

Ordinance 10-2024

4607 Lathrop Avenue Map Amendment; ZMA-24-3

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 151032331002031 and 151032331002032 from AG-2 (General Agriculture) to RE (Estate Residential);
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.

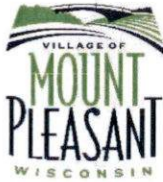
The Village of Mount Pleasant, Wisconsin

A handwritten signature in black ink, appearing to read "D. DeGroot", is written over a rectangular box.

David DeGroot
President

A handwritten signature in black ink, appearing to read "Jill Fikus", is written over a rectangular box.

Jill Fikus
Clerk



EXECUTIVE SUMMARY

Village Board Meeting of June 10, 2024

Project

Ordinance 10-2024: 4607 Lathrop Avenue Zoning Map Amendment; ZMA-24-3

Summary

The applicant applied to amend the zoning map for 4607 Lathrop Avenue and Lots 2 and 3 of CSM-23-14 from AG-2 to RE. 4607 Lathrop Avenue contains an existing detached house and the two other lots are currently vacant.

Contents

- Project 1
- Summary 1
- Contents 1
- Parcel ID(s) 2
- Owner..... 2
- Applicant 2
- Map 2
- Consistency with the Comprehensive Plan..... 2
- Chapter 90: Zoning..... 2
 - ARTICLE 10: Introductory Provisions..... 2
 - ARTICLE 100: Base Districts..... 3
 - ARTICLE 200: Overlay Districts..... 3
 - ARTICLE 300: Uses..... 3
 - ARTICLE 400: Village-Wide Regulations 3
 - ARTICLE 500: Administration and Procedures 3
 - ARTICLE 600: Measurements and Terminology..... 3
- Fiscal Impact..... 3
 - Fiscal Analysis Spreadsheet..... 3
 - Contributions to Village 3
 - Village Costs 3
 - Cost/Benefit 4
- Additional Considerations..... 4
- Conditions 4
- Recommendation..... 4
- Prepared By..... 4

Parcel ID(s)

151032331002031

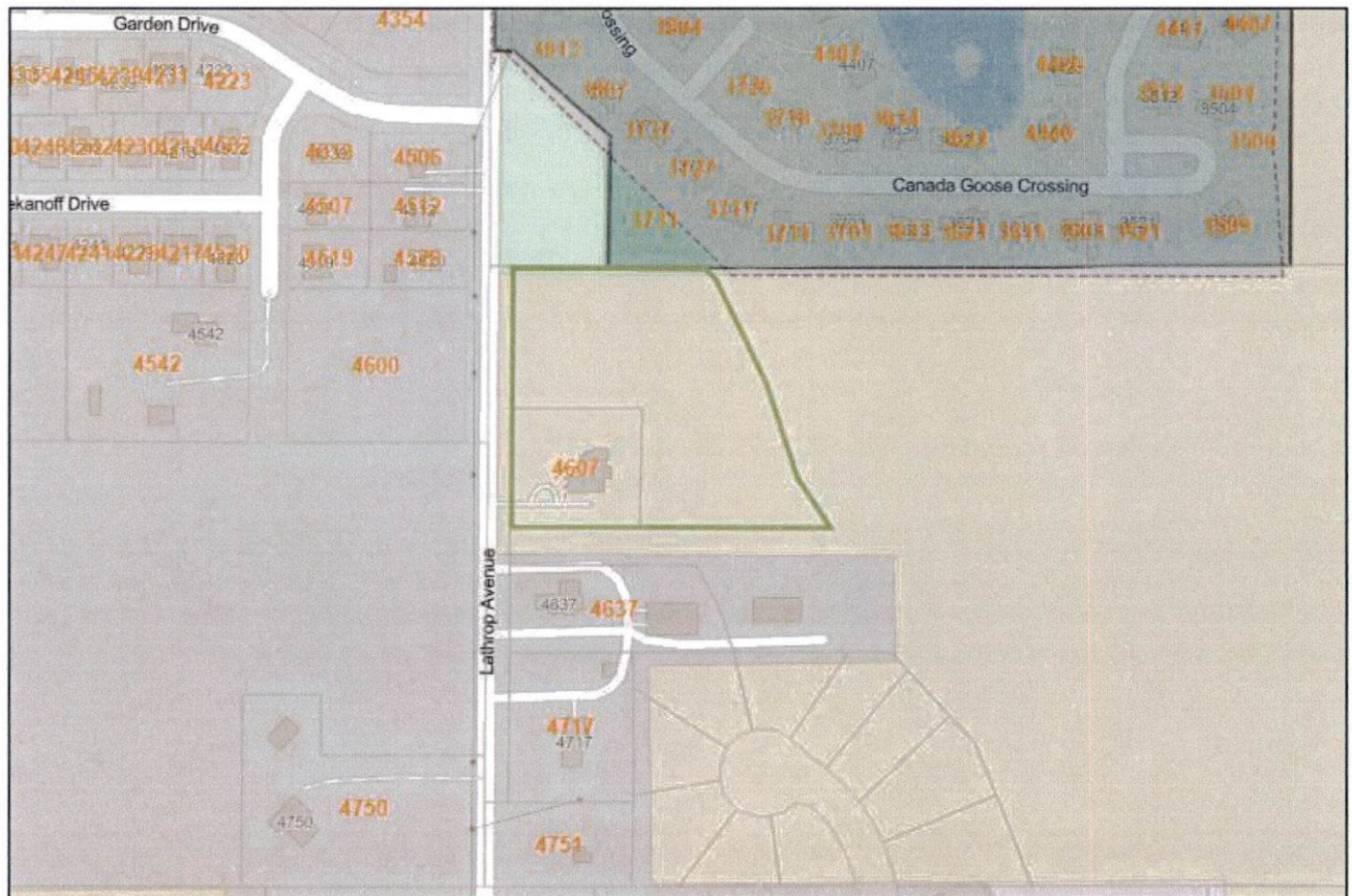
Owner

Koos Kryger & Myrna Muilenburg Kryger Revocable Trust DTD 6/6/05

Applicant

Nielsen Madsen and Barber Carla Moriarity

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**. Neither the **Village of Mount Pleasant Master Bicycle Plan 2030** nor **A Park and Open Space Plan for the Village of Mount Pleasant: 2050** contain any recommendations for the property.

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 RE zoning district allows the uses described in Table 90-310-1, including the *single household (per lot)* 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

Fiscal Analysis Spreadsheet		
<i>An evaluation of a development's contribution to, and demands from, the Village.</i>		
Contributions to Village		
Land Value	\$243,600	THE LAND'S CURRENT VALUE.
New Development Value	\$2,293,200	THE PROJECTED VALUE OF THE NEW DEVELOPMENT.
Total Taxable Value	\$2,536,800	THE SUM THE LAND VALUE AND THE NEW DEVELOPMENT VALUE.
Village Tax Rate	\$0.00596724	THE CURRENT PROPERTY TAX RATE FOR THE VILLAGE.
Annual Tax Contributions (NPV)	\$15,138	THE TOTAL TAXABLE VALUE MULTIPLIED BY THE VILLAGE TAX RATE.
Escalated Tax Contributions	\$1,583,783	THE TAX INCREMENTAL REVENUES DURING TID LIFE AND THE ANNUAL TAX CONTRIBUTIONS (NPV) EXTRAPOLATED OVER THE ESTIMATED PUBLIC INFRASTRUCTURE LIFE.
Village Costs		
Developed Acres	4	THE PROPERTY SIZE NOT INCLUDING PUBLICLY-OWNED OR DEDICATED PROPERTIES.
<i>Infrastructure Costs</i>		
Collector Road (ft.)	443	THE LINEAR FEET OF ADJACENT COLLECTOR ROADWAY (DIVIDED BY TWO ASSUMING A DOUBLE-SIDED STREET).
Infrastructure Replacement Cost (NPV)	\$218,052	THE ESTIMATED COST TO REPLACE THE PROJECT'S INFRASTRUCTURE IN CURRENT DOLLARS.
Annual Infrastructure Cost (NPV)	\$5,451.29	THE INFRASTRUCTURE REPLACEMENT COST (NPV) DIVIDED BY THE ESTIMATED PUBLIC INFRASTRUCTURE LIFE. REPRESENTS THE UNFUNDED LIABILITY THE PROJECT GENERATES.
Escalated Infrastructure Replacement Cost	\$275,094	THE ANNUAL INFRASTRUCTURE REPLACEMENT COST (NPV) EXTRAPOLATED OVER THE ESTIMATED PUBLIC INFRASTRUCTURE LIFE.
<i>Service Costs</i>		
New Residential Units	3	THE NUMBER OF RESIDENTIAL UNITS IN THE PROJECT.

Annual Service Cost (NPV)	\$1,246		THE COSTS TO SERVE THE PROJECT WITH MUNICIPAL SERVICES FOR ONE YEAR.
Escalated Service Cost	\$62,867		THE ANNUAL SERVICE COST (NPV) EXTRAPOLATED OVER THE ESTIMATED PUBLIC INFRASTRUCTURE LIFE.
<i>Total Costs</i>			
Total Escalated Cost	\$337,961		THE SUM OF THE ESCALATED INFRASTRUCTURE REPLACEMENT COST, THE ESCALATED SERVICE COST, AND THE TOTAL INCENTIVE COST.
Cost/Benefit			
Estimated Taxable Value per Acre	\$610,542		THE TOTAL ESTIMATED TAXABLE VALUE DIVIDED BY THE DEVELOPED ACRES.
Estimate Net Value Per Acre	\$558,062		THE TOTAL ESTIMATED TAXABLE VALUE MINUS THE INFRASTRUCTURE REPLACEMENT COST (NPV) DIVIDED BY THE DEVELOPED ACRES.
Net Revenue	\$8,441		THE ANNUAL TAX CONTRIBUTIONS (NPV) MINUS THE TID CLOSED ANNUAL COST.
Gain/(Loss) over 40-year period	\$1,245,822		THE ESCALATED TAX CONTRIBUTIONS MINUS THE TOTAL ESCALATED COST.
Total Revenue to Cost Ratio	4.7	:1	THE ESCALATED TAX CONTRIBUTIONS DIVIDED BY THE TOTAL ESCALATED COST.
Private to Public Ratio	11.6	:1	THE TOTAL TAXABLE VALUE DIVIDED BY THE INFRASTRUCTURE REPLACEMENT COST (NPV). 40:1 IS NET POSITIVE RATIO.
Public Liability Repayment (years)	17		THE NUMBER OF YEARS UNTIL THE ESCALATED TAX CONTRIBUTIONS ARE GREATER THAN THE ESCALATED INFRASTRUCTURE REPLACEMENT COST.

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 10-2024: 4607 Lathrop Avenue Zoning Map Amendment; ZMA-24-3.*

Prepared By

Emily Wagner, Community Development Intern

Samuel Schultz, Community Development Director



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

April 4, 2024

Re: Application Narrative

Nielsen Madsen + Barber project # 2008.0196.12 CSM and Rezoning

Parcel CSM 3288

Owner: Koos Kryger & Myrna Muilenburg Kryger Revocable Trust DTD 6/6/05

Application Narrative

The owner is requesting rezoning as the proposed lots 1-3 will not meet the 20-acre minimum for the current AG-2 zoning designation. The owner is proposing to rezone to RE so the proposed lots will meet this zoning designation and will fit in with the surrounding neighborhood as far as lot sizes are concerned.



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

March 29, 2024

Re: Rezoning Amendment Application for CSM 3288

Nielsen Madsen + barber project # 20018.0196.12 Concept CSM and Rezoning
Parcel CSM 3288

Owner: Koos Kryger & Myrna Muilenburg Kryger Revocable Trust DTD 6/6/05

Neighborhood Communication summary response:

At this time no steps have been taken for the Neighbor communication summary.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3288, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER/LAND SPLITTER:
 KOOS AND MYRNA MUILENBURG KRYGER
 4607 LATHROP AVE, MT PLEASANT, WI 53403

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1927. THE SOUTH LINE OF NORTHEAST 1/4 OF SECTION 31-3-23 IS ASSUMED TO BEAR N 88°32'54" E.

ALL ELEVATIONS REFER TO NGVD 1929

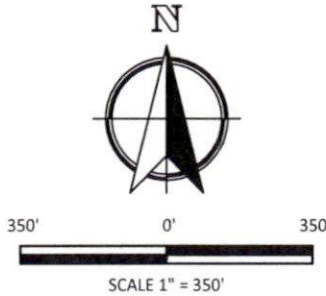
ZONING OF PARCELS:
 LOTS 1, 2 AND 3 ARE RE ESTATE RESIDENTIAL
 LOT 4 IS AG-2 GENERAL AGRICULTURE

RE MINIMUM LOT AREA: 21,780 SQUARE FEET
 AG-2- MINIMUM LOT AREA: 20 ACRES

THE WETLANDS DEPICTED HEREON ARE GRAPHICALLY PLOTTED USING THE WISCONSIN DNR WETLAND INVENTORY MAP DATED MARCH 2022.

MONUMENTATION LEGEND

- 1" O.D. IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND
- ⊗ 2-3/8" O.D. IRON PIPE FOUND
- 3/4" x 24" REBAR - 1.50LBS/LIN FT. SET
- ⊕ CAST IRON MON. W/BRASS CAP FOUND

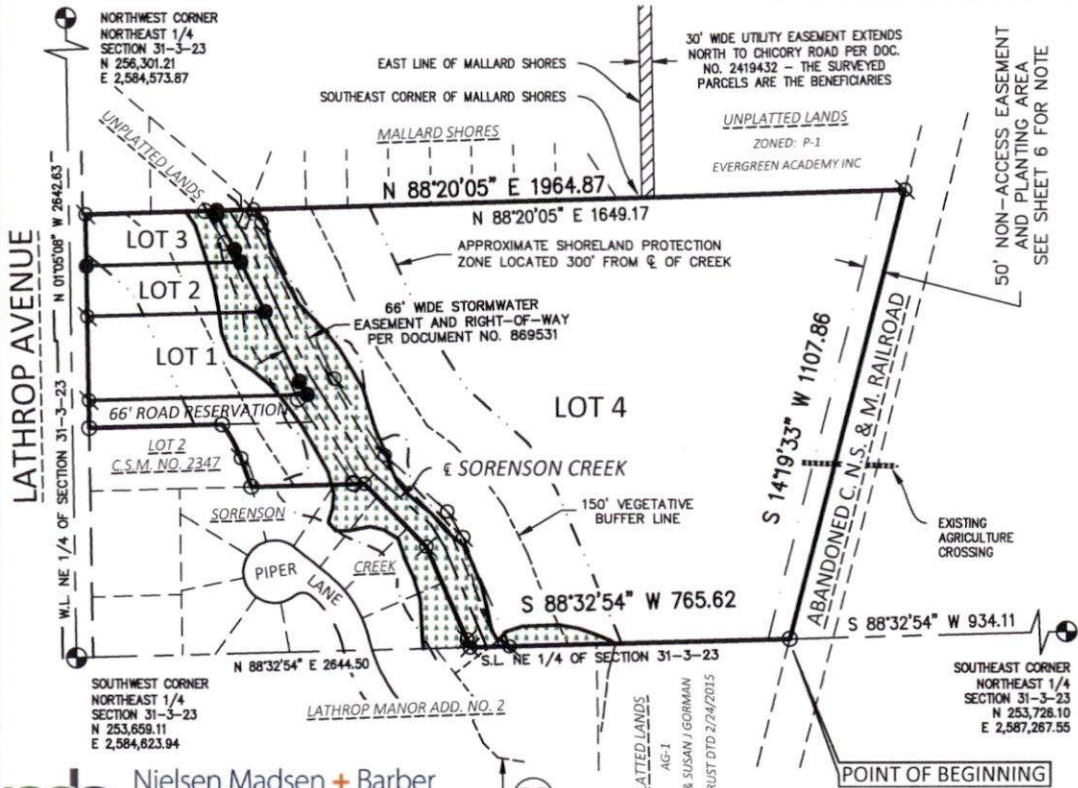


(EC) ISOLATED NATURAL RESOURCE AREA AS DELINEATED BY SEWRPC IN 2015 AND GRAPHICALLY PLOTTED HEREON

No development of Lot 4 is allowed until a Developers Agreement with the Village of Mt. Pleasant has been approved and executed to construct the public road and other public improvements necessary for said road."

* SEE SHEETS 2 AND 3 FOR *
 ADDITIONAL BOUNDARY
 INFORMATION, SHEET 4 FOR
 EXISTING UTILITIES AND SHEETS
 7 AND 8 FOR CERTIFICATES

LOCATION MAP



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

This Instrument was drafted by Mark R. Madsen March 21, 2024

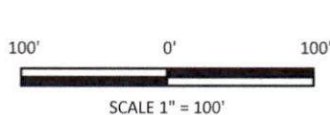
UNPLATTED LANDS
 AG-1
 CHRIST T & SUSAN J GORMAN
 REVOC TRUST DTD 2/24/2015

POINT OF BEGINNING

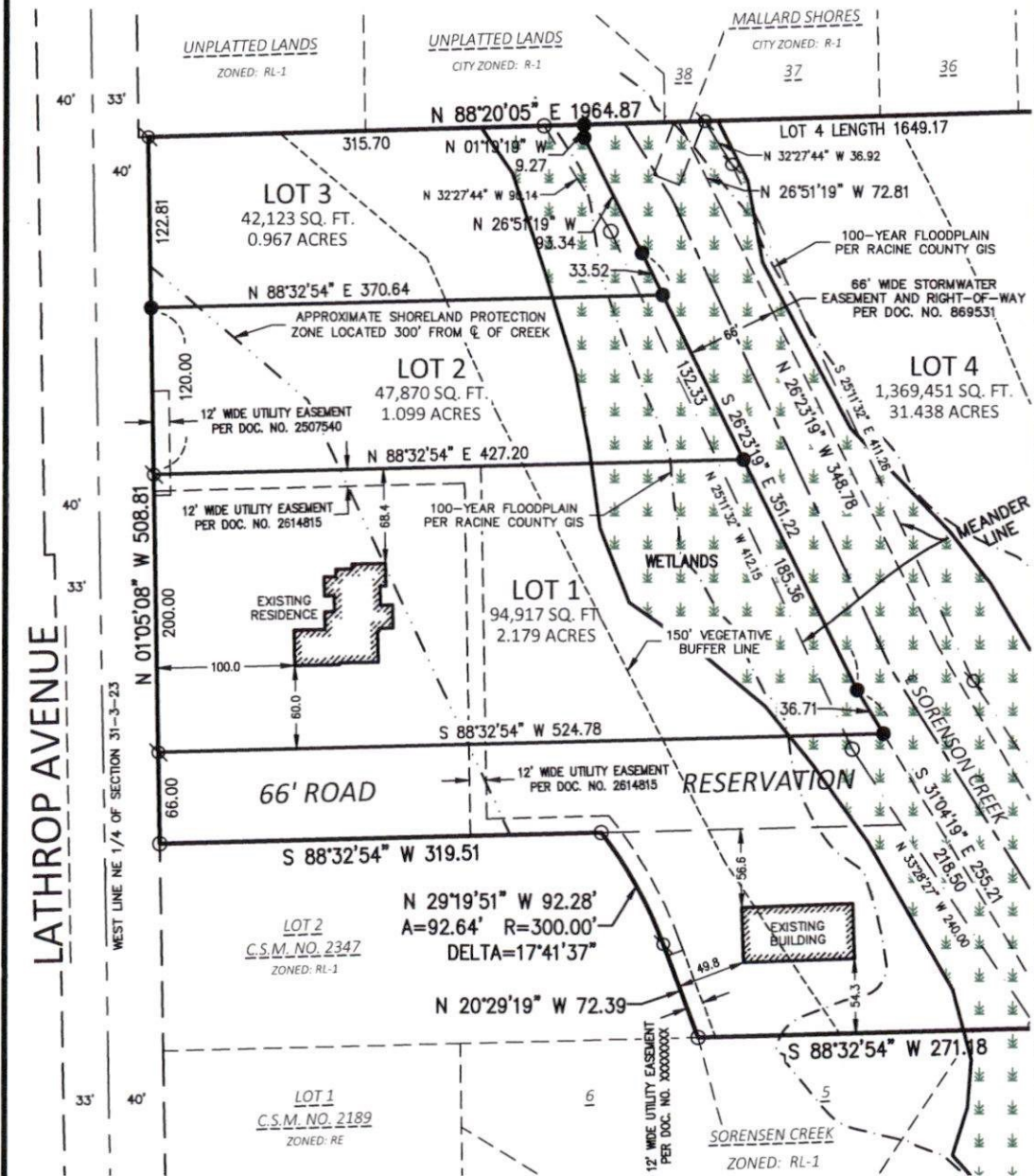
SHEET 1 OF 8
 2008.0196.12 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3288, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

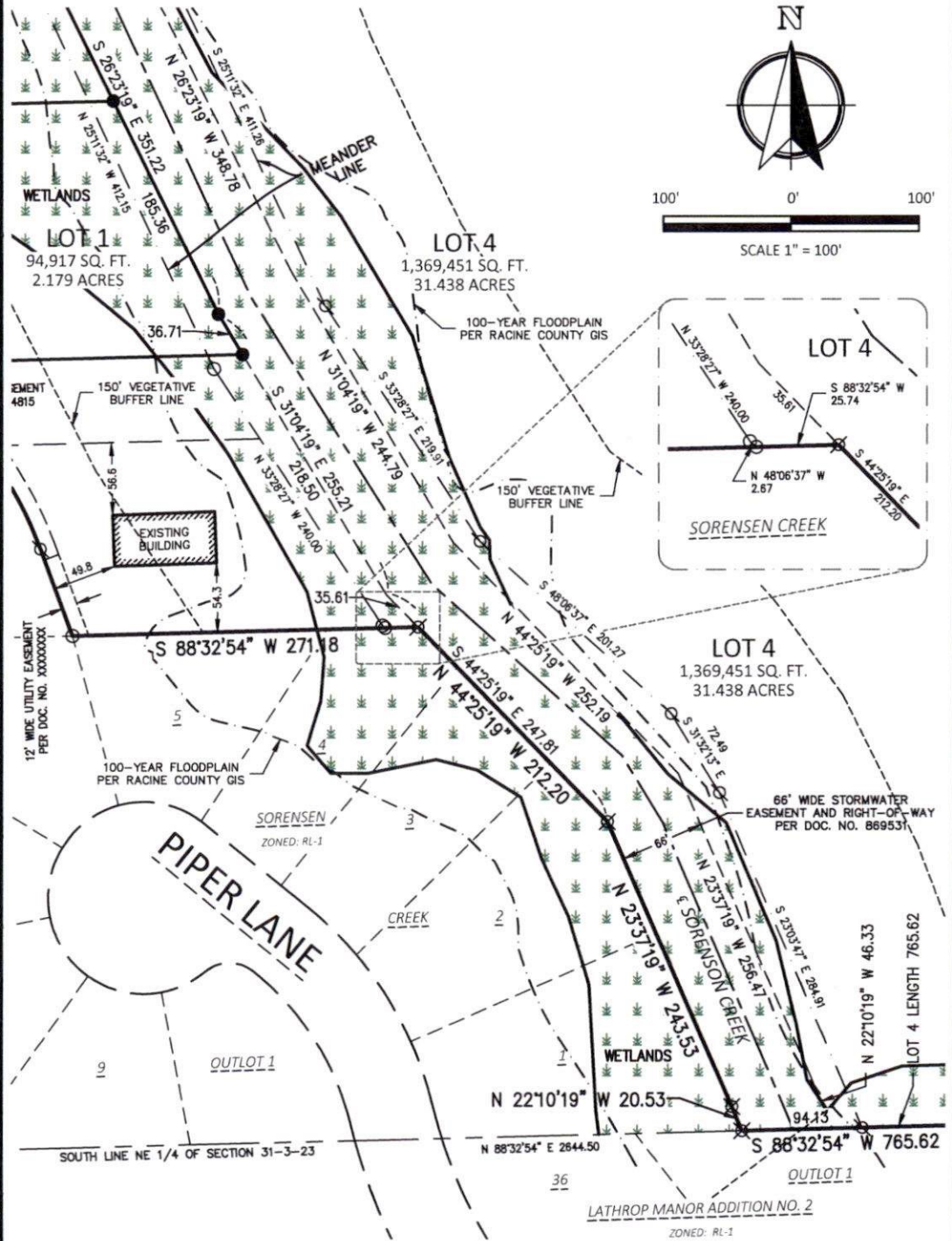


* SEE SHEET 7 FOR DETAIL OF NORTHWEST CORNER *
OF LOT 4 AND FOR EXISTING BUILDING DIMENSIONS



CERTIFIED SURVEY MAP NO. _____








A REDIVISION OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3288, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.








CERTIFIED SURVEY MAP NO. _____

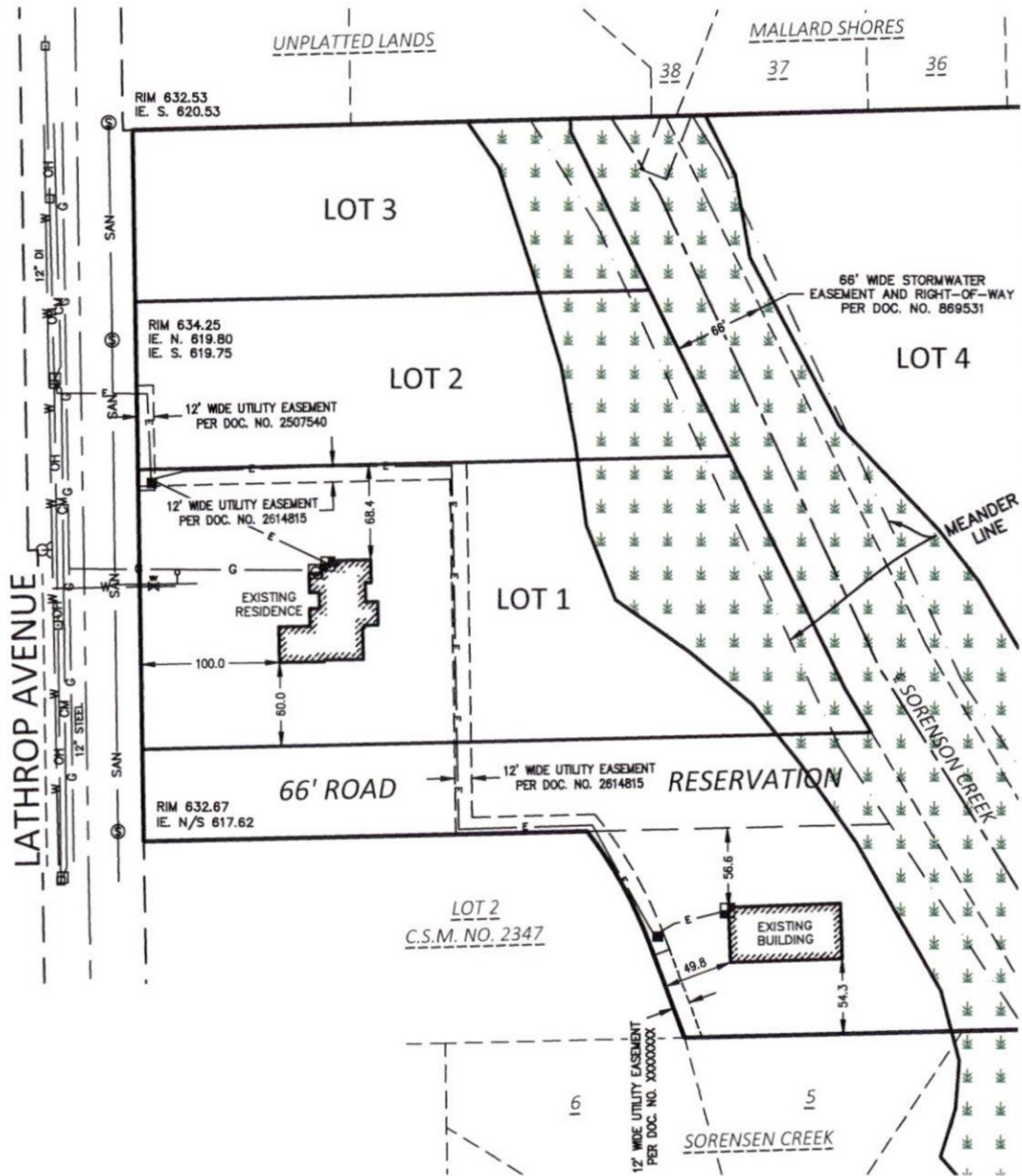
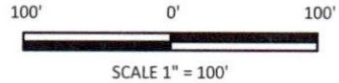
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IMPROVEMENTS LEGEND

-  SANITARY MANHOLE
-  SANITARY SEWER
-  CLEAN OUT
-  GAS METER
-  GAS MAIN
-  HYDRANT
-  WATER VALVE
-  WATER MAIN
-  COMMUNICATION BOX
-  COMMUNICATION LINE

EXISTING UTILITIES

-  ELECTRIC METER
-  ELECTRIC LINE
-  PAD MOUNT TRANSFORMER
-  POWER POLE
-  OVERHEAD WIRES

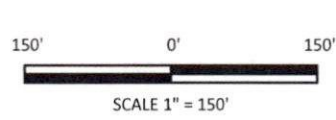


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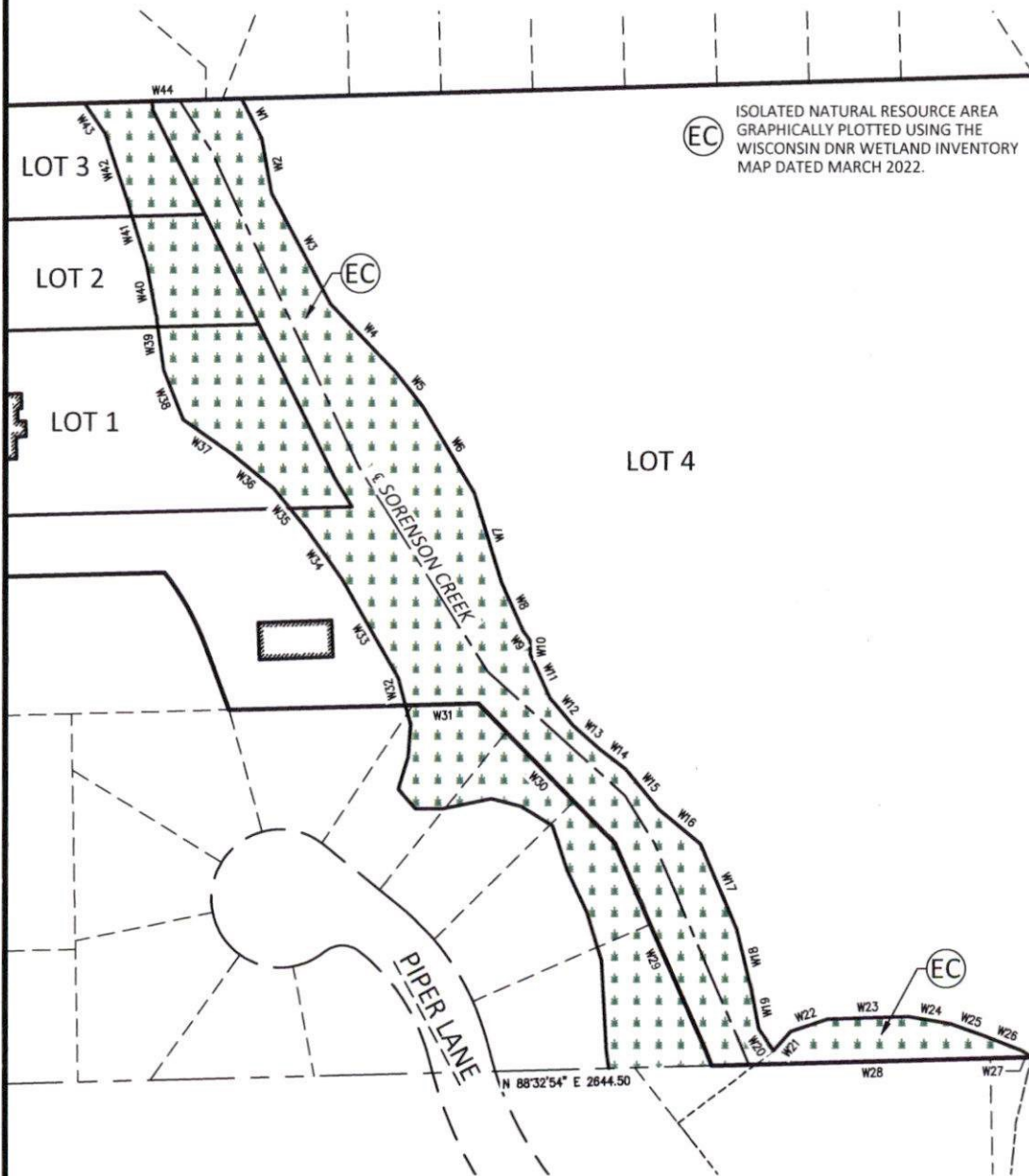
* PLEASE NOTE THAT THE EXISTING UTILITIES SHOWN HEREON ARE EITHER FIELD LOCATED OR GRAPHICALLY PLOTTED FROM MAPS PROVIDED BY UTILITY MEMBERS. THIS MAP DOES NOT SHOW ANY POTENTIAL DRAIN TILES THAT MAY SERVE THE SURVEYED LANDS AND SHOULD ONLY BE USED AS A REFERENCE.

CERTIFIED SURVEY MAP NO. _____

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* SEE SHEET 6 FOR LINE TABLE *



ISOLATED NATURAL RESOURCE AREA GRAPHICALLY PLOTTED USING THE WISCONSIN DNR WETLAND INVENTORY MAP DATED MARCH 2022.

CERTIFIED SURVEY MAP NO. _____

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* SEE SHEET 5 FOR DETAIL OF WETLAND EASEMENT *

Parcel Line Table		
Line #	Length	Direction
W1	48.41	S26° 41' 38"E
W2	59.57	S10° 18' 26"E
W3	135.87	S28° 04' 44"E
W4	103.64	S43° 57' 59"E
W5	47.44	S38° 09' 52"E
W6	108.74	S30° 58' 17"E
W7	100.28	S16° 59' 43"E
W8	58.43	S24° 13' 58"E
W9	12.09	S36° 16' 55"E
W10	15.10	S01° 35' 19"E
W11	52.38	S24° 43' 26"E
W12	39.14	S39° 57' 59"E
W13	37.67	S48° 49' 00"E
W14	36.45	S52° 04' 26"E
W15	55.62	S39° 41' 19"E
W16	59.38	S50° 02' 29"E
W17	99.76	S23° 03' 52"E
W18	68.49	S13° 29' 54"E
W19	43.37	S10° 37' 22"E
W20	28.82	S33° 41' 53"E
W21	28.32	N41° 11' 35"E
W22	42.13	N71° 34' 10"E

Parcel Line Table		
Line #	Length	Direction
W23	87.98	N88° 15' 55"E
W24	46.00	S79° 59' 39"E
W25	39.61	S70° 21' 05"E
W26	43.05	S68° 12' 14"E
W27	13.78	S58° 05' 07"E
W28	347.79	S88° 32' 54"W
W29	264.05	N23° 30' 33"W
W30	212.20	N44° 25' 19"W
W31	79.31	S88° 32' 54"W
W32	30.35	N14° 44' 50"W
W33	122.93	N29° 54' 20"W
W34	68.76	N35° 32' 43"W
W35	54.93	N39° 06' 04"W
W36	58.68	N50° 32' 05"W
W37	65.05	N55° 00' 57"W
W38	57.39	N21° 48' 24"W
W39	59.15	N07° 46' 05"W
W40	56.95	N10° 47' 16"W
W41	72.47	N17° 08' 25"W
W42	75.82	N18° 26' 21"W
W43	39.98	N34° 31' 28"W
W44	171.53	N88° 20' 05"E

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3288, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Koos Kryger and Myrna Muilenburg Kryger;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 74, Article VI, Subdivisions, of the Mount Pleasant Municipal Code;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

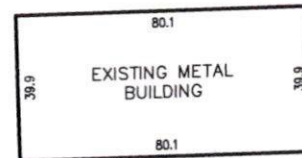
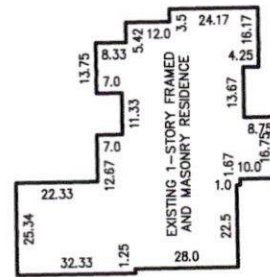
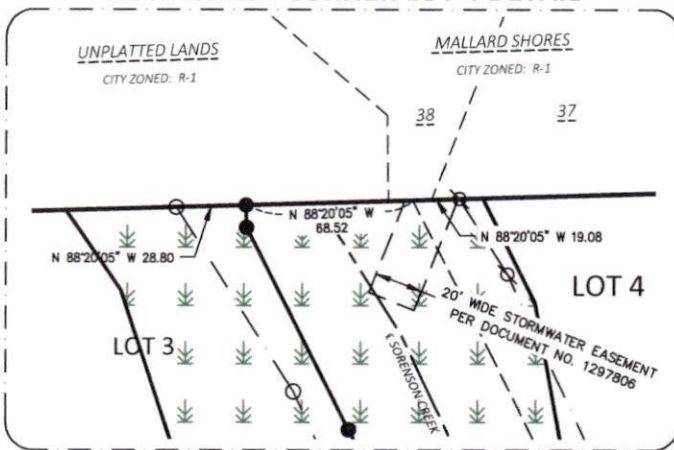
A redivision of Lot 1 and part of Lot 2 of Certified Survey Map No. 3288, a map recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 27, 2018 as Document No. 2489814, being a part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the Village of Mount Pleasant, County of Racine, State of Wisconsin, being more particularly bounded and described as follows: Beginning at the Southeast corner of Lot 2 of said C.S.M. No. 3288, run thence S88°32'54"W, 765.62 feet along the South line of the Northeast of said Section 31 and the South line of said Lot 2 to the Southeast corner of Sorenson Creek, a plat recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 18, 2023 as Document No. 2658397; thence N22°10'19"W, 20.53 feet along the East line of Sorenson Creek; thence N23°37'19"W, 243.53 feet along the East line of Sorenson Creek; thence N44°25'19"W, 212.20 feet along the Northeast line of Sorenson Creek; thence S88°32'54"W, 271.18 feet along the North line of Sorenson Creek to a Westerly corner of Lot 2 of said C.S.M. No. 3288; thence N20°29'19"W, 72.39 feet along a Westerly line of Lot 2 of said C.S.M. No. 3288 to a point of curvature to the left, having a Northeasterly convexity, a radius of 300.00 feet and a chord bearing and distance of N29°19'51"W, 92.28 feet; thence Northwesterly 92.64 feet along the arc of said curve and a Westerly line of Lot 2 of said C.S.M. No. 3288; thence S88°32'54"W, 319.51 feet along the a South line of Lot 2 of said C.S.M. No. 3288 to the East line of Lathrop Avenue; thence N01°05'08"W, 508.81 feet along the East line of Lathrop Avenue to the Northwest corner of Lot 2 of said C.S.M. No. 3288; thence N88°20'05"E, 1964.87 feet along the North line of Lot 2 of said C.S.M. No. 3288 to the East line of said Lot 2 and the West line of the abandoned Chicago, North Shore and Milwaukee Railroad right-of-way; thence S14°19'33"W, 1107.86 feet along the East line of Lot 2 of said C.S.M. No. 3288 and the West line of said railroad right-of-way to the Southeast corner of Lot 2 of said C.S.M. No. 3288 and the point of beginning.

Containing 1,554,140 square feet or 35.678 acres.

March 21, 2024

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

NORTHWEST CORNER LOT 4 DETAIL



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

This Instrument was drafted by Mark R. Madsen March 21, 2024

SHEET 7 OF 8
2008.0196.12 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3288, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

We, Koos Kryger and Myrna Muilenburg Kryger, as Trustees of the Koos and Myrna Muilenburg Kryger Revocable Trust dated June 6, 2005, the Owner, hereby certify that we have caused the lands described on this map to be surveyed, divided and mapped as represented 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 Mount Pleasant.

Dated on this _____ day of _____, 2024.

Koos Kryger, Trustee

Myrna Muilenburg Kryger, Trustee

STATE OF WISCONSIN }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2024, Koos Kryger and Myrna Muilenburg Kryger, Trustees of the Koos and Myrna Muilenburg Kryger Revocable Trust dated June 6, 2005, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signature: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

VILLAGE OF MOUNT PLEASANT CERTIFICATE

Resolved that this Certified Survey Map has been submitted to and approved by the Village Board and hereby APPROVED by the Village on this _____ day of _____, 2024.

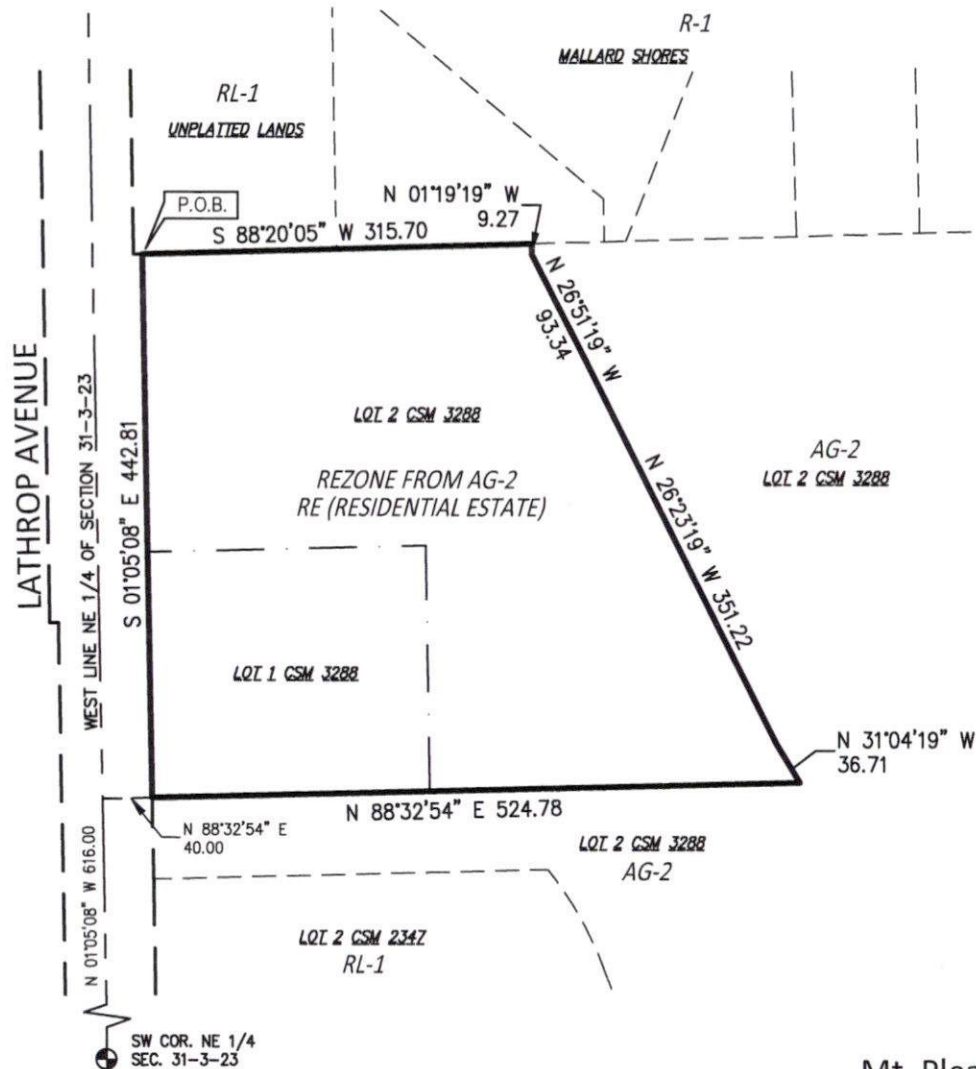
Jill Firkus, Village Clerk

NOTE REGARDING THE 50-FOOT WIDE NON-ACCESS EASEMENT & PLANTING AREA:

This area is reserved for the planting of trees and shrubs. Pedestrian, bicycle, and other recreation trail facilities and access may be allowed. No motor vehicle access shall be permitted across this area, except those for personal assistance mobility devices for individuals with mobility disabilities. The building of structures, except fences or walls for screening or buffering purposes and public or private utility structures, is prohibited hereon.

REZONE LAND FROM AG-2 TO RE (RESIDENTIAL ESTATE)

Lot 1 and part of Lot 2 of Certified Survey Map No. 3288, a map recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 27, 2018 as Document No. 2489814, being a part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the Village of Mount Pleasant, County of Racine, State of Wisconsin, being more particularly bounded and described as follows: Beginning at the Northwest corner of Lot 2 of said C.S.M. No. 3288, run thence S01°05'08"E, 442.81 feet along the West line of said Lot 1, Lot 2 and the East line of Lathrop Avenue to the Southwest corner of said Lot 1; thence N88°32'54"E, 524.78 feet along the South line of said Lot 1; thence N31°04'19"W, 36.71 feet; thence N26°51'19"W, 93.34 feet; thence N01°19'19"W, 9.27 feet to the North line of said Lot 2; thence S88°20'05"W, 315.70 feet along said North line to the point of beginning. Containing 184,910 sq.ft. or 4.245 acres.



Monday, March 25, 2024 7:36:49 AM



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbcs.net

Scale: 1" = 150'
 Drawn By: SCB
 DATE: 3-22-2024
 2008.0196.12
 Rezoning Exhibit
 Koos Kryger
 Mt. Pleasant, Wisconsin