



**COMMISSION MEMBERS PRESENT:** M. Pirk, J. Maier, J. Hewitt, J. Mallon, J. Kis & D. Driver

**COMMISSION MEMBERS ABSENT:** D. DeGroot

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: L. Martin & B. Sasse

**1. Call to Order**

The meeting was called to order at 1:00 pm by M. Pirk.

**2. Approval of the December 18, 2013 meeting minutes**

J. Hewitt motioned, D. Driver seconded to approve the December 18, 2013 meeting minutes with J. Maier abstaining due to not being present at the December 18<sup>th</sup> meeting.

Motioned carried 5-0-1

**3. Borzynski Certified Survey Map request located at 11913 Washington Avenue  
Tax Parcel # 151-03-22-17-024-000**

The landowner wishes to divide the existing 87.88 +/- acres into a total of three (3) lots. The parent parcel previously extended east of the Hood's Creek, but was recently modified by having that area joined via lot line adjustment with the parcel to the east (under same ownership). The area depicted as Lot 3 underwent a land use plan amendment and rezone approval in December 2013, changing those 60 acres from Agriculture to Business Park. The proposed land division is to facilitate sale of the 60 acres (Lot 3) to Land & Lakes Development Company.

J. Hewitt motioned, J. Kis seconded to recommend approval of the Borzynski certified survey map request located at 11913 Washington Ave, Tax Parcel # 151-03-22-17-024-000, subject to the following conditions:

1. The face of the C.S.M. shall be modified to remove the 94.46' access restriction at the northwest corner of Lot 3 fronting International Drive, and shall include a note referencing "Removal of 94.46' of Highway Access Restriction as imposed by Certified Survey Map No. \_\_\_\_\_"
2. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, will be required prior to the issuance of any building permits on Lots 1, 2 and 3.
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 Village's Certificate on sheet 5 shall be modified to read "Stephanie Kohlhagen, Clerk/Treasurer" as Village of Mount Pleasant signatory.
5. 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.
6. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

**4. Goodwill Certified Survey Map request located at 3131 Oakes Road  
Tax Parcel # 151-03-22-26-161-010 & 151-03-22-26-161-020**

The landowner wishes to combine two existing parcels in conjunction with the recent recording of a Storm Water Management Maintenance Agreement on the southern end of the property. The landowner has also obtained prior approval from Village staff for the expansion of the parking area. This expansion would straddle the existing parcel line and has prompted the removal of two unnecessary shared access drive easements as well as the existing access point restriction. Thus, the proposed certified survey map has been submitted as a method of cleaning up and removing easements and notations that are no longer applicable as well as the denotation of the additional storm water easement.

D. Driver motioned, J. Kis seconded to recommend approval of the Goodwill certified survey map located at 3131 Oakes Road, Tax Parcel # 151-03-22-26-161-010 & 151-03-22-26-161-020, 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 planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

**5. Commissioner & Staff Reports -**



L. Martin reported that the amended 2035 Comprehensive Land Use Plan was adopted by the Village Board and that mailings were sent out to various jurisdictions notifying them of the change. The new map is now official.

L. Martin stated that there have been many complaints regarding electronic signs. He explained that there are sixteen plus electronic signs in the village and many of them are not in compliance. There was discussion of a possible informational meeting regarding electronic signs in the village in the future. L. Martin stated that a notice will be sent to all businesses with electronic signs.

B. Sasse reported that the comprehensive park and recreation plan is on schedule with SEWRPC. He added that they hope to be getting back on track with the CMAQ bike trail grant.

J. Maier asked if the Primrose project was still on schedule. L. Martin explained that they are still on track for a fall opening but are behind schedule due to problems between the general and sub contractors; various sub contractors have been fired or quit.

J. Hewitt motioned, J. Maier seconded to adjourn at 1:25 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, February 19, 2014 at 1:00 p.m.**

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