

Ordinance 11-2024

Shiloh Drive and CTH KR Zoning Map Amendment; ZMA-24-4

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

1. The Village Board amends the Zoning Map as referenced in **§ 90-10.100: ZONING MAP** as follows:
 - a. Parcels 151032236107010 and 151032236107020 from RH-1 (High-Density Residential 1) and RE (Estate Residential) to P-1 (Neighborhood-Scale Public/Institutional);
2. That 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 June 10, 2024.

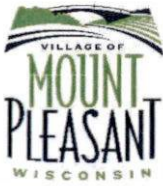
The Village of Mount Pleasant, Wisconsin

A handwritten signature in black ink, enclosed in a rectangular box.

David DeGroot
President

A handwritten signature in black ink, enclosed in a rectangular box.

Jill Firkus
Clerk



EXECUTIVE SUMMARY

Village Board Meeting of June 10, 2024

Project

Ordinance 11-2024: Shiloh Drive and CTH KR Zoning Map Amendment; ZMA-24-4

Summary

The applicant applied to amend the zoning map for two parcels along CTH KR from RH-1 and RE to P-1 for natural resource preservation.

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Parcel ID(s)

151032236107010 and 151032236107020

Owner

Root Pike Watershed Initiative Network Inc.

Applicant

Dave Giordano

Map



Consistency with the Comprehensive Plan

The application follows the *Residential – Incl. Churches, Multi-family* recommendation of the land use element of **A Multi-Jurisdictional Plan for Racine County: 2035**. The **Village of Mount Pleasant Master Bicycle Plan 2030** does not recommend any improvements for the properties. **A Park and Open Space Plan for the Village of Mount Pleasant: 2050** recommends preserving the property as open space lands via a nonprofit conservation organization.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

See [ARTICLE 10: Introductory Provisions](#).

ARTICLE 100: Base Districts

The village staff will review any site plans for compliance with these ordinances.

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

The P1 zoning district allows the uses described in Table 90-310-1, including the *natural resource preservation* use by-right.

ARTICLE 400: Village-Wide Regulations

The village staff will review any site plans for compliance with these ordinances.

ARTICLE 500: Administration and Procedures

Division 90-530: Zoning Map Amendments contains the ordinances governing zoning map amendments. Division 90-550: Conditional Uses contains the ordinances governing conditional uses.

ARTICLE 600: Measurements and Terminology

This executive summary uses the methods and terms described within Article 600: Measurements and Terminology.

Fiscal Impact

Preservation of the property via a nonprofit conservation organization would render the property tax exempt. The northern 13-acre parcel already has this designation. The village is not liable for any long-term maintenance of the natural area, but previously purchased a conservation easement on the northern property to protect its natural state in perpetuity.

Additional Considerations

None.

Conditions

Neither the village staff nor the Plan Commission recommend any conditions for approval.

Recommendation

The village staff and the Plan Commission recommend that the Village Board *moves to approve Ordinance 11-2024: Shiloh Drive and CTH KR Zoning Map Amendment; ZMA-24-4*.

Prepared By

Emily Wagner, Community Development Intern

Samuel Schultz, Community Development Director



May 1, 2024

Samuel Schultz
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406



RE: REQUEST FOR ZONING CHANGE AT CAMPBELL WOODS OPEN SPACE

Dear Sam,

As you know, Root-Pike WIN is working to restore, protect and sustain the Campbell Woods parcel in Mount Pleasant. We are grateful for the Village's role and contribution to secure and protect the targeted open space area within the Campbell Woods development. As part of the process to restore the parcel we now own and the remaining parcel we are trying to secure, we have undertaken the following steps to notify the neighbors about our desire to protect the 20 acres of open space for perpetual conservation.

(1) Efforts taken to notify neighbors about the proposal (how and when notification occurred, and who was notified);

Four main contacts were notified in the community about our proposal to work with the Village of Mount Pleasant and Racine County to secure, restore and protect the Campbell Woods forested wetland. This contact began in the summer of 2022 through the acquisition agreement of Phase 1 through winter of 2023. Those contacts include:

- a. Joann Speca: resident and Board member of the Montegallo neighborhood
- b. Jim Germain: resident and past Board Chairman of the Campbell Woods HOA
- c. Henry Malacara: resident and current Board Chairman of the Campbell Woods HOA
- d. Barbara Vass: resident on the South side of KR facing the forest and wetland

(2) How information about the proposal was shared with neighbors (mailings, fliers, meetings, individual door-to-door conversations, etc.);

Information about the proposal to protect and restore Campbell Woods was shared through mailings and meetings. The meetings were communicated through the contacts above. Additional neighbors to the North were also contacted through these contacts. A meeting at the Root-Pike WIN offices was held on November 17, 2022, where the proposal to secure, restore, and protect the 20-acres was presented and discussed. The proposal was presented, discussed, voted on, and unanimously approved by the Board of Supervisors of both the Village and County. To our knowledge, no public opposition to the open space protection proposal was voiced during these meetings.

(3) Concerns raised by neighbors; and

- a. There were some questions about what the restoration of the parcel would entail and would there be public access. Root-Pike WIN's response was that the area would be a public, but passive recreational area with only a trail system and some benches perhaps. Overall, that response was well received and lacked any opposition from what we recall.



(4) Specific changes (if any) that were considered or made as a result of the neighbor communications.

- a. The proposal to protect and sustain the Campbell Woods natural area was positively received by the neighbors surrounding the proposed permanent open space. A few neighbors in the Campbell Woods neighborhood were curious to know if Root-Pike WIN would be interested in taking ownership of some of the remaining out lots in the adjacent development, but not part of this proposal. Out lot proposals will be considered once the second parcel is acquired and rezoned. The Campbell Woods HOA has committed to supporting the on-going stewardship of the parcel through a 10-year stewardship donation. Another neighbor is providing stewardship funds as well.

Root-Pike WIN is appreciative of the partnership that has developed with the Village of Mount Pleasant and Racine County to protect this parcel. If you have any additional questions about our intentions to fully ensure the long-term protection of the Campbell Woods Open Space, please contact me.

Sincerely,

Dave Giordano
Executive Director

PROJECT PROFILE

CAMPBELL WOODS

OLD GROWTH FOREST AND WETLAND ACQUISITION AND RESTORATION

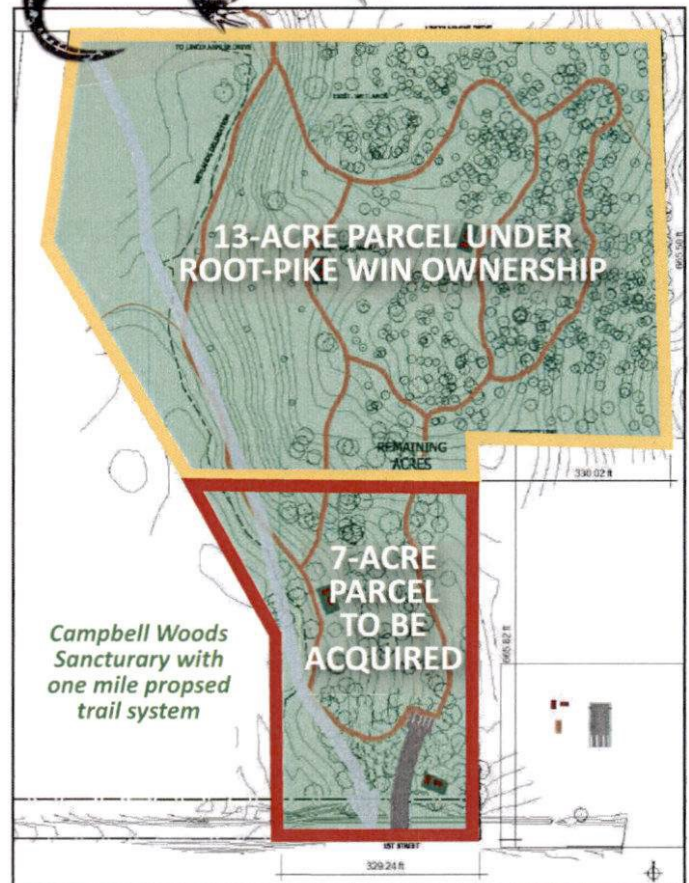


WHY IS THIS PROJECT NEEDED?

90% of the wetlands in the Pike River watershed are either gone or altered. Wetlands and old growth forests are becoming very rare in this rapidly developing watershed. The Campbell Woods site contains an upland hardwood forest and harbors hop-like sedge – a state-designated endangered species. The protection of the Campbell Woods’ area is defined as a “critical area” and a “Natural Area of Regional Significance”. in the EPA/DNR-approved *Pike River Watershed Restoration Plan* (2014), The Village of Mount Pleasant and Racine County donated the funds to purchase the first 13 acres, and Root-Pike WIN is now raising funds to purchase the remaining seven.

WHAT IS THE OBJECTIVE OF ACQUIRING THIS LAND?

- Now that it has been acquired, Root-Pike WIN will restore the parcel and provide five years of maintenance for invasive species control and native plantings. After restoration is complete, the parcel will be made public as a very high-quality passive place for people to experience a rare, old-growth forested wetland.



WHAT IS THE PHASE 1 SCOPE OF WORK?

- Wetland Improvements: 5 acres
- Hardwood Forest Restoration: 15 acres
- New Trail System: ~1 mile

HOW IS THE PHASE 1 SCOPE BEING FUNDED?

• Village of Mount Pleasant (acquisition)	\$400,000	(secured)
• Racine County (acquisition)	\$400,000	(secured)
• <u>Remaining 7-acre Land Acquisition</u>	<u>\$200,000</u>	<u>(needed)</u>
• <u>Restoration and Short-term Maintenance</u>	<u>\$250,000</u>	<u>(needed)</u>
TOTAL		\$1,250,000



Dave Giordano - Executive Director
 dave@rootpikewin.org
 262-883-4018

www.rootpikewin.org



MAP #3541

CERTIFIED SURVEY MAP NO. 3541

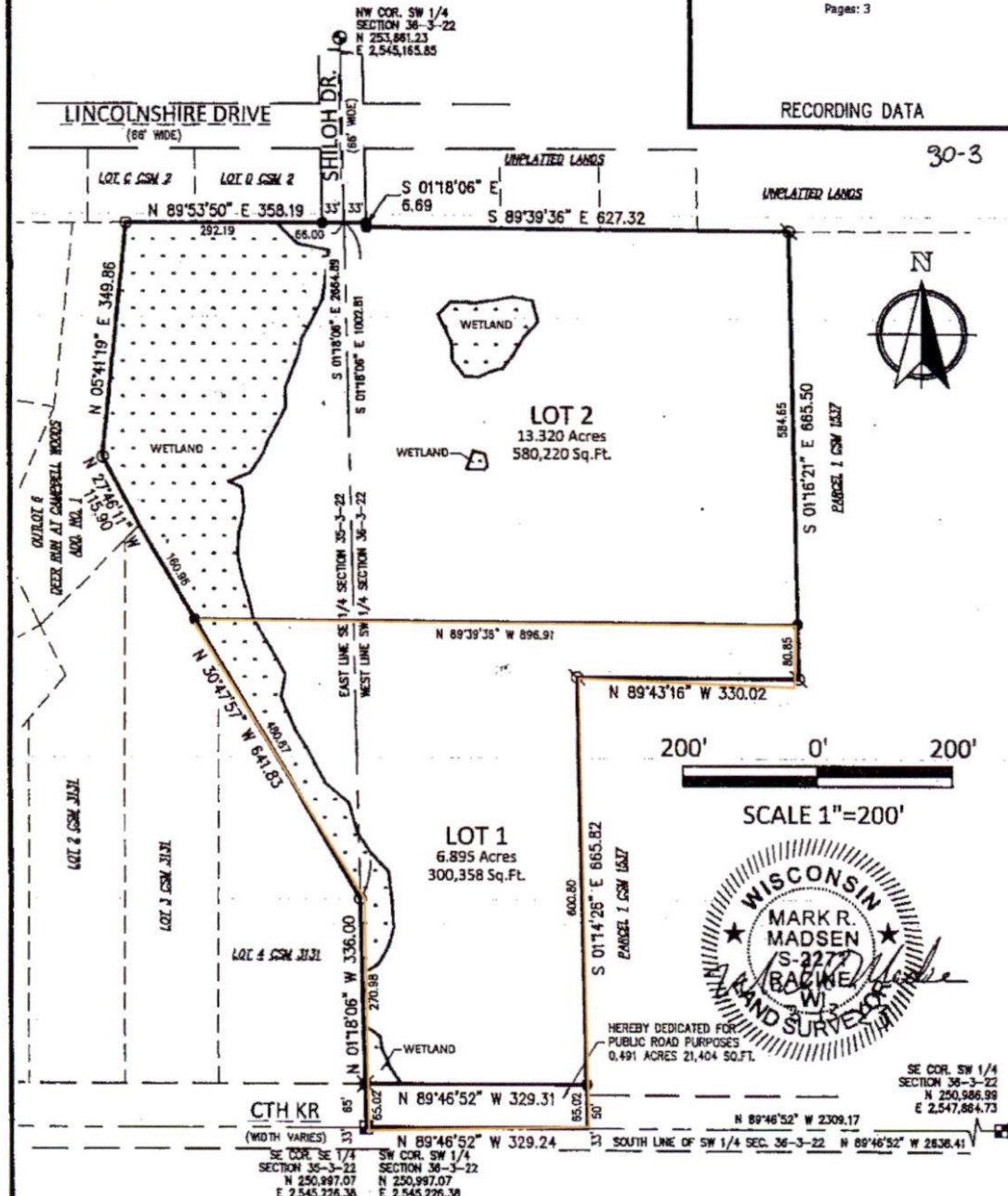
PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 36 AND PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 35, ALL IN TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

Document # 2650193
 RACINE COUNTY REGISTER OF DEEDS
 March 15, 2023 11:13 AM

Karin J. Pope
 KARIE POPE
 RACINE COUNTY
 REGISTER OF DEEDS
 Fee Amount: \$30.00

Pages: 3

RECORDING DATA



SEE SHEET 2 FOR LOCATION MAP AND NOTES



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbosc.net

- LEGEND:
- 2" O.D. IRON PIPE FOUND
 - ⊗ 1-1/4" O.D. REBAR FOUND
 - ⊗ 5/8" O.D. REBAR FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND
 - ⊕ CAST IRON MON. W / BRASS CAP FOUND

This instrument was drafted by Mark R. Madsen March 13, 2023

2013.0025.05.DWG
 SHEET 1 OF 3 SHEETS

MAP #3541

CERTIFIED SURVEY MAP NO. 3541

PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 36 AND PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 35, ALL IN TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southeast 1/4 of Section 35 and the Southwest 1/4 of Section 36, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at the Southeast corner of said Section 35 and the East line of Certified Survey Map No. 3131; run thence N01°18'06"W 336.00 feet along said East line; thence N30°47'57"W 641.83 feet along said East line to the East line of the recorded plat of Deer Run at Campbell Woods Addition Number 1; thence N27°46'11"W 115.90 feet along said East line; thence N05°41'19"E 349.86 feet along said East line to the South line of Lots C and D of Certified Survey Map #2; thence N89°53'50"E 358.17 feet along said South line to the East line of Shiloh Drive in Lincolnshire Heights, a recorded subdivision; thence S01°18'06"E 6.67 feet along said East line to the North line of the South 1/2 of the Southwest 1/4 of said Section 36; thence S89°39'36"E 627.32 feet along said North line to the West line of Certified Survey Map #1537; thence S01°16'21"E 665.50 feet along said West line; thence N89°43'16"W 330.02 along said Certified Survey Map; thence S01°14'26"E 665.82 feet along said West line to the South line of the Southwest 1/4 of said Section 36; thence N89°46'52"W 329.24 feet to the point of beginning. Containing 20.706 acres. Subject to the rights of the public in and to C.T.H. "KR".

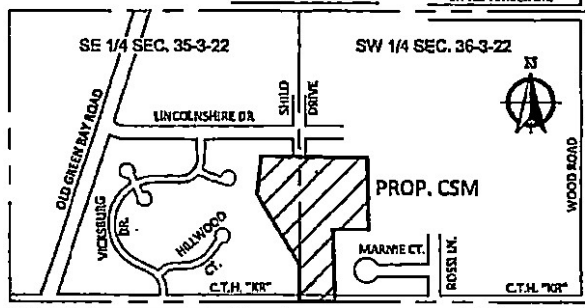
THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Section 74-148 of the Mt. Pleasant Land Division Control Ordinance. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

March 13, 2023

Mark R. Madsen
Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



LOCATION MAP



NOTES:
ZONING OF PARCELS IS RH-1 AND RE
OWNER/LAND SPLITTER: SENIOR CAMPUS AT CAMPBELL WOODS, LLC
ADDRESS: P.O. BOX 533 STURTEVANT, WI 53177
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE SOUTH LINE OF THE SW 1/4 OF SECTION 36-3-22 IS ASSUMED TO BEAR N 89°46'52" W.
WETLANDS SHOWN WERE Delineated BY THOMPSON & ASSOCIATES WETLAND SERVICES, LLC ON OCTOBER 17, 2014.

mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This instrument was drafted by Mark R. Madsen March 13, 2023

2013.0025.05.DWG
SHEET 2 OF 3 SHEETS

MAP #3541

CERTIFIED SURVEY MAP NO. 3541

PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 36 AND PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 35, ALL IN TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

SENIOR CAMPUS AT CAMPBELL WOODS, LLC, as Owner does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village of Pleasant Prairie.

SENIOR CAMPUS AT CAMPBELL WOODS, LLC

FROM (ALL OF):

Signed: Marian Campbell
Marian Campbell, Managing Member

151-03-22-36-107-000

TO
LOT1: 151-03-22-36-107-010
LOT2: 151-03-22-36-107-020

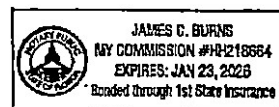
IN WITNESS WHEREOF, this 14 day of March, 2023.

Witness: Coe & Son Marybeth Jarrell

STATE OF Florida
COUNTY OF Palm Beach SS.

Personally came before me this 14 day of March, 2023, the above-named person of said corporation to me known to be the person who executed the foregoing instrument and to me known to be such Managing Member of said Limited Liability Corporation, and acknowledged that she executed the foregoing as such officer of said Limited Liability Corporation, by its authority.

James C. Burns
My Commission Expires: _____



VILLAGE'S CERTIFICATE

APPROVED as a Certified Survey Map this 13 day of MARCH, 2023.

Stephanie Kohlhagen
Stephanie Kohlhagen, Village Clerk/Treasurer



mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This instrument was drafted by Mark R. Madsen March 13, 2023

CAMPBELL WOODS

A detailed illustration of a monarch butterfly, showing its characteristic orange and black wings with white spots along the edges. The butterfly is positioned to the right of the text 'CAMPBELL WOODS'.

January 23, 2023

Dave Giordano
Executive Director,

Thank you for your time to meet with the residents of the Campbell Woods subdivision to present your proposal for our support of the Hawthorn Hollow wooded wetland preservation Stewardship. As presented the stewardship fund will be used to maintain the estimated 20.66 acres of woodland located on KR. Annual cost estimated to be about \$4,000.00 to \$5,000.00

We view this as a project that would enhance the surrounding community and not just the Campbell Wood subdivision. With that said, all Campbell Wood residents that attend are in favor of supporting the project and willing to provide financial support on a voluntary basis.

We look forward to having a great relationship with Hawthorn Hollow and Root-Pike WIN in creating this greenspace. Please let us know if you need any additional information or support.

Respectfully,

Henry Malacara,
Campbell Woods HOA President
6550 Hillwood Ct
Mount Pleasant, WI 53403
henry.malacara@omnicell.com
henrymalacara@gmail.com
M (262) 909-4321