review by WisDOT also completed (additional info below). The applicant requests permission to amend 16 parcels (6.23 +/- acres) of the Village of Mount Pleasant and Racine County Comprehensive Land Use Plan: 2035 designation of “Residential” to “Commercial”; and rezone 12 parcels (3.97 +/- acres) from B-1 (Neighborhood Business) and R-60 (Residential Single Family) to B-3 (General Business). The land use plan amendment and rezone are to facilitate a new commercial development likely to include the following (Note: the included conceptual site plan has been amended since the original submittal reviewed in May 2015):

Phase I

- 6,500 SF convenience store including a restaurant, fuel plaza, and car wash
- 10,480 SF retail/restaurant building along Ohio Street (requires subsequent rezone)

Phase II

- 13,225 SF retail building at corner of Spring Street & STH 31



The Wisconsin DOT, in reviewing the TIA, concluded the need for the following modifications along Spring Street and Hwy 31:

1. Restrict westbound traffic on Sunnyside to a right-turn only at STH 31 – construction of a “pork-chop” island eliminating left (south) turning movements
2. Restrict exiting traffic from Pick n’ Save on STH 31 to a right-turn only – eliminate ability for left turn
3. 12’ right-of-way dedication for northbound STH 31 right turn lane onto Spring Street
4. 18.5’ right-of-way acquisition by WisDOT along Spring Street (east of STH 31) for widening of Spring Street
5. Temporary raised median on Spring Street east of STH 31 to restrict site access to subject property to right in/right out only

Many residents attending the May 2015 public hearing and plan commission had concerns regarding traffic and vehicle movements. With the applicant completing the TIA and coming to agreement with the DOT regarding off-site improvements, it should be noted that the proposed improvements to traffic movements and existing roadways are further improved beyond the scope of the original planned DOT improvements slated for 2019 construction. That being the case, the development paired with the developer improvements will likely make the traffic situation even better than what the DOT would have completed on their own in 2019, resulting in safer movements than the existing conditions.

Attached you will find the following exhibits and supporting documents:

1. Pinnacle Engineering TIA update letter/summary
2. Resolution to Amend the 2035 Comprehensive Land Use Plan
3. Land Use Plan Amendment Exhibit (16 parcels)
4. Rezone Exhibit (12 parcels)
5. Conceptual Site Plan (revised)
6. Land Ownership Status Exhibit
7. Meeting Minutes of the May 6, 2015 Plan Commission

The application includes the rezone of 12 parcels per the initial request and public hearing earlier this year. Should the Plan Commission approve this land use plan amendment and rezone, the overall project will require a subsequent rezone application for the remaining 3 parcels as well as review of final site, landscape, access plans, lighting plans, etc. The site plan included is conceptual for rezone purposes and is not necessarily the final site plan for review and approval. Final review/approval of any site plan for the development would include conditions and requirements for access per the TIA and WisDOT recommendations.

Village staff concludes that the TIA and related off-site improvements successfully demonstrate an improved traffic situation and mitigate the original traffic concerns posed in early 2015. The commercial development of this corner would provide needed additional commercial services in this area of the village and increase the tax base of the existing property.



RECOMMENDATION:

Village staff recommends that the Plan Commission adopt the enclosed resolution recommending that the Village Board approve the amendment to the 2035 Comprehensive Land Use Plan for the 16 subject parcels; and also approve Rezone RZ-06-15 pertaining to 12 parcels (3.97 +/- acres).

Applicant: Mike Willkomm – 119021 28th Avenue – Pleasant Prairie, WI

Public Comments:

Mark Csipella- 4729 Sunnyside Ave – opposes the rezone because his house will be facing the lights and traffic. Concerned he won't be able to walk his dog in the neighborhood as he used to for the past 25 years. His request is to modify Sunnyside which will cut off from Hwy 31 and don't allow access to the development from Sunnyside Ave.

Regina Porter – 4720 Spring Street – Opposes because she cannot access her home from the north on Back Nine Drive and now will not have access in front on Spring Street with this project moving forward due to additional traffic and median.

Charles Haakma – 4700 Spring St – Opposed and believes the private Back Nine Drive is a significant issue. Feels he and other neighbors are getting assaulted from the back and from the front with this new Willkomm development.

Laurie Csipella – 4729 Sunnyside Ave – Opposed to the project development – would like to know what the current traffic counts are.

Denise Anastasio – 6145 Potomac Place – Supports the project because the area needs a gas station and as a tax payer she likes to see a development that will increase the tax base. It will also raise property value for those that live in the area.

Patricia Kissinger – Shorewood, WI resident representing 4724 Sunnyside Ave – Supports the rezone project because traffic is a problem and has been for a long time, welcomes traffic improvements, and it should be commercial.

Patricia Prout – 4724 Shirley Ave – Lived on Shirley since 1951. Opposed due to traffic is getting worse in the area and traffic will worsen on Shirley Ave. Believes the petition should have great impact. Traffic is a nightmare when backing out of her driveway on Shirley Ave.

Rick Ridner – 5116 Shirley Ave – Opposed – feels it is unfair to residents and businesses should not dictate change in residential areas.

Pat Prout – 4724 Shirley Ave – Neutral – asks if a pond is required to catch any water. L. Martin explained the planned underground storage of stormwater.



Sharon Proeber – 1118 N. Ohio St – Neutral – Feels the development is too large for the area with Sunnyside being so narrow. Doesn't see a problem with a gas station on the corner as one is needed.

Jim Gottfredsen – 4815 Spring St – GUPS – Shirley and Sunnyside traffic needs to improve, just way too much traffic. Traffic should have been improved 20 years ago and changed to commercial development back then – area is 20 years behind.

Tammy Zimmel – 1135 N Greenbay Rd - In favor of Rezone – feels the Sunnyside entrance should be closed. Numerous times she cannot get out of her driveway, but closing the Sunnyside entrance would fix the problem.

Patricia Prout – 4724 Shirley Ave – Wanted to thank R. McCluskey for thinking of the Shirley Ave residents.

Greg Fortier – 5317 Marlboro Dr – Has a concern over Spring St median and north side residents on Spring St. getting in and out of their driveway.

Sharon Proeber – 1118 N Ohio St. – \$1.0 million stop light at the corner of Ohio and Spring St is worth it to save a life and make it a safer traffic area.

Carolyn Parantoni – 1207 N. Ohio St – Opposed – Does not want to see all the lights of a restaurant out her front window, but does not oppose the gas station.

Robin Robbins – 4714 Spring St – Wants the Plan Commission to give alternate routes for him to get home – opposed.

Faryn Deeter – 1211 N. Green Bay Rd – former resident - Supports the project – Jobs are needed and the area is too busy and that it is destined for a commercial development. People are too worried about getting their mail or parking instead of the added extra jobs.

Chris Svendson – 1125 N Green Bay Rd – Has been living at this location for years, dangerous traffic getting out of her driveway - waits 15 minutes to get out of her driveway at times.

George Svendson – 1125 N Green Bay Rd – Would like to see sidewalks included in the project.

R. McCluskey – mentioned that there will not be sidewalks included because a survey was conducted and said no – they did not want sidewalks on STH 31 because of the cost and the fact that they would have to shovel the sidewalks. L. Martin further clarified the STH 31 sidewalk issue and explained that sidewalks would be required along the new commercial frontage should the project be approved. R. McCluskey also mentioned that he will be bringing up Shirley Ave and Sunnyside Ave to the Public Works Committee.



R. Underhill mentioned he thought the car wash had the most complaints and wondered if the car wash could be eliminated from the project for the resident sake.

Mike Willkomm says there were decibel readings for the car wash and noise and lights will be a non-issue. Also stated that the project is not final and not a done deal. He also explained that Logan Martin advised him on multiple occasions not to purchase properties until final approval, but that he needed to proceed with purchases due to expiring offers.

R. McCluskey motioned to adopt Resolution 38-2015 recommending that the Village Board approve the amendment to the 2035 Comprehensive Land Use Plan for the 16 subject parcels, J. Hewitt seconded. Motion carried 6-0.

R. McCluskey motioned to approve Rezone RZ-06-15 to rezone 12 parcels (3.97 +/- acres) from B-1 (Neighborhood Business) and R-60 (Residential Single Family) to B-3 (General Business), F. Leonard seconded. Motion carried 6-0.

4. Commissioner and Staff Reports - None

5. Adjournment

D. Driver adjourned the meeting at 8:07 PM.

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

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