



Davis Driver, Chairperson
Nancy Washburn, Trustee #3
Ram Bhatia, Trustee #5
Tashe Bozinovski, Commissioner
Joe Maier, Commissioner
Frank Risler, Commissioner
Thomas VanBeckum, Commissioner

PLAN COMMISSION AGENDA

August 23, 2023

1:00 PM

Village Hall, Room B114 Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTES

1. July 19, 2023

D. OLD BUSINESS

1. Ordinance 14-2023: 2116 Old Fancher Road Zoning Map Amendment; ZMA-23-7
2. 2116 Old Fancher Road Certified Survey Map CSM-23-11
3. Ordinance 17-2023: Amending § 90-540.40 Review and Decision-making authority.

E. NEW BUSINESS

1. Division 90-510: Common Procedures Draft Zoning Text Amendment
2. § 90-620.50: Terms beginning with A Draft Zoning Text Amendment
3. §74-11.2 Specific Words and Phrases Draft Zoning Text Amendment

F. STAFF REPORTS

1. Robin Palm, Planner II
 - a. Local Area Plan 5 Project Update

G. ADJOURN

Persons with disabilities who need assistance to participate in this meeting should request assistance from the Village Administrator or Clerk's Office by calling (262) 664-7800 with as much notice as possible.

The Village gives notice that a majority of the Village Board may be present to gather information about items that appear on this agenda, of which they may have decision-making responsibility. This attendance constitutes a meeting of the Village Board, according to Sate ex rel. Badke v. Greendale Village BD., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and the Village notices it as such, although the Village Board will not take any formal action.

Posted: Thursday, July 13, 2023 at 1:30 PM



PLAN COMMISSION MEETING MINUTES

July 19th, 2023 at 1:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Project Director Claude Lois, Village Attorney Chris Smith, Parks & Recreation Manager George Baumgardt, Chief Building Inspector Leonard Hannula, Village Assessor Dan McHugh and Community Development Intern Emily Wagner.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:01 PM.

B. ROLL CALL

Director Schultz performed roll call. Chairperson Driver, Trustee Washburn, Trustee Bhatia, Commissioner Maier, Commissioner Bozinovski, and Commissioner Risler were present. Commissioner VanBeckum was excused.

C. MEETING MINUTES

1. Meeting of May 17, 2023

Motion by Chairperson Driver to approve the minutes of June 21st, 2023. Motion seconded by Trustee Washburn. On voice vote, motion carried.

D. OLD BUSINESS`

1. 4800 90th Street Comprehensive Plan Amendment CPA-23-1

Director Schultz discussed the applicant's application to amend the village's part of the Transportation Element of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 (the Plan) for a proposed roadway extension from 98th Street in Sturtevant southwards, past Braun Road to County Line Road (CTH KR). The applicant wishes to remove the proposed extension between Braun Road and CTH KR to support the Microsoft data center project. Motion by Commissioner Trustee Washburn to approve the 4800 90th Street Comprehensive Plan Amendment. Motion seconded by Commissioner Risler. On voice vote, motion carried.

E. NEW BUSINESS

Chairperson Driver motioned to discuss item #7 on the agenda before item #1 of new business.

8. §90-540.40 Review and Decision-making Authority

Director Schultz discussed how after multiple solar panel installations, the village staff stated they would propose some updates to clarify and speed up the approval process for such structures. The village staff added solar energy systems under 100 megawatts as allowable reviews under administrative site plans. Utility companies must provide additional information when installations exceed 100 megawatts, which informs the cutoff. This topic was discussed amongst the commission members and no motions were made at this time.

1. 4112 County Line Road Certified Survey Map CSM-23-9

Director Schultz discussed the applicant's wish to re-subdivide his property at 4112 County line Road into two lots. The proposed Lot 1 is 8.31 acres and Lot 2 is 8.51 acres. Lot 1 contains a small pond with several garages, sheds, and a house on the lot that fall just within the shoreland zoning region of the property. Lot 2 contains no developed structures, and the northern half of the property falls within the shoreland zoning region of this site. The applicant spoke. Motion by Commissioner Maier to recommend the approval of the 4112 County Line Road Certified Survey Map CSM-23-9, with the exception of conditions 10 and 11. Motion seconded by Trustee Washburn. On voice vote, motion carried.

2. Christina East Final Plat FSP-23-3

Trustee Washburn recused herself from the discussion of this proposal. Director Schultz discussed the

applicant's request to plat a single family 10-lot home addition to the Christina East subdivision. This area encompasses a total of 3 acres located at 0 Sheffield Rd. This is an extension of their Christina Estates subdivision, last seen in the approval of PSP-22-2. Motion by Trustee Bhatia to recommend approval of the Christina East Final Plat FSP-23-3 subject to the recommended conditions for approval. Motion seconded by Commissioner Risler. On voice vote, motion carried.

3. 2116 Old Fancher Road Certified Survey Map CSM-23-11

Director Schultz discussed the applicant's request to create a new lot along Old Fancher Road. The proposed Lot 2 is 0.750 acres and Lot 1, containing the existing home site, contains 9.613 acres. Motion by Trustee Washburn to recommend approval of 2116 Old Fancher Road Certified Survey Map CSM-23-11 subject to the conditions for the approval. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

4. Ordinance 14-2023: 2116 Old Fancher Road Zoning Map Amendment; ZMA-23-7

Director Schultz discussed the applicant's request to amend the zoning map from AG-1 (Limited Agriculture) to RE (Estate Residential). The application coordinated with CSM-23-11, which proposed created a new 0.750-acre lot. Motion by Trustee Bhatia to recommend approval of the Ordinance 14-2023: 2116 Old Fancher Road Zoning Map Amendment ZMA-23-7 to the Village Board subject to the conditions for approval. Motion seconded by Trustee Washburn. On voice vote, motion carried.

5. Resolution 12-2023: 1316 Bryn Mawr Avenue Conditional Use; CU-23-1

Planner II R. Palm discussed the applicant's proposal to reduce the setback distance of the property from the toe of the bluff as detailed in § 90-480.40 Modifications. The current setback is 156 feet and the application requests to reduce this setback to 102 feet. The request is to expand an existing garage on the property within the unmodified bluff setback. The property already has a bluff protection (revetment) from the project completed by the Public Works Department. Motion by Commissioner Maier to recommend approval of the Resolution 12-2023: 1316 Bryn Mawr Avenue Conditional Use CU-23-1 to the Village Board subject to the recommended conditions for approval. Motion seconded by Commissioner Risler. On voice vote, motion carried.

The Commission went into a brief recess at 2:22 p.m.

The meeting reconvened at 2:27 p.m.

6. Ordinance 15-2023: Amending Code of Ordinances §90-490.10: Introductory Provisions

Director Schultz discussed the Village's request to Amend Code of Ordinances §90-490.10: Introductory Provisions. Motion by Trustee Washburn to approve the Ordinance 15-2023: Amending Code of Ordinances §90-490.10: Introductory Provisions without any conditions for approval. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

7, Campus Park bench placement approval

Parks & Recreation Manager George Baumgardt asked the Plan Commission to authorize the approval at staff level for designated bench areas for named and memorial bench applications. Motion by Commissioner Maier to approve the authorization of named and memorial bench designations at the staff level. Motion seconded by Commissioner Risler. On voice vote, motion carried.

F. STAFF REPORTS

1. George Baumgardt, Parks and Recreation Manager

a. Campus Park Spring 2023 update

G. Baumgardt reported that the fencing came down upon construction completion of Campus Park, with normal operations occurring on July 10th. The splash pad section of the park opened on Monday of this week. Picnic reservations are open and are filling quickly. Signage has been posted regarding sensitive planting areas and directional signs for pedestrian and vehicular traffic.

G. ADJOURN

Motion by Trustee Bhatia to adjourn the meeting at 2:43 pm. Commissioner Maier seconded the motion. On a voice vote, motion carried.

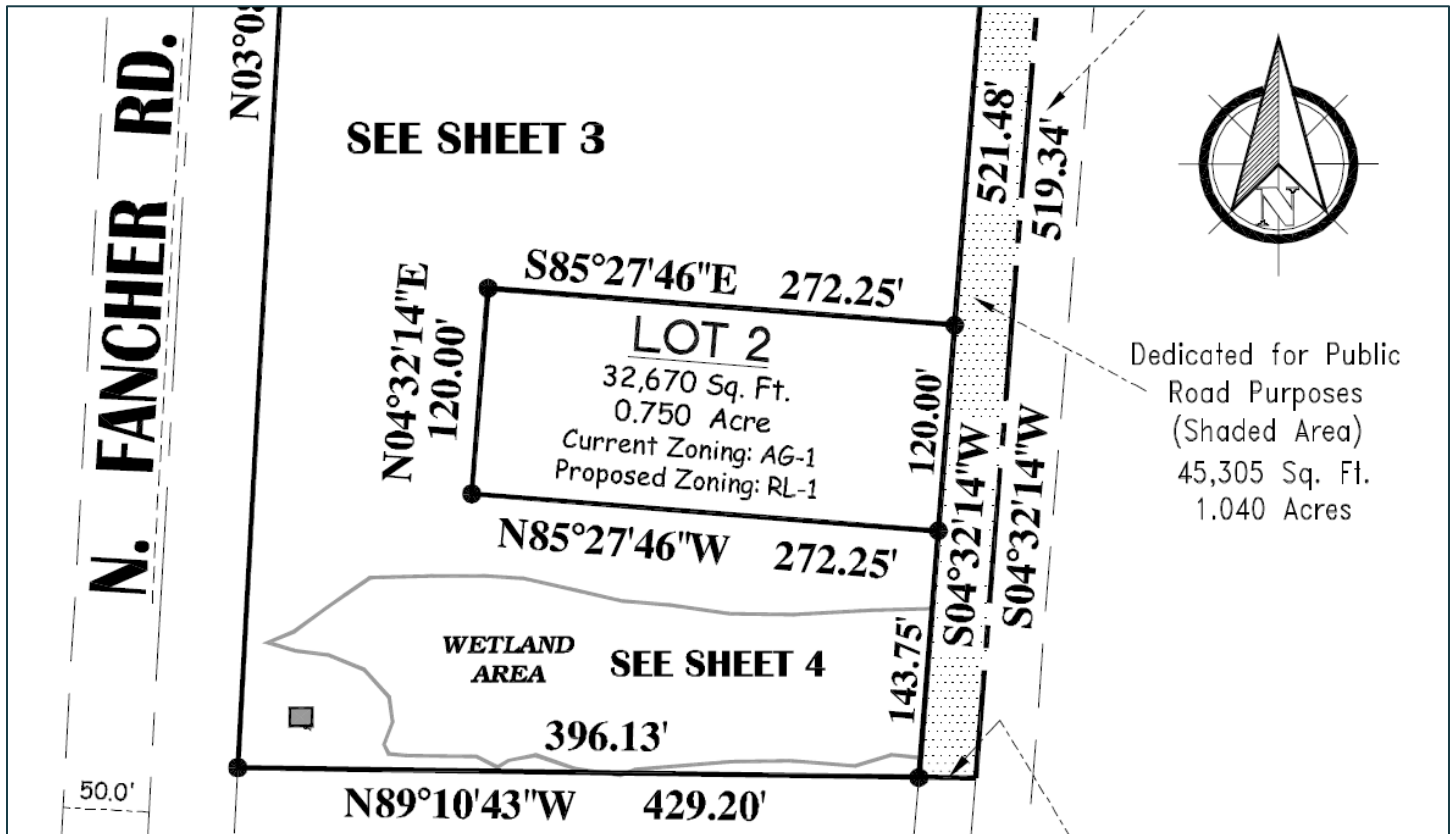


EXECUTIVE SUMMARY

Plan Commission Meeting of August 23, 2023

Summary

Rich Stanton applied to amend the zoning map from AG-1 (Limited Agriculture) to RL-1 (Low-Density Residential). The application coordinated with CSM-23-11, which proposed created a new 0.600-acre lot. The Plan Commission previously reviewed this application in July; however, the applicant decided to reduce the size of the lot to avoid the RE district architectural standards.



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Project

Ordinance 14-2023: 2116 Old Fancher Road Zoning Map Amendment; ZMA-23-7

Parcel ID(s)

151032204041000

Owner

Richard S Stanton

Applicant

Richard S Stanton

Consistency with the Comprehensive Plan

The application follows the *Mixed Residential/Commercial* designation from the land use element of **A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035**. The Village does not have an adopted plan for Local Planning Area 4. The **Village of Mount Pleasant Master Bicycle Plan 2030** does not contain any recommendations for the property. **A Park and Open Space Plan for the Village of Mount Pleasant: 2050** does not contain any recommendations for the property.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

Article 10 applies to this application.

ARTICLE 100: Base Districts

Division 90-110: Residential Districts

§ 90-110.10: Districts established.

Existing: AG-1 (Limited Agriculture)

Proposed: RL-1 (Low-Density Residential)

§ 90-110.20: District descriptions.

RL Low-Density Residential District. The RL (Low-Density Residential) District is primarily intended to accommodate one or two dwelling units on lots of various sizes. When this chapter refers to RL Districts it is referring to all RL Districts.

§ 90-110.30: Allowed uses.

Uses are allowed in R Districts in accordance with the use regulations of Division 90-310.

§ 90-110.40: Allowed building types

The RL district permits detached houses, two-unit houses, twinhouses, backyard cottages, and civic buildings by-right.

§ 90-110.50: Horses and farm animals

See Division 90-340.

§ 90-110.60: Gardening and farming.

No more than 30% of any R-zoned lot may be used for gardens or the growing of crops.

§ 90-110.70: Garages.

The garage regulations of this section apply to garages established after the effective date established in § 90-10.30 on lots occupied by detached houses, two-unit houses, twinhouses or townhouses. The regulations also apply to carports.

§ 90-110.80: Other regulations.

Buildings and uses in R Districts are subject to all other applicable regulations of this zoning chapter, including the following:

(a) Accessory uses and structures. See Division 90-330.

(b) Parking. See Division 90-420.

(c) Landscape and screening. See Division 90-430.

(d) Signs. See Division 90-440.

(e) Sewer and water service. See Division 90-410.

§ 90-110.90: Detached houses and two-unit houses.

The village staff will review any building permit applications for detached houses for compliance with this ordinance.

§ 90-110.100: Twinhouses.

The village staff will review any building permit applications for twinhouses for compliance with this ordinance.

§ 90-110.110: Townhouse buildings.

Not applicable.

§ 90-110.120: Multi-unit (three or more) buildings.

Not applicable.

§ 90-110.130: Cottage courts.

Not applicable.

§ 90-110.140: Backyard cottages.

The village staff will review any building permit applications for backyard cottages for compliance with this ordinance.

§ 90-110.150: Civic buildings.

The village staff will review any building permit applications for civic buildings for compliance with this ordinance.

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

Division 90-310: Allowed Uses

See [Table 90-301-1](#) for allowed uses in the RL-1 district.

Division 90-320: Use Classification System

See [Division 90-320: Use Classification System](#) for definitions and regulations for specific use types.

Division 90-330: Accessory Uses and Structures

The village staff will review any building permit or zoning compliance applications for accessory uses and structures for compliance with this ordinance.

Division 90-340: Horses and Farm Animals

Not applicable.

Division 90-350: Wireless Telecommunications

Not applicable.

ARTICLE 400: Village-Wide Regulations

Not applicable.

ARTICLE 500: Administration and Procedures

Division 90-530: Zoning Map Amendments

§ 90-530.10: Authority to initiate.

The applicant authorized they have the authority to initiate.

§ 90-530.20: Preapplication meeting.

The village staff met with the applicant before revising this application.

§ 90-530.30: Application filing.

The applicant filed the proper applications.

§ 90-530.40: Staff recommendation.

See **RECOMMENDATION**.

§ 90-530.50: Public hearing notice.

The village staff published a Class 2 notice, mailed public hearing notices, and sent the sign notice language to the applicant for public posting.

§ 90-530.60: Plan Commission recommendation.

Proposed Zoning Map amendments must be referred to the Plan Commission for consideration in a public meeting. Following review of the proposed Zoning Map amendment, the Plan Commission must act to recommend that the proposed Zoning Map amendment be approved, approved with modifications, or denied. The Plan Commission's recommendation must be transmitted to the Village Board.

§ 90-530.70: Village Board hearing and decision.

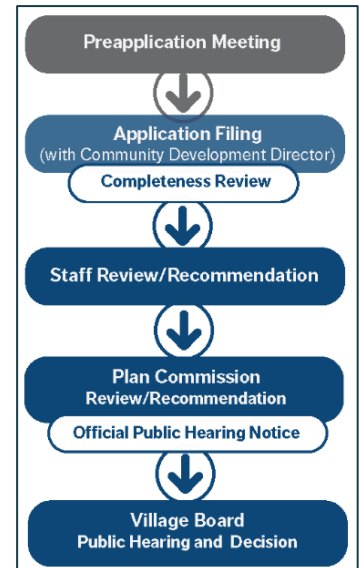
Upon receipt of the Plan Commission's recommendation, the Village Board must hold a public hearing on the proposed Zoning Map amendment. Following the close of the public hearing, the Village Board must act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed Zoning Map amendment. If the Plan Commission's recommendation has not been forwarded to the Village Board within 60 days of referral of the proposed Zoning Map amendment to the Plan Commission, the Village Board may hold the required hearing and take action without receipt of the recommendation.

§ 90-530.80: Review criteria and standards.

Zoning Map amendments are legislative decisions of the Village Board based on consistency with the Comprehensive Plan and promotion of the public health, safety, and general welfare. In acting on a Zoning Map amendment, the Village Board must give due consideration to existing conditions, conservation of property values, building development providing best advantage to the Village, the current use of property the cost of providing municipal services to the property and uses served by the Zoning Map amendment.

§ 90-530.90: Successive applications.

If the Village Board denies a proposed Zoning Map amendment, no Zoning Map amendment application requesting the same or more intensive zoning for the subject property may be filed for or accepted for processing by the Village for one year from the date of final action by the Village Board unless the Village Board expressly acts to deny the previous application without prejudice or the new application is substantially different than the one that was denied.



ARTICLE 600: Measurements and Terminology

ZMA-23-7 is subject to these regulations.

Fiscal Impact

See the executive summary for CSM-23-11.

Additional Considerations

None.

Conditions

The village staff do not recommend any conditions for approval.

Recommendation

The village staff recommend the Plan Commission **moves to recommend approval of Ordinance 14-2023: 2116 Old Fancher Road Zoning Map Amendment; ZMA-23-7.**

Prepared By

Samuel Schultz, Community Development Director



Ordinance 14-2023

2116 Old Fancher Road Zoning Map Amendment; ZMA-23-7

The Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, ordains as follows:

1. The Village Board amends the Zoning Map as referenced in **§ 90-10.100: ZONING MAP** as follows:
 - a. A portion of parcel 151032204041000 from AG-1 (Limited Agriculture) to RE (Estate Residential) as shown in **EXHIBIT A**;
2. Per **§ 90-10.100(B)**, the Village Board directs the Community Development Director to revise the official Zoning Map to reflect its amendment as soon as possible; and
3. That this ordinance shall take effect upon the date of adoption of this ordinance, and publication as provided by law.

Adopted August 28, 2023.

The Village of Mount Pleasant, Wisconsin

X

David DeGroot
Village President

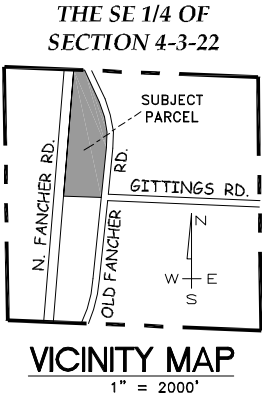
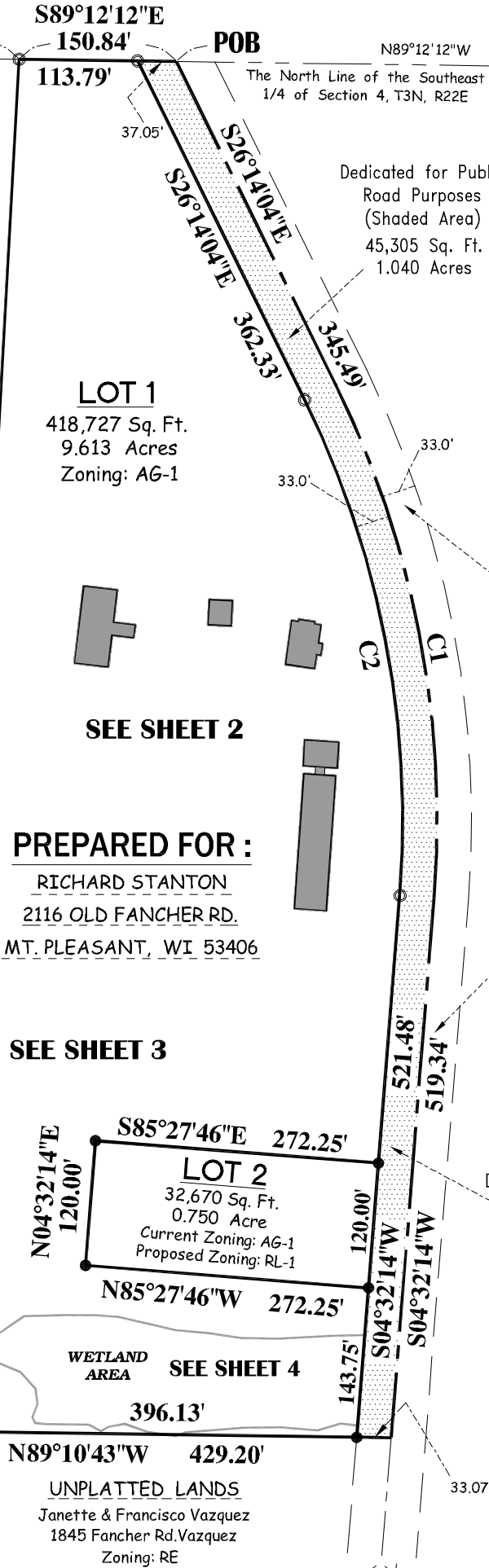
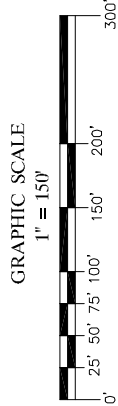
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Stephanie Kohlhaugen
Village Clerk/Treasurer

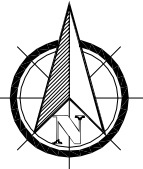
RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	507.44'	944.84'	S10°50'55"E	501.36'
C2	489.71'	911.84'	S10°50'55"E	483.85'



ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4-3-22, WHICH IS ASSUMED TO BEAR N 89° 12' 12" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 1927).



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" IRON PIPE

MINIMUM LOT AREA FOR LAND DIVISION: 6,000 SQUARE FEET

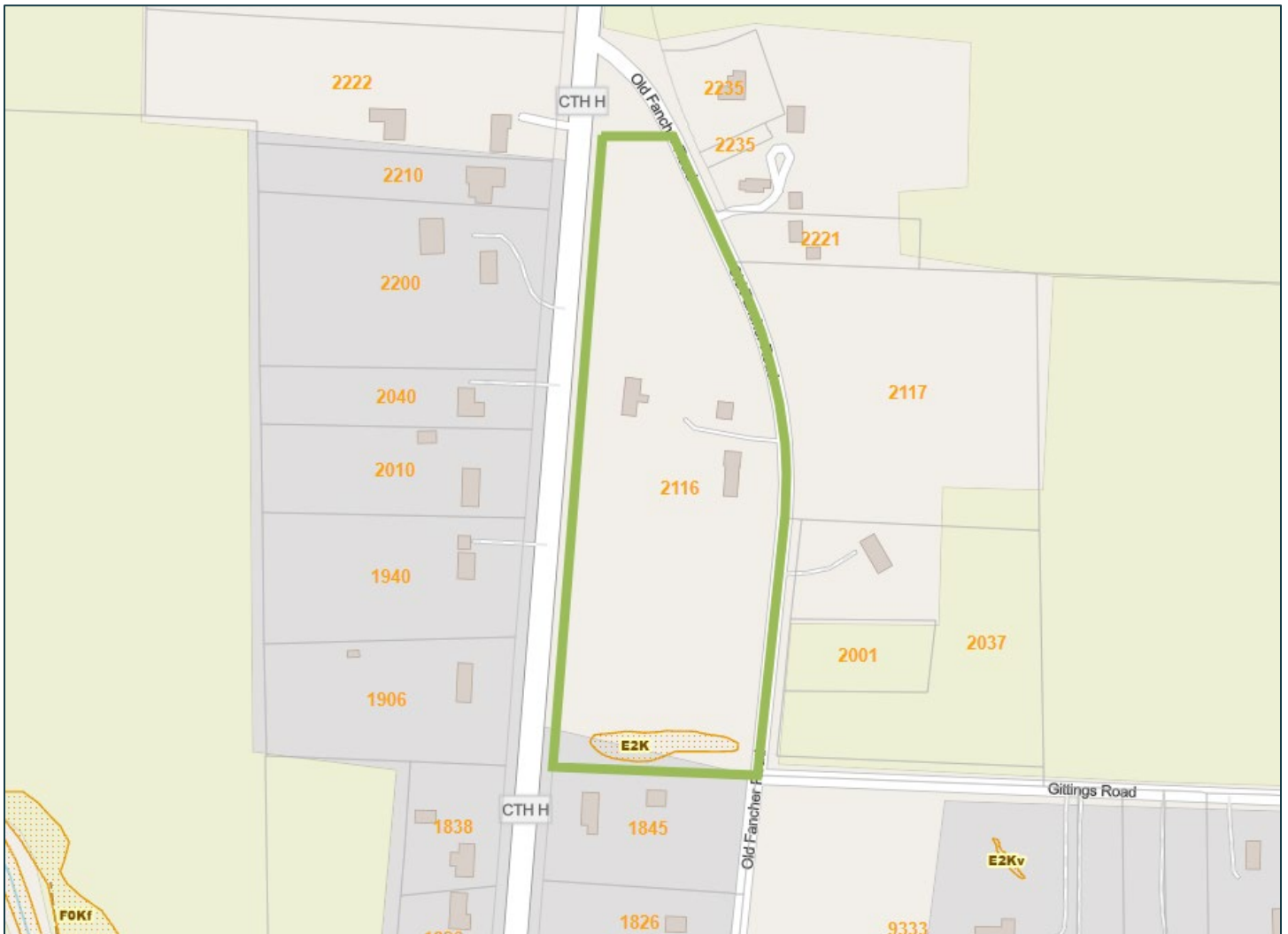


EXECUTIVE SUMMARY

Village Board Meeting of July 24, 2023

Summary

Rich Stanton wishes to create a new lot along Old Fancher Road. The proposed Lot 2 is 0.750 acres and Lot 1, containing the existing home site, contains 9.613 acres.



Application

2116 Old Fancher Road Certified Survey Map CSM-23-11

Parcel ID(s)

151032204041000

Owner

Richard S Stanton

Applicant

Richard S Stanton

Comprehensive Plan

Residential Areas – Incl. Churches, Multi-Family

Local Planning Area

4

Zoning District

AG-1

Compliance with Comprehensive Plan and Local Planning Area

The application follows the land use element of **A Multi-Jurisdictional Plan for Racine County: 2035**, which recommends Residential Areas – Incl. Churches, Multi-Family for the subject properties. The **Village of Mount Pleasant Master Bicycle Plan 2030** does not identify any facilities adjacent to this CSM. **A Park and Open Space Plan for the Village of Mount Pleasant: 2050** does not identify any facilities adjacent to this CSM.

Chapter 74: Subdivisions

Article I: Introduction

The village has the statutory authority to review and approve this land division.

Article II: General Provisions

The application complies with these ordinances.

Articles III-V: Land Division Procedures

These articles are not applicable to this application.

Article VI: Certified Survey May (Minor Land Division)

The application does not comply with [§ 74-6.2\(p\)](#)ⁱ¹ or [§ 74-6.7: Certificates and affidavit](#)ⁱⁱ².

Article VII: Design Standards

The application complies with these ordinances.

Article VIII: Required Improvements

The application complies with these ordinances.

Article IX: Construction

The application complies with these ordinances.

Article X: Fees

The application complies with these ordinances.

Article XI: Definitions

These ordinances govern the definitions referenced in this review.

¹ The applicant proposed showing this information on the plat of survey, which the staff accept.

² The applicant proposed showing this information on the plat of survey, which the staff accept.

Chapter 90: Zoning

The map meets the AG-1 and RE (for the proposed lot in relation to Ordinance 14-2023) district lot regulations.

Fiscal Note

2116 Old Fancher Road CSM Fiscal Analysis Spreadsheet

QUICK EVALUATION OF ANY DEVELOPMENT'S NEW CONTRIBUTION TO, AND DEMANDS FROM, THE VILLAGE OF MOUNT PLEASANT.

Contribution to Paying for Village Services

Land Market Value	\$9,241.89	VALUE OF LAND (MOST RECENT MARKET LAND VALUE, EXCLUDING EXEMPTIONS)
Estimated New Development Market Value	\$384,241.89	PROJECTED VALUE OF NEW DEVELOPMENT (PER THE DEVELOPER)
Total Estimated Taxable Value	\$393,483.79	SUM OF LAND VALUE AND NEW DEVELOPMENT VALUE
Village Property Tax Rate	\$0.01	CURRENT VILLAGE PROPERTY TAX RATE
Expected Year 1 Property Tax to Village	\$2,464.82	TAX RATE APPLIED TO THE TOTAL TAXABLE VALUE
Expected Property Taxes to Village over 40 years	\$137,405.71	YEAR 1 PROPERTY TAX VALUE EXTRAPOLATED OVER 40 YEAR TIMEFRAME WITH ANNUAL ESCALATION

Ongoing Costs for Providing Services

Developed Acres	0.75	NUMBER OF ACRES WITHIN THE DEVELOPMENT WITH PROPOSED IMPROVEMENTS
Total Estimated Public Road Replacement Cost	\$42,454.55	ESTIMATED COST TO REPLACE PUBLIC ROADS (1.0X FOR LOCAL, 1.3X FOR COLLECTOR, 2.0X FOR ARTERIAL). BASED ON 2023 \$4,000,000 PER MILE.
Estimated Year 1 Public Road Cost	\$1,136.36	TOTAL PUBLIC ROAD REPLACEMENT COST DIVIDED BY THE NUMBER OF YEARS (40 ON AVERAGE) BEFORE INFRASTRUCTURE NEEDS TO BE COMPLETELY REPLACED
Total Escalated Public Road Replacement Cost	\$154,009.23	YEAR 1 PUBLIC ROAD COST EXTRAPOLATED OVER 40 YEAR TIMEFRAME WITH ANNUAL ESCALATION
Total Annual Village Cost	\$1,136.36	SUM OF ESTIMATED ANNUAL VILLAGE INFRASTRUCTURE COST AND ESTIMATED ANNUAL VILLAGE SERVICE COSTS BASED ON YEAR 1 VALUE

Productivity

Estimated Taxable Value Per Acre	\$524,645.05	TOTAL ESTIMATED TAXABLE VALUE DIVIDED BY TOTAL ACRES
Estimate Net Value Per Acre	\$464,038.99	TOTAL ESTIMATED TAXABLE VALUE MINUS PUBLIC ROAD REPLACEMENT COST, DIVIDED BY TOTAL ACRES
Annual Project Net Revenue	\$1,328.45	DIFFERENCE BETWEEN THE ANNUAL CONTRIBUTION TO THE VILLAGE AND TOTAL ANNUAL VILLAGE COST (BASED ON YEAR 1 VALUES)

Gain/(Loss) over 40-year period	\$(16,603.52)		TOTAL ESCALATED EXPECTED PROPERTY TAXES MINUS ESCALATED VILLAGE INFRASTRUCTURE COST OVER 40 YEARS
Revenue to Cost Ratio	2.17	:1	YEAR 1 ESTIMATED REVENUE DIVIDED BY THE ANNUAL COST TO THE VILLAGE (>1:1 IS NET POSITIVE)
Private to Public Ratio	8.66	:1	TOTAL TAXABLE VALUE DIVIDED BY TOTAL ESTIMATED ROAD REPLACEMENT COST (40:1 IS NET POSITIVE TARGET)
Est Years to repay public liabilities	17		# OF YEARS FROM ESCALATED CUMULATIVE TAX REVENUES TO REPAY TOTAL ESCALATED PUBLIC ROAD REPLACEMENT COST

Conditions

The village staff and the Plan Commission recommend the conditions contained within the endnotes for approval.

Recommendation

The village staff and the Plan Commission recommend the Village Board **moves to approve the 2116 Old Fancher Road Certified Survey Map; CSM-23-11 subject to the recommended conditions.**

Prepared By

Emily Wagner, Planning Intern

Samuel Schultz, Community Development Director

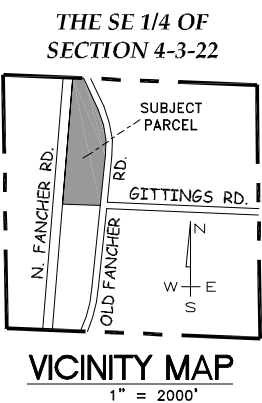
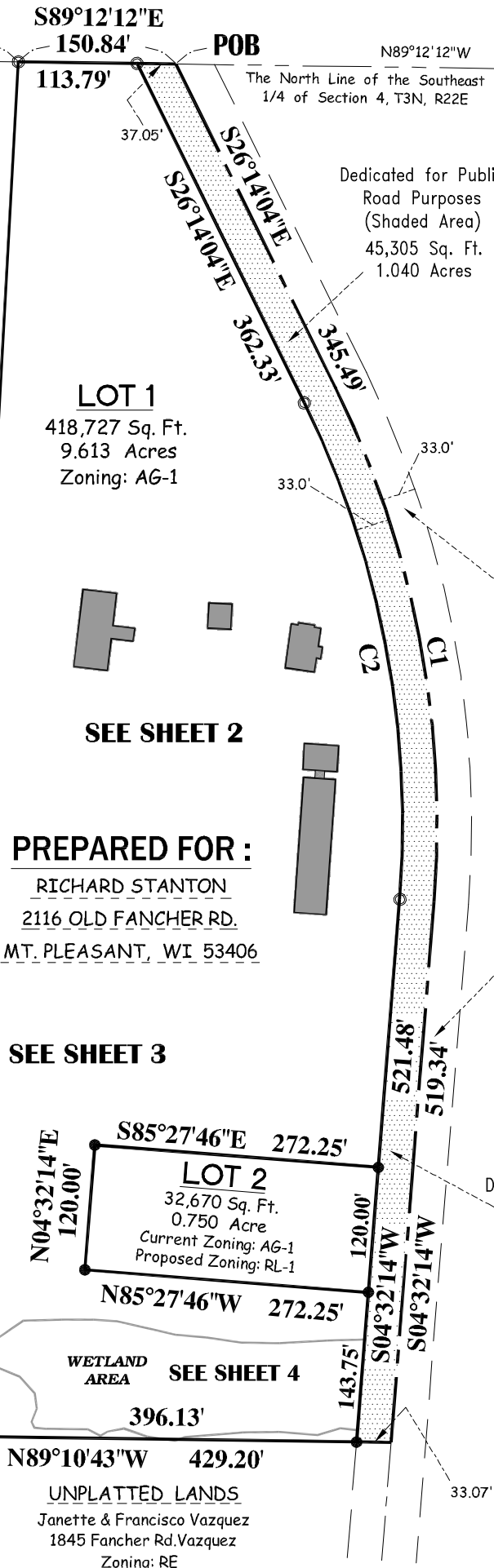
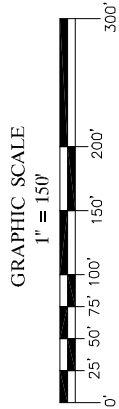
ⁱ The subdivider shall update the CSM to show the location, size, and invert elevation of any existing sanitary or storm sewers, culverts, and drain pipes; the location of utility holes, catch basins, hydrants, and electric and communication facilities, whether overhead or underground; and the location and size of any existing water and gas mains within the exterior boundaries of the certified survey map or immediately adjacent to it. If no sewers or water mains are located on or immediately adjacent to the land division, the nearest such sewers or water mains that might be extended to serve the land division shall be indicated by their direction and distance from the closest exterior boundary of the certified survey map, and by their size, and invert elevations. All elevations shall be referenced to a vertical datum approved by the Public Works Director.

ⁱⁱ The subdivider shall provide grading plans showing existing and proposed topographic contours, mass ("rough") and finished grading plans, proposed top of building foundation and finished yard grade elevations, and such supplemental information as required by the Public Works Director.

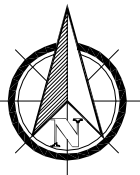
RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

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CURVE TABLE				
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C2	489.71'	911.84'	S10°50'55"E	483.85'



ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4-3-22, WHICH IS ASSUMED TO BEAR N 89° 12' 12" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 1927).



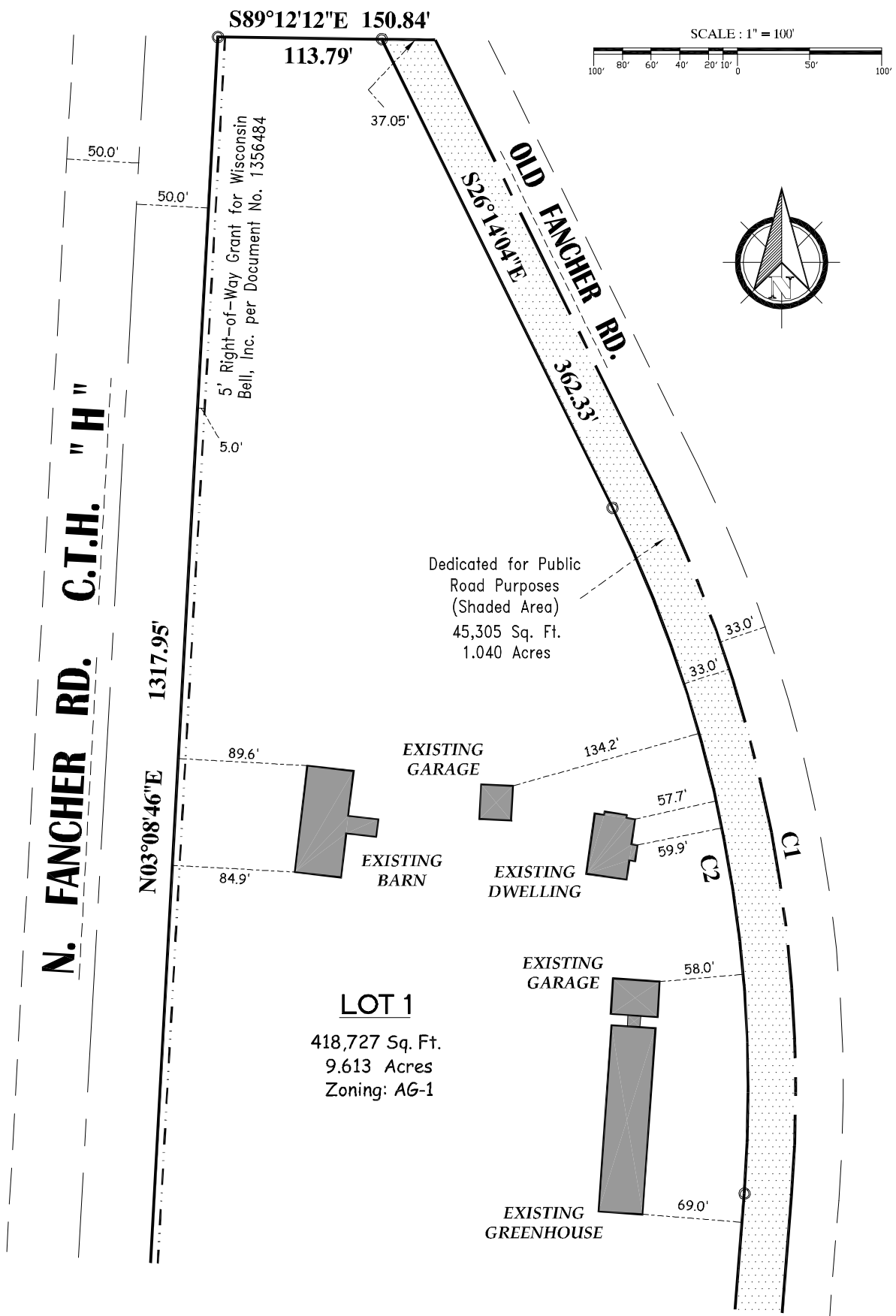
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MINIMUM LOT AREA FOR LAND DIVISION: 6,000 SQUARE FEET

MARC C. PASSARELLI P.L.S. # 2817

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

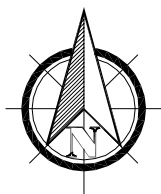
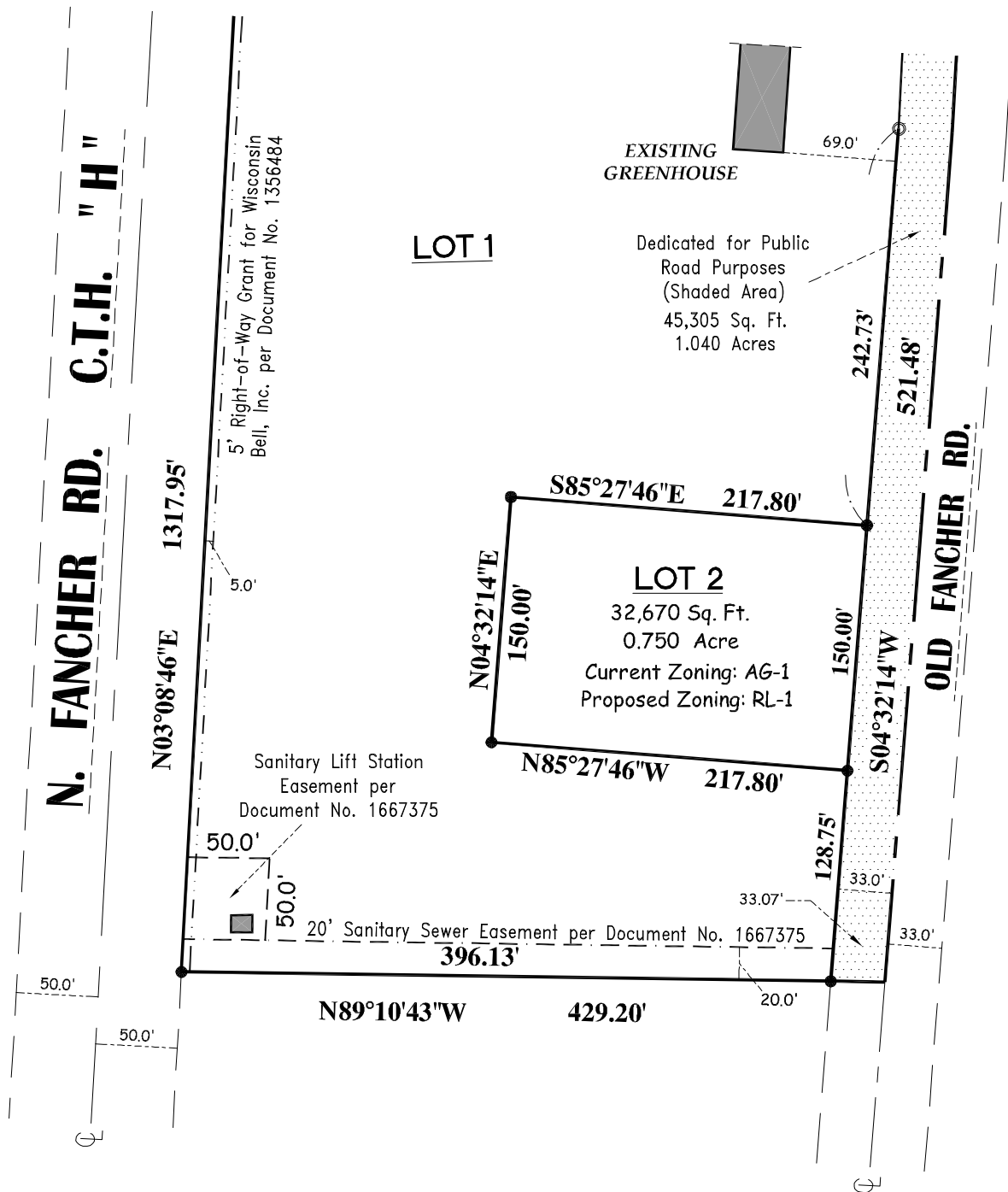


2554 N. 100TH STREET
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WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.



SCALE : 1" = 100'

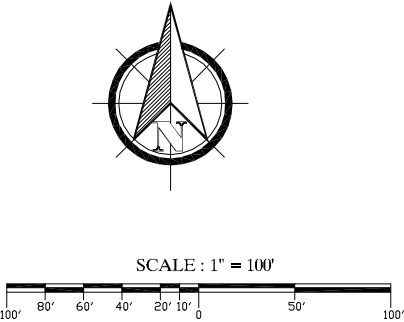


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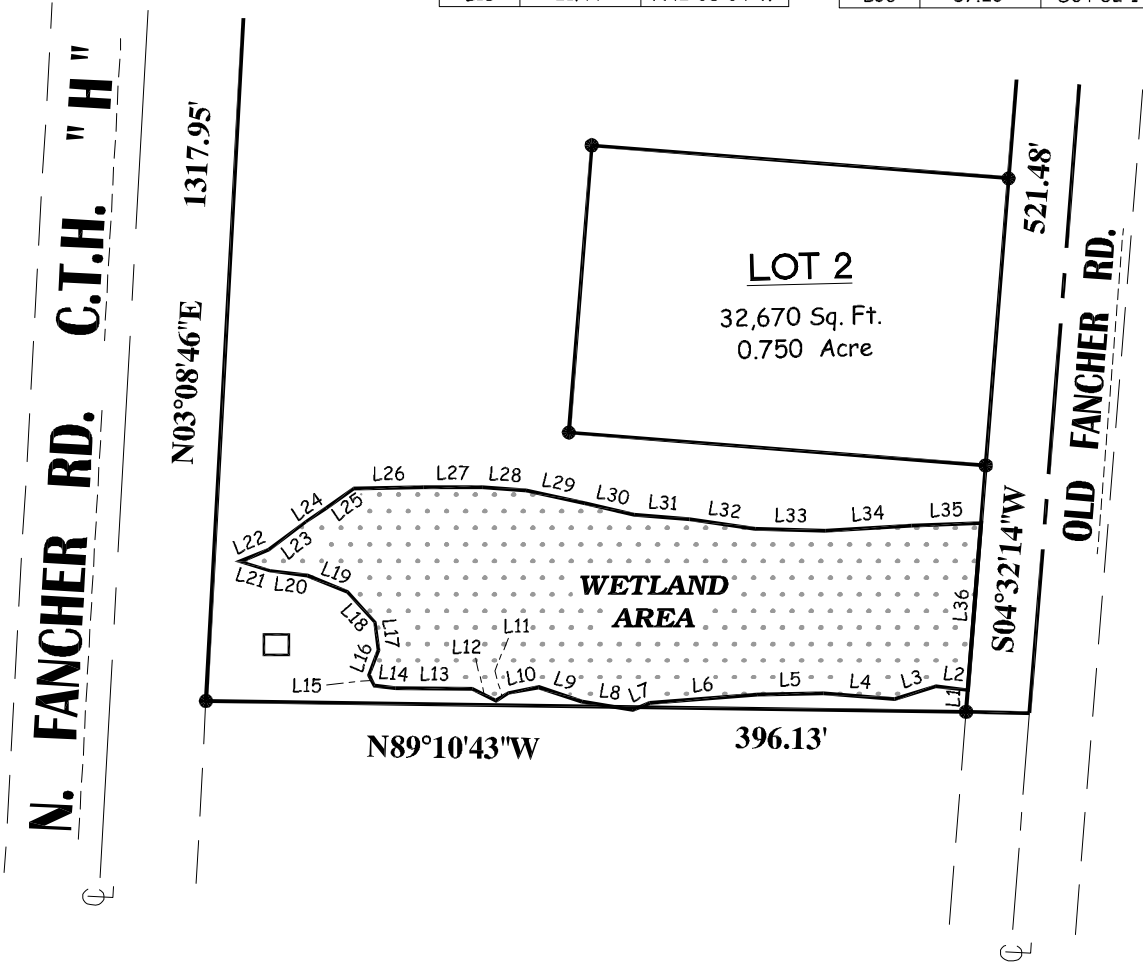
RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.



WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	11.42'	N04°32'14"E
L2	16.71'	N83°15'37"W
L3	22.51'	S72°53'56"W
L4	37.29'	N85°11'59"W
L5	34.63'	S88°31'37"W
L6	55.94'	S85°34'30"W
L7	9.54'	S67°10'37"W
L8	26.90'	N80°41'58"W
L9	23.82'	N71°24'12"W
L10	16.05'	S79°09'46"W
L11	7.71'	S58°42'16"W
L12	13.73'	N63°17'54"W
L13	39.91'	N89°26'27"W
L14	11.25'	N83°07'24"W
L15	6.09'	N27°09'56"W
L16	13.92'	N21°02'50"E
L17	14.64'	N07°33'26"W
L18	21.44'	N42°06'04"W

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L19	22.39'	N67°59'14"W
L20	19.59'	N82°30'08"W
L21	16.45'	N73°01'07"W
L22	16.07'	N67°15'48"E
L23	24.30'	N53°27'58"E
L24	12.93'	N55°53'22"E
L25	17.45'	N54°51'00"E
L26	36.32'	N89°03'00"E
L27	30.58'	N89°45'51"E
L28	22.72'	S85°46'49"E
L29	31.60'	S77°33'35"E
L30	26.41'	S77°08'21"E
L31	28.79'	S85°18'04"E
L32	34.65'	S81°33'52"E
L33	36.47'	S88°42'00"E
L34	45.21'	N86°32'49"E
L35	36.14'	N88°10'12"E
L36	87.20'	S04°32'14"W



Wetlands Marked by:
Wetland & Waterway Consulting, LLC
Delineated July 11, 2023

**SURVEYING
ASSOCIATES, INC.**

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

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MARC C. PASSARELLI P.L.S. # 2817

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

MILWAUKEE COUNTY

I, Marc C. Passarelli, a professional land surveyor, certify:

That I have surveyed, divided and mapped a part of the Northwest ¼ of the Southeast ¼ of Section 4, Town 3 North, Range 22 East in the Village of Mount Pleasant, Racine County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the Southeast ¼ of Section 4; thence North 89° 12' 12" West along the North line of said Southeast ¼, 1771.06 feet to the point of beginning of the lands to be described; thence South 26 ° 14' 04" East along the center line of Old Fancher Road; 345.49 feet; thence Southeastly along an arc of a curve which has a radius of 944.84 feet, a center point to the West, and a chord 501.36 feet long that bears South 10° 50' 55" East, 507.44 feet along said arc; thence South 04° 32' 14" West; 519.34 feet; thence North 89° 10' 43" West, 429.20 feet to the East right-of-way line of County Highway "H"; thence North 03° 08' 46" East along said East right-of-way line, 1317.95 feet to the North line of said Southeast ¼; thence South 89° 12' 12" East along said North line, 150.84 feet to point of beginning.

Dedicating the most Easterly 33.00 feet to the public for street purposes on Old Fancher Road. Containing 45,304 square feet (1.0400 acres) of land.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 101.06 of the Mt. Pleasant land Division Control Ordinance. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

Marc C. Passarelli, P.L.S. (S-2817)
Surveying Associates, Inc.
PO Box 26596
Wauwatosa, WI 53226
(414) 257-2212

June _____ 2023

OWNER'S CERTIFICATE

Richard S Stanton and Sara J Stanton as Owners, thereby certify that we have caused the lands described on this map to be surveyed, divided, and mapped and dedicated as re[presented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required by s 236.10 or 236.12 to be submitted to the following for approval or objection. Village Board of the Village of Mt. Pleasant.

IN WITNESS WHEREOF the said Richard S Stanton and Sara J Stanton have caused these presents to be signed as Owners at Racine Wisconsin on the _____ day of _____, 2023.

Richard S Stanton
2116 Old Fancher Road

Sara J Stanton
2116 Old Fancher Road

STATE OF WISCONSIN)
COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2023, Richard S Stanton and Sara J Stanton, to me known to be the persons who executed the foregoing instrument , and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

**BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 3 NORTH,
RANGE 22 EAST IN THE VILLAGE OF RACINE, RACINE COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

CONSENT OF CORPORATE MORTGAGEE

Bank Five Nine, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on the Certified Survey Map, and does hereby consent to the above certificate Richard S Stanton and Sara J Stanton.

IN WITNESS WHEREOF the said Bank Five Nine have caused these presents to be signed by Timothy J Schneider, its President and CEO at Oconomowoc, Wisconsin and its corporate seal to be hereunto affixed this day of , 2023.

Bank Five Nine

Timothy J Schneider
President and CEO

STATE OF WISCONSIN)
COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2023, _____, of the above-named corporation to me known to be the person who executed the foregoing instrument, and to be known to be such _____ of said corporation, and acknowledged the HE* executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2023.

Village Clerk/Treasurer



EXECUTIVE SUMMARY

Plan Commission Meeting of August 23, 2023

TITLE

Ordinance 17-2023: Amending § 90-540.40 Review and Decisionmaking authority

BACKGROUND

After multiple solar panel installations, the village staff stated they would propose some updates to clarify and speed up the approval process for such structures. The village staff added solar energy systems under 100 megawatts as allowable reviews under administrative site plans. Utility companies must provide additional information when installations exceed 100 megawatts, which informs the cutoff.

At the same time, the village staff discussed the effectiveness of the current administrative site plan approval process and recent changes to state law. Within the recent slate of housing bills, the state limited municipalities' denial authority over multifamily buildings which comply with existing zoning codes. Thus, the village staff recommends removing those from the site plan process, as any review by the Plan Commission would be a rubber stamp only. The village staff also recommended simplifying the language regarding non-material amendments to site plans, such as parking, landscaping, lighting, and other changes to sections covered under Article 400: Village-Wide Regulations. Again, modifications to these sections must follow the existing regulations, so any changes in front of the plan commission would be only rubber stamps.

The village staff kept mixed-use and nonresidential changes above 5,000 square feet at the Plan Commission level. Cumulatively, these changes should speed the approval process for by-right developments while preserving the Plan Commission and Village Board's politically or statutorily required decisions, such as comprehensive plans, land divisions, zoning map amendments, and zoning text amendments.

FISCAL IMPACT

If approved, the village staff will follow up with proposed changes to the planning fee schedule to ensure the village appropriately charges staff time for more significant developments, such as multifamily building developments.

RECOMMENDATION

The village staff recommend the Plan Commission **moves to approve Ordinance 17-2023: Amending § 90-540.40 Review and Decision-making authority.**

PREPARED BY

Samuel Schultz, Community Development Director



Ordinance 17-2022

A Zoning Text Amendment for § 90-540.40: Review and Decisionmaking authority.

The Mount Pleasant Village Board ordains:

1. That the adoption of this text amendment followed the procedures outlined in [Division 90-520: Text Amendments](#);
2. That the Village Board amends § 90-540.40: REVIEW AND DECISIONMAKING AUTHORITY to read as shown in **EXHIBIT A**; and
3. That this ordinance shall take effect upon adoption and publication as provided by law.

Adopted August 28, 2023.

THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN

X

David DeGroot
Village President

X

Stephanie Kohlhaugen
Village Clerk/Treasurer

§ 90-540.40 Review and decision-making authority.

[Ord. No. 19-2020, 6-8-2020]

- (a) Administrative site plans. This zoning chapter refers to site plan applications that meet the following criteria as "administrative site plans" and follow a one-step approval process: review and final action by the Community Development Director:
 - (1) Multifamily buildings that comply with the zoning chapter.
 - (2) Mixed-use and nonresidential lot and building changes below 5,000 square feet.
 - (3) Solar energy systems under 100 megawatts.
 - (4) Changes to parking and access plans, outdoor lighting plans, landscaping plans, or other plans required under Article 400: Village-Wide Regulations.
- (b) Plan Commission site plans. All site plan applications not classified as administrative site plans are referred to as "Plan Commission site plans" and must follow a two-step approval process: 1) review and recommendation by staff and 2) review and final action by the Plan Commission. This zoning chapter requires Plan Commission site plan review for projects and activities for which the zoning chapter expressly requires a Plan Commission review.

§ 90-540.40 ~~Review and decision-making authority~~ authority.

[Ord. No. 19-2020, 6-8-2020]

- (a) Administrative site plans. ~~This zoning chapter refers to~~ Site plan applications that meet the following criteria ~~are referred to as~~ "administrative site plans" and follow a one-step approval process: review and final action by the Community Development Director:

- (1) Multifamily buildings that comply with the zoning chapter.
- (2) Mixed-use and nonresidential Facade changes that change the color or material of a building if the proposed change is to another approved color and approved material. lot and building changes below 5,000 square feet.
- (3) Solar energy systems under 100 megawatts.
- ~~(1) Changes to parking and access plans, outdoor lighting plans, landscaping plans, or other plans required under Article 400: Village-Wide Regulations.~~
- ~~(2) Landscape plan alterations that result in an increased amount of open space and vegetation.~~
- ~~(3) Stormwater management system alterations.~~
- ~~(4) Parking lot alterations and pavement alterations that result in an increased amount of open space and landscaping.~~
- ~~(5) Building, parking or site changes that meet all of the following:~~
 - ~~a. Do not increase building floor area by more than 5,000 square feet;~~
 - ~~b. Do not increase parking area by more than 5,000 square feet;~~
 - ~~c. Do not increase impervious surface area by more than 5,000 square feet; and~~
 - ~~d. Do not increase the number of floors in a building.~~

- (b) Plan Commission site plans. All site plan applications ~~that are~~ not classified as administrative site plans are referred to as "Plan Commission site plans" and must follow a two-step approval process: 1) review and recommendation by staff and 2) review and final action by the Plan Commission. This zoning chapter requires ~~Plan Commission site plan review~~ site plan review is also required for projects and activities for which the zoning chapter expressly requires a Plan Commission review ~~is expressly required under the provisions of this zoning chapter.~~

Formatted

Code of Ordinances, Village of Mount Pleasant, Wisconsin

Chapter 90: Zoning

Article 500: Administration and Procedures

Division 90-510: Common Procedures

§ 90-510.40: Applications and fees.

[ORD. NO. 19-2020, 6-8-2020]

- (a) **Applicability.** The application and fee provisions of this section apply to zoning applications filed by eligible applicants.
- (b) **Eligible applicants.** When the procedures of this division allow an application to be filed by an eligible applicant, such application must be submitted by, or on behalf of, a person, firm, corporation or organization that has one or more of the following interests that are specifically enforceable in the land that is subject to the application:
 - (1) A freehold interest;
 - (2) A possessory interest entitled to exclusive possession;
 - (3) A contractual interest which may become a freehold possessory interest; or
 - (4) Any exclusive possessory interest.
- (c) **Form of application.** Applications required under this zoning chapter must be submitted in a form and in such numbers as required by the official responsible for accepting the application. Applications must include materials and information to assist authorized review and decisionmaking bodies in their consideration of the application, including at least the following:
 - (1) A list of the names and addresses of all owners of record of the property that is the subject of the application; and
 - (2) Maps, plats, surveys, dimensioned site plans, engineering documents, environmental reports, traffic studies, and other materials and information, as required by this zoning chapter or application checklists established by the official responsible for accepting the application.Application forms and submittal requirements must be made available to the general public.
- (d) **Fees and notification costs.** All applications filed by property owners must be accompanied by the application fee that has been established by the Village Board. Application filing fees are intended to cover the cost of providing public hearing notices and other costs related to reviewing and processing applications. Such fees are nonrefundable and may include late fees, penalties, and fees for expedited processing. (See also Chapter **30** of the Village Code.)
- (e) **Completeness, accuracy and sufficiency.**
 - (1) An application will be considered complete and ready for processing only if it is submitted in the required number and form, includes all required information and is accompanied by the required application filing and notification fees.
 - (2) The official responsible for accepting the application is authorized to refuse acceptance of an incomplete application. If an application is determined to be incomplete, the official responsible

for accepting the application must provide written notice to the applicant along with an explanation of the application's deficiencies.

- (3) No further processing of incomplete applications will occur, and incomplete applications will be pulled from the processing cycle. When the deficiencies are corrected, the application will be placed in the first available processing cycle. If the deficiencies are not corrected by the applicant within 90 days, the application will be deemed to have been withdrawn.
- (4) Applications deemed complete will be placed in the first available application processing cycle and will be reviewed by staff and other review and decisionmaking bodies in accordance with applicable review and approval procedures of this zoning chapter.
- (5) The official responsible for accepting the application may require that **completed** applications or plans be revised before being placed on an agenda for possible action if the Community Development Director determines that:
 - a. The application or plan contains one or more significant inaccuracies or omissions that hinder timely or competent evaluation of the plan's/application's compliance with zoning chapter requirements or other regulations;
 - b. The application contains multiple minor inaccuracies or omissions that hinder timely or competent evaluation of the plan's/application's compliance with zoning chapter requirements or other regulations; or
 - c. ~~The decisionmaking body does not have legal authority to approve the application.~~ A different decision-making body or official has the authority to approve the application under this Code of Ordinances.
 - d. Such a request for revision shall be in writing, within 30 days of submission, shall detail the inaccuracies or omissions, and specify which decision-making body the application should be addressed to, if applicable;
 - e. Such a request for revision is not a denial, a determination of an applicant's subjective eligibility or standing, or a quasi-judicial determination of a decision-making body's jurisdiction;
 - f. If an applicant wishes to place a completed application on an agenda without making the recommended revisions, they may do so, provided all of the required materials by ordinance have been submitted.

§ 90-510.70 Public hearing notices.

[ORD. NO. 19-2020, 6-8-2020]

- (a) Published notice. Whenever the provisions of this zoning chapter require that published notice be provided, the notice must be published ~~in the Village's official newspaper~~ in accordance with Ch. 985, Wis. Stats.
- (b) Mailed notice.
 - (1) Whenever the provisions of this zoning chapter require that notices be mailed to property owners, the notices must be sent via United States Postal Service First Class (also known as regular) Mail.
 - (2) Property owner addresses must be obtained from the latest property ownership information available in Racine County records.
- (c) Posted notice. Whenever the provisions of this zoning chapter require that notice signs be posted, the following requirements apply:

- (1) At least one notice sign must be posted on each public street frontage abutting the subject property in locations plainly visible to passersby.
 - (2) The Community Development Director is authorized to establish rules governing the size, format, design and content of required public notice signs.
 - (3) Property owners are required to post required notice signs and ensure that the signs remain visible and in sound condition until a final decision is made on the subject application.
 - (4) When the Village initiates a Zoning Map amendment, the Community Development Director is authorized to designate the number and location of posted notice signs. The locations must be within the area proposed for rezoning, be plainly visible to passersby and provide reasonable posted notice.
- (d) Courtesy notices. In addition to the forms of notice required to be provided by this zoning chapter, the Village may elect to provide additional forms of courtesy notification by, for example, mailing notice to neighborhood or business organizations, posting notices in Village Hall or other government buildings or providing notice via the internet.
- (e) Content of notices. All required hearing notices must:
- (1) Indicate the date, time and place of the hearing or date of action that is the subject of the notice;
 - (2) Describe any property involved in the application by address or by a commonly understood description of the location;
 - (3) Describe the general nature, scope and purpose of the application or proposal; and
 - (4) Indicate where additional information on the matter can be obtained.
- (f) Constructive notice.
- (1) When the records of the Village document the publication, mailing or posting of notice, as required by this division, required notice of the public hearing will be presumed to have been given. Failure of mailed notice to reach any intended recipient does not invalidate any action taken on the subject matter of the notice.
 - (2) Minor defects in required notices will not be deemed to impair the notice or invalidate proceedings pursuant to the notice. Minor defects in notice are limited to errors in a legal description or typographical or grammatical errors that do not impair communication of the notice to affected parties. If questions arise at the hearing regarding the adequacy of notice, the body conducting the hearing must make a formal finding about whether there was substantial compliance with the notice requirements of this zoning chapter.

§ 90-510.100 Conditions of approval.

[ORD. NO. 19-2020, 6-8-2020]

When the procedures of this division authorize approval with conditions, review bodies, including staff, are authorized to recommend conditions and decisionmaking bodies are authorized to approve the subject application with conditions. Any conditions recommended or approved must relate to a situation likely to be created or aggravated by the proposed use or development and must be roughly proportional to the impacts of the use or development. *Per Wis. Stat. 66.110016(3), any conditions relating to new by right residential developments shall be consistent with ordinances and village approved plans existing at the time of application.*

Code of Ordinances, Village of Mount Pleasant, Wisconsin

Chapter 90: Zoning

Article 600: Measurements and Terminology

Division 90-620: Terminology

§ 90-620.50 Terms beginning with A.

[ORD. NO. 19-2020, 6-8-2020]

As used in this chapter, the following terms shall have the meanings indicated:

A ZONES

Those areas shown on the Official Floodplain Zoning Map that would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

ABUT or ABUTTING

To touch or share a contiguous boundary or border.

ACCESSORY STRUCTURE OR USE

A use or structure that meets the criteria established in § 90-330.10(b).

ADJACENT

Lying near or in the immediate vicinity.

AGENT

A person duly authorized to act on behalf of the owner of the subject property.

AGGRIEVED OR PERSON AGGRIEVED

1. The person who submitted the application for an approval.
2. A person that has an ownership interest in the real property that is the subject of the application for an approval.
3. A person that, as a result of the final decision on the application for an approval, sustains actual damages or will imminently sustain actual damages that are personal to the person and distinct from damages that impact the public generally. A person under this subdivision may not seek review under this section unless, prior to the final decision on the approval, the person provided a statement in writing on the approval to the political subdivision or agency of the political subdivision or appeared and provided an oral statement at a public proceeding held by the political subdivision or agency of the political subdivision at which the approval was considered.
4. A person, other than an individual, that satisfies all of the following conditions:
 - a. The person has as a member, partner, or stockholder at least one person described under subd. 1., 2., or 3.
 - b. The person was not organized or incorporated in response to the application.
5. A local governmental unit, as defined in s. 66.0131 (1)(a).
- 1-6. To the extent authorized by law, a state agency, as defined in s. 20.931 (1)(c), that is aggrieved by the final decision on the application for approval.

AH ZONE

See "area of shallow flooding."

ALLEY

A special public right-of-way affording only secondary access to abutting properties, typically at the rear or sides.

ALTERATION

An enhancement, upgrading or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air-conditioning and other systems within a structure.

AO ZONE

See "area of shallow flooding."

APPLICANT

The owner of the subject property or an agent authorized by the subject property owner to submit an application on the owner's behalf.

AREA OF SHALLOW FLOODING

A designated AO, AH, AR/AO, AR/AH or VO Zone on a community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where the velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

AWNING

A roof-like structure typically made of cloth, metal or other material, attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway or building front, and they may be raised or retracted to a position adjacent to the building.

Chapter 74: Subdivisions

Article XI Definitions

§ 74-11.2: Specific words and phrases.

[2-28-2022 BY ORD. NO. 08-2022]

As used in this chapter, the following terms shall have the meanings indicated:

AGENCY OR AUTHORITY, APPROVING

Each governmental body having authority to approve or reject a preliminary or final plat or certified survey map. Approving authorities are set forth in § 236.10 of the Wisconsin Statutes.

AGENCY, ADVISORY

Any agency, other than an objecting agency, to which a plat or certified survey map may be submitted for review and comment. An advisory agency may give advice to the Village and suggest that certain changes be made to the plat or certified map, or it may suggest that a plat or certified survey map be approved or denied. Suggestions made by an advisory agency are not binding on the Village Board or Plan Commission. Examples of advisory agencies include the Southeastern Wisconsin Regional Planning Commission (SEWRPC), school districts, and local utility companies.

AGENCY, COUNTY PLANNING

The agency created by the County Board and authorized by statute to plan land use and to review subdivision plats and certified survey maps.

AGENCY, OBJECTING

An agency empowered to object to a subdivision plat pursuant to Chapter 236 of the Wisconsin Statutes. The Village may not approve any plat upon which an objection has been certified until the objection has been satisfied. The objecting agencies include the Wisconsin Department of Administration, the Wisconsin Department of Safety and Professional Services if the land to be subdivided will be served by POWTS, the Wisconsin Department of Transportation or the County Highway Department if land to be subdivided abuts, respectively, a state or county trunk highway or connecting

highway or street, and the County Planning Agency. (Note: Only if the plat is located in a village or city and the county has adopted a policy requiring submission of a plat to the county for review. The county is an approving agency for subdivisions located in a town).

AGGREIVED

As per 90-620.50 TERMS BEGINNING WITH A.

ALLEY

A public way providing secondary access to abutting properties.