



**Village of Mount Pleasant  
COMMITTEE OF THE WHOLE  
May 23, 2022 at 5:00 PM  
Village Hall – Community Room 1  
8811 Campus Drive, Mount Pleasant, WI 53406  
Meeting Agenda**

**PLEASE TAKE NOTICE** that a meeting of the Village of Mount Pleasant Committee of the Whole will be held at Mount Pleasant Village Hall, 8811 Campus Drive, Mount Pleasant, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

**CALL TO ORDER**

**ROLL CALL**

**A. CLOSED SESSION**

- a. To convene into closed session per Wis. Stat. § 19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; Specifically to:
- b. To discuss a potential claim against the Village of Sturtevant regarding the cost of the Pike River lift station.
- c. Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above

**B. NEW BUSINESS**

**1. Public Safety**

- a. Discussion to approve Construction Bid Contract for Fire Station #8 Building Addition

**2. Finance, Legal, Licensing**

- a. Discussion regarding New Temporary Class B License & 3-Day Cabaret – Racine Youth Sports/Pop-up Biergarten Smolenski Park June 23 – 25, 2022

**3. Community Development**

- a. Discussion regarding Developer Agreement – Spring Trail Condominium

**4. Public Works**

**5. Human Resources**

**6. Tourism, Civic Affairs**

**7. Administration**

**8. Miscellaneous Business**

- a. Approval of the May 9, 2022, 2022 Committee of the Whole meeting minutes

**C. PRESENTATION**

**D. ADJOURN**

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (262) 664-7800. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village; including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above.

Posted: Thursday, May 19, 2022 at 1:30 PM



# Public Hearing Notice

Notice is at this moment given that the Village of Mount Pleasant will hold a public hearing as a part of the regular Village Board meeting on

**Monday, May 23, 2022, at 6:00 PM**

Mount Pleasant Village Hall, Room B114 Ebe Auditorium, 8811 Campus Drive, Mount Pleasant, WI 53406

The purpose of the hearing is to consider changes to the district boundaries or amendments or supplements to the regulations established by the Village or amendments thereto under **§ SECTION 90-10.100 ZONING MAP** and using procedures outlined in **ARTICLE 90-535 ZONING MAP AMENDMENTS**, **90-520 ARTICLE 90-520 TEXT AMENDMENTS**, or **ARTICLE 90-550 CONDITIONAL USES** of the Village Code of Ordinances. The Village Board may add conditions or adjust the requested zone to something of similar or lesser intensity for any application considered.

## ZONING MAP AMENDMENTS

### **Ordinance 18-2022: A Zoning Map Amendment for land adjacent to CTH KR County Line Road (CTH KR) and Green Bay Road (STH 31); Zoning Map Amendment Application ZMA-04-22**

Bear Development, LLC applied to amend the zoning map for 64.68 acres over two parcels (151-03-22-35-044-070 & 151-03-22-35-052-100) from AG-2 (General Agriculture) to RM-2 (Moderate-Density Residential), MX-2 (Neighborhood Mixed-Use), and B-3 (General Business). The properties are located within TID 6. The applicant wishes to plat a mixed-use neighborhood with 198 single family lots, one condominium lot with 20 duplex units, one multi-family lot, two mixed-use lots, and a general business lot.

*The public may view the public hearing items by request or at the Village Hall. Those with disabilities who need assistance to participate in this meeting should request it from the Village Administrator or Clerk's Office at (262) 664-7800 with as much notice as possible.*

COMMUNITY DEVELOPMENT DEPARTMENT | (262) 664-7800



**VILLAGE BOARD  
Meeting Agenda  
Immediately following the  
Committee of the Whole  
But not before 6:00 PM  
May 23, 2022  
Village Hall – Ebe Auditorium  
8811 Campus Drive, Mount Pleasant, WI 53406**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC HEARING**

1. Zoning Map Amendments
  - a. Ordinance 18-2022: A Zoning Map Amendment for land adjacent to County Line Road (CTH KR) and Green Bay Road (STH 31); Zoning Map Amendment Application ZMA-04-22

**PUBLIC COMMENT AND INPUT**

*Members of the public are welcome to provide comments on any matter. Please fill out a comment form, and the President will recognize you. Use the microphone and state your name and address for the public record. Comments are limited to three (3) minutes.*

**A. CLOSED SESSION**

**B. CONSENT AGENDA – TRUSTEE HEWITT**

*Items listed under consent agenda will be approved in one motion without discussion unless any Board member requests that an item be removed for individual discussion. That item then can be considered at an appropriate time during the Board's regular order of business or under New Business.*

1. Approval of the Village Board Meeting Minutes of May 9, 2022
2. Ordinance 18-2022 – Zoning Map Amendment
3. S. Emmertsen Road Certified Survey Map Application (CSM-04-22)

**C. FINANCE, LEGAL, LICENSING – TRUSTEE ANASTASIO**

**D. COMMUNITY DEVELOPMENT – TRUSTEE DOCKSEY**

**E. PUBLIC WORKS – TRUSTEE WASHBURN**

**F. PUBLIC SAFETY – TRUSTEE DOCKSEY**

1. Discussion/possible action to approve Construction Bid Contract for Fire Station #8 Building Addition

**G. PLAN COMMISSION – TRUSTEE BHATIA**

1. Ordinance 18-2022: A Zoning Map Amendment for land adjacent to County Line Road (CTH KR) and Green Bay Road (STH 31); Zoning Map Amendment Application ZMA-04-22
2. Pike River Crossing Preliminary Subdivision Plat Application (PSP-01-22)

**H. PERSONNEL, HUMAN RESOURCES – TRUSTEE CLAUSEN**

**I. TOURISM, CIVIC AFFAIRS– TRUSTEE CLAUSEN**

**J. REPORTS**

1. Village President – none
2. Village Trustees – none
3. Village Administrator – none
4. Village Attorney – none
5. TID 5 Update – none
6. Village Staff – none

7. Announcements and/or Recognition of Village Residents, Employees, Memorials, and Non-Political Community Events

**K. ADJOURN**

Requests for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office (262) 664-7800 with as much advance notice as possible.

Posted: Thursday, May 19, 2022 at 1:30 PM



**Village of Mount Pleasant**  
**UTILITIES COMMISSION AGENDA**  
**Thursday, May 26, 2022 | 8:30 AM**  
**Village Hall - Community Room 1**  
**8811 Campus Drive**

**CALL TO ORDER**

**PUBLIC COMMENT**

**A. MISCELLANEOUS**

1. Election of Officers
2. Approval of the March 24, 2022 Meeting Minutes
3. Policy Regarding Utility Cost Sharing for Developer Sewer Oversizing – Approval of Unit Cost Schedule
4. Delegation of State Highway Maintenance - WisDOT

**B. SANITARY SEWER UTILITY**

1. Lakeside Area Meter Upgrades
2. Main - Goold Sewer Improvements – Racine Wastewater Utility
3. Pike River Lift Station – Generator Maintenance Contract & Extended Warranty

**D. STORM WATER DRAINAGE UTILITY**

1. 2021 Pike River Maintenance & Monitoring Report – Alice Thompson
2. Proposal from Thompson & Associates – 2022 Maintenance and Monitoring – Pike River
3. USACE Monitoring Requirements – Pike River Phases 8 & 9

**E. REPORTS**

1. Director of Public Works - 2022 Sewer Main Lining Project
  - Kraut Road Storm Sewer Project
  - Pike River Lift Station Construction & KR Lift Station Abandonment
2. Deputy Director of Public Works - None
3. Public Works Superintendent - None

**F. ADJOURN**

***Request for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator or Clerk's Office (262) 664-7800 with as much advance notice as possible.***

Notice is hereby given that a majority of the Village Board may be present at a meeting of the Utilities Commission on this day to gather information about all items that appear on this agenda, a subject over which they have decision-making responsibility. This constitutes a meeting of the Village Board pursuant to *Sate ex rel. Badke v. Greendale Village BD.*, 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the Village Board will not take any formal action at this meeting.

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