David DeGroot, Village President
David Karas, Trustee
Gina Cefalu Paulick, Trustee
Nancy Washburn, Trustee
Denise Anastasio, Trustee
Ram Bhatia, Trustee
Jim Venturini, Trustee

VILLAGE BOARD AGENDA

November 9, 2026
Immediately following the Committee of the Whole, but not before 6:00 PM
Village Hall - Ebe Auditorium
8811 Campus Drive
Mount Pleasant WI 53406

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRESENTATION

E. PUBLIC COMMENT

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 minutes.

F. CONSENT AGENDA

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 can then be considered at an appropriate time during the Village Board's regular order of business or under New Business.

1. **Approval of the October 26, 2026 Village Board Meeting Minutes**
   Village Board of Mount Pleasant Official Proceeding 102626.docx
2. **Financial Report: Check Registry 10/01/2026 - 10/31/2026**
   Check Registry 10-01-26 Thru 10-31-26.pdf
3. **Approval of the 2026 Third Quarter Financials**
   3rd Qtr Financials.pdf
4. **Approval of the purchase of an armored rescue vehicle for the Mount Pleasant / Caledonia Joint Tactical Team utilizing Tax Incremental District No. 5 funds**
   Executive Summary -- Bearcat.docx
   RAPD Letter of Support_MPPD BearCat.pdf
   CAPD Letter of Support_MPPD BearCat.pdf
   FBI Letter of Support_BearCat.pdf
5. **Approval of the Change of Agent at Walgreens Store #05417 located at 6125 Durand Ave - Zhu-Ji Aguirre**
   Executive Summary - Walgreens - Durand Avenue - Change of Agent 10.2026.docx
   Change of Agent Application - Walgreens Durand Ave - Zhu-Ji Aguirre_redacted.pdf
6. **Approval of the Change of Agent at Pick N Save 856 located at 1202 N Green Bay Rd - Tyarra Morse**
   Executive Summary - Pick N Save - N Green Bay Rd- Change of Agent 10.2026.docx
   Change of Agent Application - Pick N Save N Green Bay Rd - Tyarra Morse_redacted.pdf

7. **Approval of a New Class "B" Beer & "Class C" License for Soul Pho, LLC located at 6205 Durand Ave - Huy Phan contingent upon payment in full of all monies owed to the Village prior to issuance**
   Executive Summary - Soul Pho Beer & Wine License Application 10.2026.docx
   New Class B Beer & Class C Wine License Application - Soul Pho_redacted.pdf

8. **Approval of a New "Class B" Liquor License for Pari Kaur, LLC dba Mount Pleasant Tap & Grill located at 7111 Washington Ave - Jaswinder Singh contingent upon payment in full of all monies owed to the Village prior to issuance**
   Executive Summary - Mount Pleasant Tap & Grill Liquor License Application 10.2026.docx
   New Class B Liquor License Application - Mount Pleasant Tap & Grill_redacted.pdf

9. **Approval of Resolution 20-2026 Amending the Tax Incremental District No. 5 Project Review Committee Membership**
   TID5 Committee Amendment Resolution.pdf

G. NEW BUSINESS

H. FINANCE/CLERK-TREASURER - TRUSTEE ANASTASIO

1. **Resolution 21-2026; Adopting the 2027 Budget and setting the Tax Levy**
   H.1.a. Public Hearing regarding the 2027 Budget
   H.1.b. Discussion and Possible motion to approve Resolution 21-2026
   Resolution 21-2026 - 2027 Budget adoption Resolution.docx
   Publication 2027.pdf
   MP fee schedule.pdf

I. COMMUNITY DEVELOPMENT - TRUTEE BHATIA

1. **Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001**
   TRANSMITTAL LETTER
   DECLARATION FOR THE SANCTUARY AT PIKE RIVER (REDLINED)

2. **Discussion regarding a Development Agreement between Mount Pleasant and Lennar Homes of Wisconsin, LLC for Sanctuary at Pike River**
   DEVELOPMENT AGREEMENT (REDLINED)

J. PUBLIC WORKS - TRUSTEE ANASTASIO

K. PUBLIC SAFETY - TRUSTEE KARAS

L. HUMAN RESOURCES - TRUSTEE WASHBURN

M. TOURISM - TRUSTEE VENTURINI

N. REPORTS

- **Village Administrator**
- **Village Staff**
- **Village Trustees**
- **Village President**

O. CLOSED SESSION

P. ADJOURN

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

VILLAGE BOARD MEETING MINUTES

October 26, 2026
Immediately following the Committee of the Whole, but not before 6:00 PM
Village Hall - Ebe Auditorium
8811 Campus Drive
Mount Pleasant WI 53406

Staff Present: Village Administrator Tami Simons, Deputy Administrator Patrick Brever, Attorney Chris Smith, Project Manager Claude Lois, Community Development Director Sam Schultz, Public Works Director Tony Beyer, Finance Director Kathy Kasper, Director of Human Resources Mary Cole, Mount Pleasant Police Chief Robert Botsch, South Shore Fire Chief Dustin Ellis, Village Treasurer Brandi Baker, and Village Clerk Jill Firkus.

A. CALL TO ORDER

President DeGroot called the meeting to order at 6:05 PM.

B. ROLL CALL

Present: Village President David DeGroot, Trustee David Karas, Trustee Gina Cefalu Paulick, Trustee Nancy Washburn, Trustee Denise Anastasio, Trustee Ram Bhatia and Trustee Jim Venturini.

C. PLEDGE OF ALLEGIANCE

D. PRESENTATION

E. PUBLIC COMMENT

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 minutes.

The following citizens spoke:

- Bobbie Shipley - 5738 Braun Rd: Concerns regarding the Sanctuary at Pike River construction and property owners concerns
- Kurt Korth - 5736 Evarit Dr: Employee of Microsoft and share positive comments regarding datacenters
- Rachel Kirschner - 2613 136th Ave, Paris: Concerns regarding noise pollution from Microsoft
- Travis Dunk - 1017 College Ave Racine: Employee of Microsoft and share positive comments regarding datacenters

F. CONSENT AGENDA

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 can then be considered at an appropriate time during the Village Board's regular order of business or under New Business.

Trustee Washburn requested that item number 5 - Re-Approval of the Sanctuary at Pike River Final Plat be

removed from Consent agenda and discussed as a separate item. There were no objections from the Board members and the item will be removed.

Motion by Trustee Bhatia to approve the items on consent agenda with the removal of item number 5. Motion seconded by Trustee Venturini. On voice vote, motion Carried Unanimously.

F.1 Approval of the October 12, 2026 Village Board Meeting Minutes

F.2 13231 Louis Sorenson Road Certified Survey Map; CSM-26-07

F.3 12023 Durand Avenue Site Plan Review; SP-26-11

F.4 Green Bay Road S Certified Survey Map; CSM-26-08

F.5 Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001

F.6 Fiona Fields Preliminary Plat; SPP26-0002

F.7 Approval of a Temporary Over Hire request for the South Shore Fire Department

G. NEW BUSINESS

H. FINANCE/CLERK-TREASURER - TRUSTEE ANASTASIO

I. COMMUNITY DEVELOPMENT - TRUTEE BHATIA

I.1 Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001

Rick Murphy with Lennar Homes of Wisconsin LLC – Applicant – relayed concerns regarding the differences between condominium style ownership with fractional ownership of the outlots and common areas. This Development requests a non-condominium homeowners association which provides more protections to the Village.

Motion by Trustee Washburn to carry forward the approval of the Sanctuary at Pike River Final Plat two weeks subject to corrections to the physical plat and resubmitting, submit their declaration of restrictive covenants showing the creation of the homeowner's association as well as a revised developer's agreement which will include those items as well. Motion seconded by Trustee Bhatia. On a roll call vote, motion Carried with Village President DeGroot, Trustee Karas, Trustee Paulick, Trustee Washburn, Trustee Anastasio, Trustee Bhatia, and Trustee Venturini voting aye.

Motion by Trustee Washburn to carry forward

J. PUBLIC WORKS - TRUSTEE ANASTASIO

K. PUBLIC SAFETY - TRUSTEE KARAS

L. HUMAN RESOURCES - TRUSTEE WASHBURN

M. TOURISM - TRUSTEE VENTURINI

N. REPORTS

- **Village Administrator**
- **Village Staff**
- **Village Trustees**
- **Village President**

O. CLOSED SESSION

P. ADJOURN

Motion by Trustee Gina Cefalu Paulick to adjourn at 6:40 pm. Motion seconded by Trustee Washburn. On voice vote, motion Carried Unanimously.

CHECK REGISTER FOR VILLAGE OF MOUNT PLEASANT

CHECK DATE 10/01/2026 - 10/31/2026

Check Date	Check	Vendor	Vendor Name	Amount
Bank AP01 Johnson Bank				
10/08/2026	984(A)	13329	KAPUR & ASSOCIATES, INC	35,488.84
10/08/2026	985(A)	15032	LIFE-ASSIST, INC	1,325.43
10/08/2026	986(A)	10249	MENARDS INC.	150.05
10/09/2026	12(S)	10610	ASCENSION WI EMP SOLUTIONS	0.00
10/09/2026	987(E)	10081	CONSERV FS, INC	9,574.04
10/09/2026	988(E)	10541	DIVERSIFIED BENEFIT SERVICES	6,561.47
10/09/2026	989(E)	10110	EHLERS	9,512.50
10/09/2026	990(E)	12605	ELECTRONIC FEDERAL TAX PAYMEN	178,694.31
10/09/2026	991(E)	GREAT WEST	GREAT WEST FINANCIAL	29,850.94
10/09/2026	992(E)	10266	MT PLEASANT POLICE OFFICERS A	1,100.00
10/09/2026	993(E)	14994	MT PLEASANT SERGEANTS ASSOCIA	212.50
10/09/2026	994(E)	NATIONWIDE	NATIONWIDE	825.00
10/09/2026	995(E)	16453	RAZOR SHARP FITNESS	175.00
10/09/2026	996(E)	SSFD	SOUTH SHORE FIRE UNION	2,970.00
10/09/2026	997(E)	10459	WE ENERGIES	209.60
10/09/2026	998(E)	10461	WE ENERGIES (STREET LIGHTS)	6,642.60
10/09/2026	999(E)	10482	WI SCTF	897.50
10/09/2026	1000(E)	14209	WISCONSIN DEPARTMENT OF REVEN	29,590.09
10/09/2026	1001(E)	12606	WISCONSIN DEPT OF REVENUE	596.17
10/09/2026	104995	10008	A-1 AUTO BODY OF RACINE, INC.	2,161.52
10/09/2026	104996	15037	AFR ENGINE	2,500.00
10/09/2026	104997	10647	AURORA HEALTH CARE	467.00
10/09/2026	104998	14192	BIEBELS CLEANING SERVICES	9,354.10
10/09/2026	104999	10906	BOUCHER, FRANK, INC	83.08
10/09/2026	105000	10861	BRANDT, JEFF	220.00
10/09/2026	105001	P&R REFUND	BRITTANY LEE	200.00
10/09/2026	105002	P&R REFUND	CAEDEN GORELIK	100.00
10/09/2026	105003	10058	CALEDONIA SEWER UTILITY DISTR	635.45
10/09/2026	105004	13833	CASSITY TREE SERVICE, INC	250.00
10/09/2026	105005	10541	DIVERSIFIED BENEFIT SERVICES	837.51
10/09/2026	105006	16616	EVIDENT	552.55
10/09/2026	105007	14210	FIRE SERVICE, INC	12,873.71
10/09/2026	105008	10129	FLOYD'S TOWING, INC	6,565.15
10/09/2026	105009	10144	GATEWAY TECHNICAL COLLEGE	186.47
10/09/2026	105010	16144	GLASSEN TECHNOLOGY SERVICES L	1,497.00
10/09/2026	105011	16551	HARVEY, BALDWIN R	33.00
10/09/2026	105012	P&R REFUND	HOWARD PLAIN	100.00
10/09/2026	105013	10191	ITU ABSORBTECH, INC.	50.00
10/09/2026	105014	12130	JARAMILLO, FRANCISCO	30.70
10/09/2026	105015	10202	JEFFERSON FIRE & SAFETY INC	5,411.64
10/09/2026	105016	10205	JIM'S GARAGE DOOR SERVICE INC	1,846.00
10/09/2026	105017	P&R REFUND	JOSE FAZ	100.00
10/09/2026	105018	P&R REFUND	KARI LEAF	100.00
10/09/2026	105019	10215	KORTENDICK HARDWARE INC	140.00
10/09/2026	105020	MISCAMB	LINDA A. SCHROEDER	25.00
10/09/2026	105021	P&R REFUND	LISA DOMANICO	100.00
10/09/2026	105022	MISCAMB	LYNNE I JOSSART	275.00
10/09/2026	105023	14627	MACQUEEN EQUIPMENT, LLC	1,465.98
10/09/2026	105024	MISCAMB	MERITAIN HEALTH	1,069.53
10/09/2026	105025	14223	NEWEGG BUSINESS, INC.	583.96
10/09/2026	105026	10290	OFFICE TECHNOLOGY GROUP	2,320.19
10/09/2026	105027	15728	PERFECTURF LAWNCARE LLC	500.00
10/09/2026	105028	10322	QUILL	253.66
10/09/2026	105029	10326	RACINE COUNTY CLERK	9,437.21
10/09/2026	105030	10338	RACINE COUNTY TREASURER	3,919.19
10/09/2026	105031	MISCAMB	RONALD R HANSEN	150.00
10/09/2026	105032	P&R REFUND	ROY CARTER	100.00
10/09/2026	105033	MISCAMB	SANDRA P ERICKSON	275.00
10/09/2026	105034	15687	SCHAUER, AARON	33.00
10/09/2026	105035	10398	SOUTHPORT ENGINEERED SYSTEMS	2,129.00
10/09/2026	105036	10408	STREICHER'S INC.	326.99
10/09/2026	105037	14396	STURTEVANT SEWER UTILITY	298.96
10/09/2026	105038	13305	T-MOBILE USA, INC	50.00
10/09/2026	105039	12567	TACTICAL SOLUTIONS	1,457.00
10/09/2026	105040	16437	TALLEY, PATRICK	33.00
10/09/2026	105041	P&R REFUND	TERESA ARRIAGA	100.00
10/09/2026	105042	12617	TRANSUNION RISK & ALTERNATIVE	273.50
10/09/2026	105043	P&R REFUND	VIRGINIA ESPINOZA	100.00
10/09/2026	105044	16311	VISIT RACINE COUNTY	100,000.00
10/09/2026	105045	15343	VITAL RECORDS CONTROL	95.00
10/09/2026	105046	10456	WAUKESHA COUNTY TECH. COLLEGE	558.00

Check Date	Check	Vendor	Vendor Name	Amount
Bank AP01 Johnson Bank				
10/09/2026	105047	13578	WESOLOWSKI & REIDENBACH S.C.	2,100.00
10/09/2026	105048	10482	WI SCTF	65.00
10/09/2026	105049	10485	WI SUPREME COURT	55.00
10/09/2026	105050	15318	WISCONSIN DEPARTMENT OF REVEN	7,847.46
10/09/2026	105051	10085	WISCONSIN, STATE OF - COURT F	11,806.01
10/09/2026	105052	16682	YSENIA TERRAZAS	400.00
10/18/2026	1002(A)	14784	ASSOCIATED TECHNICAL SERVICE,	79.50
10/18/2026	1003(A)	16186	EMS MANAGEMENT & CONSULTANTS	8,952.49
10/18/2026	1004(A)	15032	LIFE-ASSIST, INC	18,018.57
10/18/2026	1005(A)	10249	MENARDS INC.	1,922.70
10/18/2026	1006(A)	16602	RYAN FIREPROTECTION INC	500.00
10/18/2026	1007(A)	11051	SMITH, R.A. INC	31,773.75
10/18/2026	1008(A)	10417	THOMPSON & ASSOC. WETLAND SRV	4,656.78
10/18/2026	1009(A)	10514	VON BRIESEN & ROPER, S.C.	30,255.54
10/19/2026	13(S)	10907	BUY RIGHT AUTO, INC	0.00
10/19/2026	1010(E)	10038	BATZNER PEST MANAGEMENT, INC	302.89
10/19/2026	1011(E)	10081	CONSERV FS, INC	10,510.85
10/19/2026	1012(E)	10541	DIVERSIFIED BENEFIT SERVICES	10,443.09
10/19/2026	1013(E)	14625	QUADIENT FINANCE USA INC	7,040.00
10/19/2026	1014(E)	10459	WE ENERGIES	22,549.08
10/19/2026	1015(E)	10461	WE ENERGIES (STREET LIGHTS)	1,480.41
10/19/2026	105053	10137	FSCI	590.00
10/19/2026	105054	16249	12 TACTICAL LLC	987.95
10/19/2026	105055	14421	ABRAHAM'S ON-SITE SHREDDING S	193.00
10/19/2026	105056	10016	AFFILIATED PROPERTY VALUATION	21,500.00
10/19/2026	105057	P&R REFUND	ALISA HOGARD	100.00
10/19/2026	105058	14793	BAUMAN, R & ASSOCIATES, S.C.	517.00
10/19/2026	105059	16659	BLUE SKY INFLATABLES LLC	475.00
10/19/2026	105060	P&R REFUND	CHRISTINE MALIK	100.00
10/19/2026	105061	15709	CINTAS CORPORATION NO 2	481.90
10/19/2026	105062	10588	CONWAY SHIELDS	173.50
10/19/2026	105063	P&R REFUND	CORY PUHEK	100.00
10/19/2026	105064	12745	DECKER SUPPLY CO, INC	147.44
10/19/2026	105065	15188	DOWNTOWN RACINE CORPORATION	4,125.00
10/19/2026	105066	10110	EHLERS	17,308.00
10/19/2026	105067	P&R REFUND	EMILY PUTZER	280.00
10/19/2026	105068	14971	ERICKSON'S LANDSCAPE SUPPLY	88.50
10/19/2026	105069	P&R REFUND	ERIKA GONZALEZ	100.00
10/19/2026	105070	P&R REFUND	ERIN KOKE	225.00
10/19/2026	105071	15073	FAIRYTALE BIRTHDAY COMPANY	165.00
10/19/2026	105072	14210	FIRE SERVICE, INC	5,016.79
10/19/2026	105073	16563	FIRST DUE HOLDINGS INC	138.67
10/19/2026	105074	10129	FLOYD'S TOWING, INC	1,575.00
10/19/2026	105075	10143	GALLS, LLC	292.57
10/19/2026	105076	14199	GENERAL CODE, LLC	949.00
10/19/2026	105077	14789	GFL ENVIRONMENTAL SERVICES US	153,346.62
10/19/2026	105078	10150	GLEASON REDI-MIX INC.	8,904.00
10/19/2026	105079	16303	GONZALEZ, OSCAR	150.00
10/19/2026	105080	10788	HERMAN PLUMBING LLC	666.00
10/19/2026	105081	10191	ITU ABSORBTECH, INC.	180.27
10/19/2026	105082	P&R REFUND	JAMES RILEY	100.00
10/19/2026	105083	10202	JEFFERSON FIRE & SAFETY INC	2,952.20
10/19/2026	105084	MISCAMB	JEROME CHRISTMAS	25.00
10/19/2026	105085	MISCAMB	JOHN JACOBSON	295.00
10/19/2026	105086	10886	KIESLER POLICE SUPPLY, INC	2,145.00
10/19/2026	105087	14639	LAKESHORE LAWN AND LANDSCAPE	4,108.75
10/19/2026	105088	11032	LAKESIDE INTERNATIONAL, LLC	1,598.49
10/19/2026	105089	10228	LINCOLN CONTRACTORS SUPPLY IN	453.99
10/19/2026	105090	14627	MACQUEEN EQUIPMENT, LLC	12,065.31
10/19/2026	105091	EVIDENCE	MELISSA J. HOLETON	76.00
10/19/2026	105092	P&R REFUND	MICHAEL MCKINNEY	100.00
10/19/2026	105093	10263	MONROE TRUCK EQUIPMENT, INC	198.99
10/19/2026	105094	10271	NAPA AUTO PARTS	6.49
10/19/2026	105095	14223	NEWEGG BUSINESS, INC.	1,004.92
10/19/2026	105096	15214	NORTHERN MECHANICAL, LLC	4,502.92
10/19/2026	105097	16161	O'BRIEN, NOLAN	150.00
10/19/2026	105098	10290	OFFICE TECHNOLOGY GROUP	8,001.48
10/19/2026	105099	13614	OFFICE TECHNOLOGY GROUP INC.	354.24
10/19/2026	105100	10297	PAT'S SERVICES INC.	780.00
10/19/2026	105101	10821	PAYNE & DOLAN INC	3,721.04
10/19/2026	105102	16683	PFEFFER, KADEN R	150.00

Check Date	Check	Vendor	Vendor Name	Amount
Bank AP01 Johnson Bank				
10/19/2026	105103	16677	PRO-TECH SALES	2,199.00
10/19/2026	105104	12183	PROCHASKA, MATTHEW	183.85
10/19/2026	105105	11019	RACINE COMMUNITY OUTPOST	1,604.93
10/19/2026	105106	10345	RACINE, CITY OF	1,163,033.19
10/19/2026	105107	10751	RAY HINTZ INC	360.00
10/19/2026	105108	15873	SADLON, NICHOLAS	116.08
10/19/2026	105109	12003	SEYFERTH, RANDY	200.00
10/19/2026	105110	14195	SRI LLC	4,709.05
10/19/2026	105111	10408	STREICHER'S INC.	22.99
10/19/2026	105112	P&R REFUND	TARRYN BRITS	100.00
10/19/2026	105113	10423	TRANS UNION LLC	206.78
10/19/2026	105114	10426	TRUCK COUNTRY OF WISC	375.31
10/19/2026	105115	10447	VERIZON WIRELESS	75.00
10/19/2026	105117	10492	WISCONSIN HUMANE SOCIETY	1,982.50
10/19/2026	105118	16136	ZOHO CORPORATION	200.00
10/27/2026	1016(A)	16177	IMPERIAL BAG & PAPER CO LLC	539.83
10/27/2026	1017(A)	10249	MENARDS INC.	780.04
10/27/2026	1018(A)	SECURIAN	SECURIAN FINANCIAL GROUP	5,151.89
10/27/2026	1019(A)	WCA	WCA GROUP HEALTH TRUST	291,837.89
10/28/2026	14(S)	10307	POMP'S TIRE SERVICE INC.	0.00
10/28/2026	1020(E)	16189	COLUMN SOFTWARE PBC	166.11
10/28/2026	1021(E)	10081	CONSERV FS, INC	12,937.19
10/28/2026	1022(E)	DELTA	DELTA DENTAL OF WISCONSIN, IN	20,852.20
10/28/2026	1023(E)	10541	DIVERSIFIED BENEFIT SERVICES	7,400.28
10/28/2026	1024(E)	12605	ELECTRONIC FEDERAL TAX PAYMEN	187,194.58
10/28/2026	1025(E)	GREAT WEST	GREAT WEST FINANCIAL	29,892.63
10/28/2026	1026(E)	14792	IL REVENUE	1,000.79
10/28/2026	1027(E)	10266	MT PLEASANT POLICE OFFICERS A	1,100.00
10/28/2026	1028(E)	14994	MT PLEASANT SERGEANTS ASSOCIA	212.50
10/28/2026	1029(E)	NATIONWIDE	NATIONWIDE	825.00
10/28/2026	1030(E)	NWM	NORTHWESTERN MUTUAL	2,467.87
10/28/2026	1031(E)	14625	QUADIENT FINANCE USA INC	200.00
10/28/2026	1032(E)	16453	RAZOR SHARP FITNESS	175.00
10/28/2026	1033(E)	SSFD	SOUTH SHORE FIRE UNION	3,025.00
10/28/2026	1034(E)	VSP	VSP	1,734.02
10/28/2026	1035(E)	10459	WE ENERGIES	4,181.56
10/28/2026	1036(E)	10461	WE ENERGIES (STREET LIGHTS)	777.47
10/28/2026	1037(E)	10482	WI SCTF	897.50
10/28/2026	1038(E)	14209	WISCONSIN DEPARTMENT OF REVEN	30,857.04
10/28/2026	1039(E)	WIS EE TRU	WISCONSIN EMPLOYEE TRUST FUND	283,885.93
10/28/2026	105119	12696	ANASTASIO, DENISE JUNE	188.50
10/28/2026	105120	16187	ASCENSION WHEATON FRANCISCAN	1,724.45
10/28/2026	105121	12819	ASCENSION WISCONSIN	930.00
10/28/2026	105122	16248	BAKER, BRANDI	95.70
10/28/2026	105123	10675	BAKER, BRANDI - PETTY CASH	500.00
10/28/2026	105124	10038	BATZNER PEST MANAGEMENT, INC	278.78
10/28/2026	105125	10041	BELLE CITY FIRE & SAFETY	3,937.10
10/28/2026	105126	15039	BHATIA, RAM	227.31
10/28/2026	105127	16686	BLACKHAWK TECHNICAL COLLEGE	75.00
10/28/2026	105128	14286	BOHO, SCOTT	2,900.00
10/28/2026	105129	15709	CINTAS CORPORATION NO 2	99.61
10/28/2026	105130	10588	CONWAY SHIELDS	305.00
10/28/2026	105131	10429	CRAIG D. CHILDS, PHD. S.C.	520.00
10/28/2026	105132	10541	DIVERSIFIED BENEFIT SERVICES	405.70
10/28/2026	105133	14210	FIRE SERVICE, INC	9,772.02
10/28/2026	105134	10143	GALLS, LLC	1,942.35
10/28/2026	105135	10860	HILLER FORD, INC	256.62
10/28/2026	105136	10191	ITU ABSORBTECH, INC.	180.27
10/28/2026	105137	10205	JIM'S GARAGE DOOR SERVICE INC	219.00
10/28/2026	105138	10224	LEXISNEXIS RISK DATA MGMT, IN	206.00
10/28/2026	105139	12131	LIGHTHOUSE COMMUNICATIONS, IN	11,898.78
10/28/2026	105140	15241	MCMAHON ASSOCIATES, INC	4,693.50
10/28/2026	105141	10297	PAT'S SERVICES INC.	330.00
10/28/2026	105142	15237	RACINE ART GUILD	625.00
10/28/2026	105143	MISCAMB	SUSAN WAGNER	695.15
10/28/2026	105144	10431	ULINE, INC	151.95
10/28/2026	105146	12870	WI DEPT OF JUSTICE - TIME	843.00
10/29/2026	15(S)	15032	LIFE-ASSIST, INC	0.00
10/29/2026	1040(A)	13092	GREGG MARTIN INSTRUMENTATION,	1,850.00
10/29/2026	1041(A)	10249	MENARDS INC.	1,375.07
10/29/2026	1042(A)	11051	SMITH, R.A. INC	5,661.96

Check Date	Check	Vendor	Vendor Name	Amount
Bank AP01 Johnson Bank				
10/29/2026	1048(A)	10132	FOSTER COACH SALES INC	679.17
10/29/2026	1049(A)	10249	MENARDS INC.	229.82
10/30/2026	1043(E)	COLONIAL	COLONIAL LIFE & ACCIDENT INSU	2,390.14
10/30/2026	1044(E)	10081	CONSERV FS, INC	4,018.80
10/30/2026	1045(E)	10541	DIVERSIFIED BENEFIT SERVICES	3,339.05
10/30/2026	1046(E)	10459	WE ENERGIES	4,025.05
10/30/2026	1047(E)	10461	WE ENERGIES (STREET LIGHTS)	202.54
10/30/2026	105147	10610	ASCENSION WI EMP SOLUTIONS	420.00
10/30/2026	105148	13170	AXON ENTERPRISE, INC	90,748.72
10/30/2026	105149	15709	CINTAS CORPORATION NO 2	127.43
10/30/2026	105150	10509	DAVIES, D.W. & CO, INC.	312.22
10/30/2026	105151	16656	ENERGY SYSTEMS HOLDING INC	27,375.60
10/30/2026	105152	14210	FIRE SERVICE, INC	14,286.32
10/30/2026	105153	10143	GALLS, LLC	500.11
10/30/2026	105154	14789	GFL ENVIRONMENTAL SERVICES US	153,346.62
10/30/2026	105155	10628	GIESE, ERIC	44.00
10/30/2026	105156	10737	HANSON, RYAN	150.00
10/30/2026	105157	16551	HARVEY, BALDWIN R	21.13
10/30/2026	105158	12834	JOHNSON FITNESS & WELLNESS	182.19
10/30/2026	105159	13472	JWC ENVIRONMENTAL INC	15,333.48
10/30/2026	105160	11032	LAKESIDE INTERNATIONAL, LLC	590.72
10/30/2026	105161	10228	LINCOLN CONTRACTORS SUPPLY IN	454.95
10/30/2026	105162	16632	MONARCH CREATIVE INC	1,657.10
10/30/2026	105163	10789	NIELSEN, MADSEN & BARBER, SC	982.50
10/30/2026	105164	16681	OFFICE FURNITURE WAREHOUSE OF	14,956.00
10/30/2026	105165	16322	ON-TARGET STRATGIES	900.00
10/30/2026	105166	10297	PAT'S SERVICES INC.	130.00
10/30/2026	105167	10335	RACINE COUNTY PUBLIC WORKS	16,157.52
10/30/2026	105168	12330	RACINE POLICE DEPT	2,447.36
10/30/2026	105169	10344	RACINE WATER UTILITY	1,341.24
10/30/2026	105170	10751	RAY HINTZ INC	270.00
10/30/2026	105171	16685	SEALCOAT KING LLC	5,800.00
10/30/2026	105172	10381	SHERWIN INDUSTRIES, INC.	13,770.00
10/30/2026	105173	16199	SIMONS, TAMI	669.55
10/30/2026	105174	10410	STURTEVANT, VILLAGE OF	5,471.95
10/30/2026	105175	16684	TIM AND CINDY STREGE	35.96
10/30/2026	105176	10472	WI DEPT OF TRANSPORTATION	2,774.84
10/30/2026	105177	10488	WILLKOMM, INC., JERRY	182.60
10/30/2026	105178	15086	AIR ONE EQUIPMENT INC	3,686.00
10/30/2026	105179	10017	AIRGAS USA, LLC	1,524.75
10/30/2026	105180	10647	AURORA HEALTH CARE	419.00
10/30/2026	105181	10137	FSCI	1,485.00
10/30/2026	105182	10947	GENERAL FIRE EQUIPMENT CO, IN	150.00
10/30/2026	105183	14627	MACQUEEN EQUIPMENT, LLC	795.95
10/30/2026	105184	10308	PORCARO FORD/MITSUBISHI	660.86
AP01 TOTALS:				
Total of 258 Checks:				3,430,420.30
Less 0 Void Checks:				0.00
Total of 258 Disbursements:				3,430,420.30
Bank CA01 JOHNSON BANK				
10/28/2026	338(E)	16491	US BANK	38,145.42
CA01 TOTALS:				
Total of 1 Checks:				38,145.42
Less 0 Void Checks:				0.00
Total of 1 Disbursements:				38,145.42
Bank TID5 TID 5 NORTH AREA				
10/08/2026	1400(A)	13329	KAPUR & ASSOCIATES, INC	11,952.28
10/08/2026	1401(A)	12049	REINHART BOERNER VAN DEUREN S	8,925.00
10/19/2026	64937	16290	ASHLEY VENTURES LLC	37,764.65
10/19/2026	64938	10110	EHLERS	1,642.00
10/27/2026	1402(A)	13329	KAPUR & ASSOCIATES, INC	33,154.54
10/28/2026	64939	16689	RND CONSULTANTS, INC.	11,200.00
TID5 TOTALS:				
Total of 6 Checks:				104,638.47
Less 0 Void Checks:				0.00
Total of 6 Disbursements:				104,638.47

Check Date	Check	Vendor	Vendor Name	Amount
REPORT TOTALS:				
Total of 265 Checks:				3,573,204.19
Less 0 Void Checks:				0.00
Total of 265 Disbursements:				3,573,204.19

3rd Quarter Financial Statements

BACKGROUND

Attached are the unaudited 3rd Quarter financial reports for budgeted funds within the Village.

General Fund Revenue: Revenues are presenting as expected for this time of the year with tax revenue showing a 100% collection rate. Permits, interest income and miscellaneous income are all performing well against budgeted amounts. Ambulance revenues are tracking lower than expected at this point in time. Law enforcement revenues are tracking slightly lower than budgeted, but are tracking higher than in 2025.

General Fund Expenditures: With approximately 75% of the year complete as of September 30, 2026, most budget expenses are tracking to that percentage. There are a few that are higher and those are generally reflecting expenses that are largely paid out in one lump at the beginning of the year. Fire Department expenses are also tracking higher than 75% due in part to the large expenditure for contracted plan review for fire protection, which does have a corresponding revenue. All departments have real time access to monitor their budget lines items through BS&A.

General Fund Balance: Fund balance for general fund remains at a healthy level with the completed, audited financial statements confirming the addition of funds in 2025 to fund balance.

Debt Service: Collected taxes are applied to debt service before other funds as defined by state statute, so tax revenue here is showing as completely collected. Expenses are presenting as expected.

TID 5: Performing as expected for the year to date, projects are tracking as anticipated in these areas. The entire project for Braun Rd. was budgeted in 2026, the project is now anticipated to happen in two phases that will span from 2026-2028; carryforward of funds will be requested for this project. Note the repayment of the $20 million NAN in Fund 450.

Sanitary Sewer Fund: Performing as expected for the year to date, projects are tracking as expected in these areas. Debt service is higher than budget due to draws on the Clean Water Fund Loans late in 2025, the utility has enough cash reserves to pay these obligations.

RECOMMENDATION

Staff recommends that the Committee of the Whole: **Move to consent agenda for Village Board.**

FISCAL IMPACT

No fiscal impact.

PREPARED BY

Kathy Kasper, Finance Director, October 22, 2026.

QUARTERLY REPORT - GENERAL FUND FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
Account Type: Expenditure						
E90	TRANSFERS	1,500,000.00	1,500,000.00	0.00	0.00	100.00
Expenditure		1,500,000.00	1,500,000.00	0.00	0.00	100.00
Account Type: Revenue						
R10	TAXES	20,222,851.00	20,222,185.03	0.00	665.97	100.00
R20	GRANTS	3,557,749.00	2,154,448.75	0.00	1,403,300.25	60.56
R30	LICENSES	89,600.00	61,546.01	0.00	28,053.99	68.69
R40	PERMITS	1,340,350.00	1,900,597.78	0.00	(560,247.78)	141.80
R45	INTEREST INCOME	708,500.00	444,037.56	0.00	264,462.44	62.67
R50	LAW AND ORDINANCE VIOLATIONS	722,400.00	478,203.39	0.00	244,196.61	66.20
R60	PUB CHGS FOR SVCS	2,503,500.00	1,557,431.56	0.00	946,068.44	62.21
R70	INTERGOVERNMENTAL CHGES	1,750,196.00	1,345,881.00	0.00	404,315.00	76.90
R75	OTHER MISC REVENUES	543,800.00	543,430.76	0.00	369.24	99.93
Revenue		31,438,946.00	28,707,761.84	0.00	2,731,184.16	91.31
Net -		29,938,946.00	27,207,761.84	0.00	2,731,184.16	
VILLAGE BOARD						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	59,121.82	42,607.60	0.00	16,514.22	72.07
E20	OPERATING EXPENDITURES	20,590.00	16,076.23	0.00	4,513.77	78.08
Expenditure		79,711.82	58,683.83	0.00	21,027.99	73.62
Net - VILLAGE BOARD		(79,711.82)	(58,683.83)	0.00	(21,027.99)	
MUNICIPAL COURT						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	166,504.44	110,767.74	0.00	55,736.70	66.53
E20	OPERATING EXPENDITURES	5,650.00	2,036.86	0.00	3,613.14	36.05
E30	MAINTENANCE EXPENDITURES	12,500.00	12,005.00	0.00	495.00	96.04
E50	CONTRACTED SERVICES	1,050.00	455.00	0.00	595.00	43.33
Expenditure		185,704.44	125,264.60	0.00	60,439.84	67.45
Net - MUNICIPAL COURT		(185,704.44)	(125,264.60)	0.00	(60,439.84)	
ATTORNEY						
Account Type: Expenditure						
E40	PROFESSIONAL SERVICES	425,740.00	239,199.07	0.00	186,540.93	56.18
Expenditure		425,740.00	239,199.07	0.00	186,540.93	56.18
Net - ATTORNEY		(425,740.00)	(239,199.07)	0.00	(186,540.93)	
ADMINISTRATION						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	297,289.17	225,315.67	0.00	71,973.50	75.79
E20	OPERATING EXPENDITURES	30,300.00	15,764.36	0.00	14,535.64	52.03
E40	PROFESSIONAL SERVICES	25,000.00	934.00	0.00	24,066.00	3.74
E50	CONTRACTED SERVICES	11,000.00	2,045.00	0.00	8,955.00	18.59
Expenditure		363,589.17	244,059.03	0.00	119,530.14	67.12
Net - ADMINISTRATION		(363,589.17)	(244,059.03)	0.00	(119,530.14)	

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
VILLAGE CLERK & TREASURER						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	279,634.74	193,799.20	0.00	85,835.54	69.30
E20	OPERATING EXPENDITURES	6,965.00	1,645.28	0.00	5,319.72	23.62
E50	CONTRACTED SERVICES	51,600.00	40,749.88	0.00	10,850.12	78.97
Expenditure		338,199.74	236,194.36	0.00	102,005.38	69.84
Net - VILLAGE CLERK & TREASURER		(338,199.74)	(236,194.36)	0.00	(102,005.38)	
HUMAN RESOURCES						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	131,401.15	99,622.27	0.00	31,778.88	75.82
E20	OPERATING EXPENDITURES	8,000.00	1,942.49	0.00	6,057.51	24.28
E40	PROFESSIONAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
E50	CONTRACTED SERVICES	2,000.00	700.00	0.00	1,300.00	35.00
Expenditure		146,401.15	102,264.76	0.00	44,136.39	69.85
Net - HUMAN RESOURCES		(146,401.15)	(102,264.76)	0.00	(44,136.39)	
ELECTIONS						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	81,000.00	29,922.83	0.00	51,077.17	36.94
E20	OPERATING EXPENDITURES	14,850.00	4,941.85	0.00	9,908.15	33.28
E50	CONTRACTED SERVICES	58,000.00	12,107.68	0.00	45,892.32	20.88
Expenditure		153,850.00	46,972.36	0.00	106,877.64	30.53
Net - ELECTIONS		(153,850.00)	(46,972.36)	0.00	(106,877.64)	
INFORMATION TECHNOLOGY						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	393,430.71	284,573.32	0.00	108,857.39	72.33
E20	OPERATING EXPENDITURES	28,300.00	22,309.00	0.00	5,991.00	78.83
E30	MAINTENANCE EXPENDITURES	367,132.55	225,524.47	5,826.60	135,781.48	63.02
Expenditure		788,863.26	532,406.79	5,826.60	250,629.87	68.23
Net - INFORMATION TECHNOLOGY		(788,863.26)	(532,406.79)	(5,826.60)	(250,629.87)	
FINANCE						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	262,454.18	175,343.52	0.00	87,110.66	66.81
E20	OPERATING EXPENDITURES	73,000.00	43,010.94	0.00	29,989.06	58.92
E40	PROFESSIONAL SERVICES	63,000.00	35,902.25	738.25	26,359.50	58.16
E50	CONTRACTED SERVICES	10,000.00	0.00	0.00	10,000.00	0.00
Expenditure		408,454.18	254,256.71	738.25	153,459.22	62.43
Net - FINANCE		(408,454.18)	(254,256.71)	(738.25)	(153,459.22)	

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
ASSESSMENT						
Account Type: Expenditure						
E20	OPERATING EXPENDITURES	21,000.00	14,504.82	0.00	6,495.18	69.07
E30	MAINTENANCE EXPENDITURES	14,000.00	12,530.12	0.00	1,469.88	89.50
E40	PROFESSIONAL SERVICES	258,000.00	193,500.00	65,000.00	(500.00)	100.19
Expenditure		293,000.00	220,534.94	65,000.00	7,465.06	97.45
Net - ASSESSMENT		(293,000.00)	(220,534.94)	(65,000.00)	(7,465.06)	
BUILDING FACILITIES						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	31,785.84	22,248.60	0.00	9,537.24	70.00
E20	OPERATING EXPENDITURES	262,000.00	156,716.77	0.00	105,283.23	59.82
E30	MAINTENANCE EXPENDITURES	45,000.00	12,979.51	0.00	32,020.49	28.84
E50	CONTRACTED SERVICES	304,533.00	158,947.20	33,449.85	112,135.95	63.18
Expenditure		643,318.84	350,892.08	33,449.85	258,976.91	59.74
Net - BUILDING FACILITIES		(643,318.84)	(350,892.08)	(33,449.85)	(258,976.91)	
INSURANCES						
Account Type: Expenditure						
E25	INSURANCE	316,400.00	353,753.13	0.00	(37,353.13)	111.81
Expenditure		316,400.00	353,753.13	0.00	(37,353.13)	111.81
Net - INSURANCES		(316,400.00)	(353,753.13)	0.00	37,353.13	
LAW ENFORCEMENT						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	8,412,817.36	6,081,827.19	0.00	2,330,990.17	72.29
E20	OPERATING EXPENDITURES	364,750.00	181,052.42	0.00	183,697.58	49.64
E30	MAINTENANCE EXPENDITURES	434,099.47	259,313.58	10,384.47	164,401.42	62.13
E50	CONTRACTED SERVICES	57,000.00	17,540.50	3,200.00	36,259.50	36.39
Expenditure		9,268,666.83	6,539,733.69	13,584.47	2,715,348.67	70.70
Net - LAW ENFORCEMENT		(9,268,666.83)	(6,539,733.69)	(13,584.47)	(2,715,348.67)	
FIRE & EMS						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	10,951,967.43	7,931,010.86	0.00	3,020,956.57	72.42
E20	OPERATING EXPENDITURES	442,529.00	482,504.57	11,814.77	(51,790.34)	111.70
E30	MAINTENANCE EXPENDITURES	369,000.00	238,600.35	11,995.78	118,403.87	67.91
E50	CONTRACTED SERVICES	128,032.00	173,010.79	14,305.43	(59,284.22)	146.30
E60	CAPITAL OUTLAY	15,000.00	4,781.19	0.00	10,218.81	31.87
Expenditure		11,906,528.43	8,829,907.76	38,115.98	3,038,504.69	74.48
Net - FIRE & EMS		(11,906,528.43)	(8,829,907.76)	(38,115.98)	(3,038,504.69)	

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
BUILDING INSPECTION						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	306,352.05	214,776.96	0.00	91,575.09	70.11
E20	OPERATING EXPENDITURES	4,963.00	7,292.74	0.00	(2,329.74)	146.94
E30	MAINTENANCE EXPENDITURES	3,457.00	1,365.00	0.00	2,092.00	39.49
Expenditure		314,772.05	223,434.70	0.00	91,337.35	70.98
Net - BUILDING INSPECTION		(314,772.05)	(223,434.70)	0.00	(91,337.35)	
DISPATCH SERVICES						
Account Type: Expenditure						
E50	CONTRACTED SERVICES	208,283.00	208,283.00	0.00	0.00	100.00
Expenditure		208,283.00	208,283.00	0.00	0.00	100.00
Net - DISPATCH SERVICES		(208,283.00)	(208,283.00)	0.00	0.00	
PUBLIC WORKS ADMINISTRATION						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	168,840.96	114,710.12	0.00	54,130.84	67.94
E20	OPERATING EXPENDITURES	6,400.00	1,217.15	0.00	5,182.85	19.02
E30	MAINTENANCE EXPENDITURES	3,500.00	2,223.70	0.00	1,276.30	63.53
E40	PROFESSIONAL SERVICES	15,000.00	10,162.00	0.00	4,838.00	67.75
Expenditure		193,740.96	128,312.97	0.00	65,427.99	66.23
Net - PUBLIC WORKS ADMINISTRATION		(193,740.96)	(128,312.97)	0.00	(65,427.99)	
PUBLIC WORKS OPERATIONS						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	1,568,837.45	1,030,122.72	0.00	538,714.73	65.66
E20	OPERATING EXPENDITURES	1,061,862.04	406,088.89	206,564.61	449,208.54	57.70
E30	MAINTENANCE EXPENDITURES	246,500.00	92,897.13	0.00	153,602.87	37.69
E50	CONTRACTED SERVICES	63,750.00	24,786.12	0.00	38,963.88	38.88
Expenditure		2,940,949.49	1,553,894.86	206,564.61	1,180,490.02	59.86
Net - PUBLIC WORKS OPERATIONS		(2,940,949.49)	(1,553,894.86)	(206,564.61)	(1,180,490.02)	
MASS TRANSIT						
Account Type: Expenditure						
E50	CONTRACTED SERVICES	446,250.00	449,000.00	0.00	(2,750.00)	100.62
Expenditure		446,250.00	449,000.00	0.00	(2,750.00)	100.62
Net - MASS TRANSIT		(446,250.00)	(449,000.00)	0.00	2,750.00	
REFUSE & GARBAGE COLLECTION						
Account Type: Expenditure						
E50	CONTRACTED SERVICES	1,298,000.00	907,520.00	420,480.00	(30,000.00)	102.31
Expenditure		1,298,000.00	907,520.00	420,480.00	(30,000.00)	102.31
Net - REFUSE & GARBAGE COLLECTION		(1,298,000.00)	(907,520.00)	(420,480.00)	30,000.00	

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
PARKS						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	221,152.09	161,835.75	0.00	59,316.34	73.18
E20	OPERATING EXPENDITURES	65,800.00	35,226.28	0.00	30,573.72	53.54
E30	MAINTENANCE EXPENDITURES	35,000.00	22,278.27	0.00	12,721.73	63.65
E40	PROFESSIONAL SERVICES	10,000.00	5,071.51	0.00	4,928.49	50.72
E50	CONTRACTED SERVICES	81,600.00	53,023.28	5,752.00	22,824.72	72.03
Expenditure		413,552.09	277,435.09	5,752.00	130,365.00	68.48
Net - PARKS		(413,552.09)	(277,435.09)	(5,752.00)	(130,365.00)	
RECREATION						
Account Type: Expenditure						
E10	SALARIES & FRINGE BENEFITS	137,914.68	115,395.91	0.00	22,518.77	83.67
E20	OPERATING EXPENDITURES	26,000.00	20,392.16	0.00	5,607.84	78.43
Expenditure		163,914.68	135,788.07	0.00	28,126.61	82.84
Net - RECREATION		(163,914.68)	(135,788.07)	0.00	(28,126.61)	
PLANNING						
Account Type: Expenditure						
E05	ECONOMIC ASSISTANCE	48,100.00	45,879.99	0.00	2,220.01	95.38
E10	SALARIES & FRINGE BENEFITS	116,897.59	85,208.14	0.00	31,689.45	72.89
E20	OPERATING EXPENDITURES	9,117.00	3,604.28	0.00	5,512.72	39.53
E40	PROFESSIONAL SERVICES	70,000.00	60,545.19	0.00	9,454.81	86.49
E50	CONTRACTED SERVICES	0.00	5,884.54	0.00	(5,884.54)	100.00
Expenditure		244,114.59	201,122.14	0.00	42,992.45	82.39
Net - PLANNING		(244,114.59)	(201,122.14)	0.00	(42,992.45)	

QUARTERLY REPORT - DEBT SERVICE FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used	Fund
Revenues							
R10	TAXES	3,928,697.00	3,928,697.00	0.00	0.00	100.00	
R45	INTEREST INCOME	52,000.00	94,052.24	0.00	(42,052.24)	180.87	
R60	PUB CHGS FOR SVCS	1,284,425.00	1,284,424.75	0.00	0.25	100.00	
R90	OTHER FINANCING SOURCES	132,077.00	0.00	0.00	132,077.00	0.00	
Revenues		5,397,199.00	5,307,173.99	0.00	90,025.01	98.33	
Expenditures							
E20	OPERATING EXPENDITURES	6,000.00	1,800.00	0.00	4,200.00	30.00	
E80	DEBT PAYMENT	5,391,199.00	4,824,509.79	0.00	566,689.21	89.49	
Expenditures		5,397,199.00	4,826,309.79	0.00	570,889.21	89.42	

QUARTERLY REPORT - TID 5 FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TID 5 - AREA 1						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	563,596.00	524,537.89	0.00	39,058.11	93.07
E50	CONTRACTED SERVICES	63,000.00	42,225.00	0.00	20,775.00	67.02
E40	PROFESSIONAL SERVICES	730,000.00	318,143.88	46,003.00	365,853.12	49.88
E20	OPERATING EXPENDITURES	0.00	53,651.01	0.00	(53,651.01)	100.00
E80	DEBT PAYMENT	4,502,742.00	23,454,943.97	0.00	(18,952,201.97)	520.90
E90	TRANSFERS	236,000.00	0.00	0.00	236,000.00	0.00
E60	CAPITAL OUTLAY	13,413,163.36	2,421,880.39	468,453.01	10,522,829.96	21.55
Expenditure		19,508,501.36	26,815,382.14	514,456.01	(7,821,336.79)	140.09
Revenue						
R10	TAXES	7,571,000.00	6,935,579.13	0.00	635,420.87	91.61
R45	INTEREST INCOME	2,000,000.00	1,461,559.95	0.00	538,440.05	73.08
R75	OTHER MISC REVENUES	13,700,000.00	14,370,158.28	0.00	(670,158.28)	104.89
R90	OTHER FINANCING SOURCES	366,666.00	0.00	0.00	366,666.00	0.00
Revenue		23,637,666.00	22,767,297.36	0.00	870,368.64	96.32
Fund 450 - TID 5 - AREA 1 :						
TOTAL REVENUES		23,637,666.00	22,767,297.36	0.00	870,368.64	96.32
TOTAL EXPENDITURES		19,508,501.36	26,815,382.14	514,456.01	(7,821,336.79)	140.09
NET OF REVENUES & EXPENDITURES:		4,129,164.64	(4,048,084.78)	(514,456.01)	8,691,705.43	
TID 5 - AREA 2 & 3						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	563,596.00	396,594.23	0.00	167,001.77	70.37
E50	CONTRACTED SERVICES	63,000.00	42,569.00	0.00	20,431.00	67.57
E40	PROFESSIONAL SERVICES	325,000.00	334,874.04	45,997.00	(55,871.04)	117.19
E80	DEBT PAYMENT	4,502,742.00	2,457,832.69	0.00	2,044,909.31	54.59
E90	TRANSFERS	236,000.00	0.00	0.00	236,000.00	0.00
E60	CAPITAL OUTLAY	7,250,000.00	140,363.29	460,700.94	6,648,935.77	8.29
Expenditure		12,940,338.00	3,372,233.25	506,697.94	9,061,406.81	29.98
Revenue						
R10	TAXES	16,198,000.00	17,718,456.97	0.00	(1,520,456.97)	109.39
R45	INTEREST INCOME	3,000.00	208,505.44	0.00	(205,505.44)	6,950.18
R90	OTHER FINANCING SOURCES	366,667.00	0.00	0.00	366,667.00	0.00
Revenue		16,567,667.00	17,926,962.41	0.00	(1,359,295.41)	108.20
Fund 451 - TID 5 - AREA 2 & 3:						
TOTAL REVENUES		16,567,667.00	17,926,962.41	0.00	(1,359,295.41)	108.20
TOTAL EXPENDITURES		12,940,338.00	3,372,233.25	506,697.94	9,061,406.81	29.98
NET OF REVENUES & EXPENDITURES:		3,627,329.00	14,554,729.16	(506,697.94)	(10,420,702.22)	

QUARTERLY REPORT - TID 5 FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TID 5 - NORTH AREA						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	563,596.00	396,593.15	0.00	167,002.85	70.37
E50	CONTRACTED SERVICES	63,000.00	42,000.00	0.00	21,000.00	66.67
E40	PROFESSIONAL SERVICES	305,000.00	113,063.09	46,000.00	145,936.91	52.15
E80	DEBT PAYMENT	812,193.00	702,544.00	0.00	109,649.00	86.50
E90	TRANSFERS	236,000.00	0.00	0.00	236,000.00	0.00
E05	ECONOMIC ASSISTANCE	550,000.00	600,971.68	0.00	(50,971.68)	109.27
Expenditure		2,529,789.00	1,855,171.92	46,000.00	628,617.08	75.15
Revenue						
R10	TAXES	2,808,000.00	3,813,227.71	0.00	(1,005,227.71)	135.80
R45	INTEREST INCOME	0.00	76,213.84	0.00	(76,213.84)	100.00
R90	OTHER FINANCING SOURCES	366,667.00	0.00	0.00	366,667.00	0.00
Revenue		3,174,667.00	3,889,441.55	0.00	(714,774.55)	122.51
Fund 452 - TID 5 - NORTH AREA:						
TOTAL REVENUES		3,174,667.00	3,889,441.55	0.00	(714,774.55)	122.51
TOTAL EXPENDITURES		2,529,789.00	1,855,171.92	46,000.00	628,617.08	75.15
NET OF REVENUES & EXPENDITURES:		644,878.00	2,034,269.63	(46,000.00)	(1,343,391.63)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		43,380,000.00	44,583,701.32	0.00	(1,203,701.32)	102.77
TOTAL EXPENDITURES - ALL FUNDS		34,978,628.36	32,042,787.31	1,067,153.95	1,868,687.10	94.66
NET OF REVENUES & EXPENDITURES:		8,401,371.64	12,540,914.01	(1,067,153.95)	(3,072,388.42)	

QUARTERLY REPORT - SEWER FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
Account Category: Revenues						
R40	PERMITS	120,000.00	121,948.00	0.00	(1,948.00)	101.62
R45	INTEREST INCOME	927,000.00	588,869.35	0.00	338,130.65	63.52
R60	PUB CHGS FOR SVCS	9,879,000.00	7,248,700.54	0.00	2,630,299.46	73.37
R75	OTHER MISC REVENUES	42,000.00	49,833.72	0.00	(7,833.72)	118.65
Revenues		10,968,000.00	8,009,351.61	0.00	2,958,648.39	73.02
Account Category: Expenditures						
E10	SALARIES & FRINGE BENEFITS	981,389.74	682,683.02	0.00	298,706.72	69.56
E20	OPERATING EXPENDITURES	388,100.00	166,315.28	21,637.49	200,147.23	48.43
E30	MAINTENANCE EXPENDITURES	500,000.00	95,716.00	26,800.00	377,484.00	24.50
E40	PROFESSIONAL SERVICES	251,748.00	14,960.00	5,818.00	230,970.00	8.25
E50	CONTRACTED SERVICES	4,435,000.00	1,104,005.58	3,308,332.71	22,661.71	99.49
E60	CAPITAL OUTLAY	1,485,162.28	813,815.95	302,189.58	369,156.75	75.14
E80	DEBT PAYMENT	811,991.00	1,596,725.16	0.00	(784,734.16)	196.64
E85	NON CASH EXPENSES	3,000,000.00	0.00	0.00	3,000,000.00	0.00
E90	TRANSFERS	200,000.00	0.00	0.00	200,000.00	0.00
Expenditures		12,053,391.02	4,474,220.99	3,664,777.78	3,914,392.25	67.52

QUARTERLY REPORTS - CAPITAL FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
GENERAL CAPITAL PROJECT						
Expenditure						
E20	OPERATING EXPENDITURES	0.00	109,566.50	0.00	(109,566.50)	100.00
E60	CAPITAL OUTLAY	7,513,659.08	2,134,368.83	2,211,349.77	3,167,940.48	57.84
Expenditure		7,513,659.08	2,243,935.33	2,211,349.77	3,058,373.98	59.30
Revenue						
R10	TAXES	1,175,010.00	1,175,009.99	0.00	0.01	100.00
R20	GRANTS	0.00	5,000.00	0.00	(5,000.00)	100.00
R60	PUB CHGS FOR SVCS	523,250.00	0.00	0.00	523,250.00	0.00
R45	INTEREST INCOME	20,000.00	30,622.28	0.00	(10,622.28)	153.11
R75	OTHER MISC REVENUES	80,000.00	270,435.60	0.00	(190,435.60)	338.04
R95	PROCEEDS FROM DEBT	3,645,144.00	3,645,144.00	0.00	0.00	100.00
R90	OTHER FINANCING SOURCES	1,175,000.00	0.00	0.00	1,175,000.00	0.00
Revenue		6,618,404.00	5,126,211.87	0.00	1,492,192.13	77.45
Fund 400 - GENERAL CAPITAL PROJECT :						
TOTAL REVENUES		6,618,404.00	5,126,211.87	0.00	1,492,192.13	77.45
TOTAL EXPENDITURES		7,513,659.08	2,243,935.33	2,211,349.77	3,058,373.98	59.30
NET OF REVENUES & EXPENDITURES:		(895,255.08)	2,882,276.54	(2,211,349.77)	(1,566,181.85)	
VILLAGE ROADS CAP PROJ						
Expenditure						
E60	CAPITAL OUTLAY	3,570,000.00	870,903.29	2,048,580.44	650,516.27	81.78
Expenditure		3,570,000.00	870,903.29	2,048,580.44	650,516.27	81.78
Revenue						
R10	TAXES	1,070,900.00	1,070,900.00	0.00	0.00	100.00
R20	GRANTS	715,000.00	535,211.85	0.00	179,788.15	74.85
R45	INTEREST INCOME	15,000.00	40,813.75	0.00	(25,813.75)	272.09
R95	PROCEEDS FROM DEBT	1,449,100.00	439,856.00	0.00	1,009,244.00	30.35
R90	OTHER FINANCING SOURCES	0.00	1,087,445.00	0.00	(1,087,445.00)	100.00
Revenue		3,250,000.00	3,174,226.60	0.00	75,773.40	97.67
Fund 401 - VILLAGE ROADS CAP PROJ :						
TOTAL REVENUES		3,250,000.00	3,174,226.60	0.00	75,773.40	97.67
TOTAL EXPENDITURES		3,570,000.00	870,903.29	2,048,580.44	650,516.27	81.78
NET OF REVENUES & EXPENDITURES:		(320,000.00)	2,303,323.31	(2,048,580.44)	(574,742.87)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		9,868,404.00	8,300,438.47	0.00	1,567,965.53	84.11
TOTAL EXPENDITURES - ALL FUNDS		11,083,659.08	3,114,838.62	4,259,930.21	3,708,890.25	66.54
NET OF REVENUES & EXPENDITURES:		(1,215,255.08)	5,185,599.85	(4,259,930.21)	(2,140,924.72)	

QUARTERLY REPORT - TID 1-4, 6 & 7 FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TID 1						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	163,687.01	116,685.02	0.00	47,001.99	71.29
E50	CONTRACTED SERVICES	20,195.00	0.00	0.00	20,195.00	0.00
E40	PROFESSIONAL SERVICES	15,000.00	21,915.15	0.00	(6,915.15)	146.10
E20	OPERATING EXPENDITURES	200.00	200.00	0.00	0.00	100.00
E05	ECONOMIC ASSISTANCE	654,000.00	2,498,796.80	0.00	(1,844,796.80)	382.08
E80	DEBT PAYMENT	1,119,853.00	315,395.82	0.00	804,457.18	28.16
E90	TRANSFERS	22,000.00	0.00	0.00	22,000.00	0.00
Expenditure		1,994,935.01	2,952,992.79	0.00	(958,057.78)	148.02
Revenue						
R10	TAXES	2,663,917.00	2,834,612.31	0.00	(170,695.31)	106.41
R75	OTHER MISC REVENUES	725.00	724.66	0.00	0.34	99.95
R45	INTEREST INCOME	124,000.00	87,555.16	0.00	36,444.84	70.61
Revenue		2,788,642.00	2,922,892.13	0.00	(134,250.13)	104.81
Fund 410 - TID 1:						
TOTAL REVENUES		2,788,642.00	2,922,892.13	0.00	(134,250.13)	104.81
TOTAL EXPENDITURES		1,994,935.01	2,952,992.79	0.00	(958,057.78)	148.02
NET OF REVENUES & EXPENDITURES:		793,706.99	(30,100.66)	0.00	823,807.65	
TID 2						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	177,691.26	126,702.25	0.00	50,989.01	71.30
E50	CONTRACTED SERVICES	20,195.00	0.00	0.00	20,195.00	0.00
E40	PROFESSIONAL SERVICES	0.00	21,445.15	0.00	(21,445.15)	100.00
E20	OPERATING EXPENDITURES	0.00	200.00	0.00	(200.00)	100.00
E05	ECONOMIC ASSISTANCE	1,406,000.00	1,493,272.16	0.00	(87,272.16)	106.21
E80	DEBT PAYMENT	289,900.00	289,900.00	0.00	0.00	100.00
E90	TRANSFERS	42,000.00	0.00	0.00	42,000.00	0.00
Expenditure		1,935,786.26	1,931,519.56	0.00	4,266.70	99.78
Revenue						
R10	TAXES	3,358,388.00	3,562,494.16	0.00	(204,106.16)	106.08
R75	OTHER MISC REVENUES	0.00	280,460.98	0.00	(280,460.98)	100.00
R45	INTEREST INCOME	196,000.00	136,970.79	0.00	59,029.21	69.88
Revenue		3,554,388.00	3,979,925.93	0.00	(425,537.93)	111.97
Fund 420 - TID 2:						
TOTAL REVENUES		3,554,388.00	3,979,925.93	0.00	(425,537.93)	111.97
TOTAL EXPENDITURES		1,935,786.26	1,931,519.56	0.00	4,266.70	99.78
NET OF REVENUES & EXPENDITURES:		1,618,601.74	2,048,406.37	0.00	(429,804.63)	

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TID 3						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	129,696.03	92,402.71	0.00	37,293.32	71.25
E50	CONTRACTED SERVICES	0.00	280.00	0.00	(280.00)	100.00
E40	PROFESSIONAL SERVICES	0.00	2,127.00	0.00	(2,127.00)	100.00
E20	OPERATING EXPENDITURES	600.00	600.00	0.00	0.00	100.00
E80	DEBT PAYMENT	438,050.00	438,050.00	0.00	0.00	100.00
E90	TRANSFERS	20,000.00	0.00	0.00	20,000.00	0.00
Expenditure		588,346.03	533,459.71	0.00	54,886.32	90.67
Revenue						
R10	TAXES	795,598.00	849,359.63	0.00	(53,761.63)	106.76
R45	INTEREST INCOME	18,000.00	18,324.20	0.00	(324.20)	101.80
Revenue		813,598.00	867,683.83	0.00	(54,085.83)	106.65
Fund 430 - TID 3:						
TOTAL REVENUES		813,598.00	867,683.83	0.00	(54,085.83)	106.65
TOTAL EXPENDITURES		588,346.03	533,459.71	0.00	54,886.32	90.67
NET OF REVENUES & EXPENDITURES:		225,251.97	334,224.12	0.00	(108,972.15)	
TID 4						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	40,213.19	28,390.47	0.00	11,822.72	70.60
E40	PROFESSIONAL SERVICES	0.00	2,135.00	0.00	(2,135.00)	100.00
E20	OPERATING EXPENDITURES	0.00	400.00	0.00	(400.00)	100.00
E05	ECONOMIC ASSISTANCE	247,000.00	775,804.36	0.00	(528,804.36)	314.09
E80	DEBT PAYMENT	176,888.00	176,887.50	0.00	0.50	100.00
E90	TRANSFERS	19,600.00	0.00	0.00	19,600.00	0.00
E60	CAPITAL OUTLAY	0.00	1,132.40	0.00	(1,132.40)	100.00
Expenditure		483,701.19	984,749.73	0.00	(501,048.54)	203.59
Revenue						
R10	TAXES	1,250,810.00	1,332,624.69	0.00	(81,814.69)	106.54
R45	INTEREST INCOME	42,000.00	31,712.99	0.00	10,287.01	75.51
Revenue		1,292,810.00	1,364,337.68	0.00	(71,527.68)	105.53
Fund 440 - TID 4 :						
TOTAL REVENUES		1,292,810.00	1,364,337.68	0.00	(71,527.68)	105.53
TOTAL EXPENDITURES		483,701.19	984,749.73	0.00	(501,048.54)	203.59
NET OF REVENUES & EXPENDITURES:		809,108.81	379,587.95	0.00	429,520.86	

QUARTERLY REPORT - TID 1-4, 6 & 7 FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TID 6						
Expenditure						
E40	PROFESSIONAL SERVICES	20,195.00	20,645.15	0.00	(450.15)	102.23
E05	ECONOMIC ASSISTANCE	1,047,000.00	1,099,700.08	0.00	(52,700.08)	105.03
Expenditure		1,067,195.00	1,120,345.23	0.00	(53,150.23)	104.98
Revenue						
R10	TAXES	1,149,067.00	1,226,307.55	0.00	(77,240.55)	106.72
R45	INTEREST INCOME	0.00	8,134.47	0.00	(8,134.47)	100.00
Revenue		1,149,067.00	1,234,442.02	0.00	(85,375.02)	107.43
Fund 460 - TID 6:						
TOTAL REVENUES		1,149,067.00	1,234,442.02	0.00	(85,375.02)	107.43
TOTAL EXPENDITURES		1,067,195.00	1,120,345.23	0.00	(53,150.23)	104.98
NET OF REVENUES & EXPENDITURES:		81,872.00	114,096.79	0.00	(32,224.79)	
TID 7						
Expenditure						
E50	CONTRACTED SERVICES	20,195.00	2,156.00	0.00	18,039.00	10.68
E40	PROFESSIONAL SERVICES	0.00	21,719.15	0.00	(21,719.15)	100.00
E20	OPERATING EXPENDITURES	0.00	5,278.22	0.00	(5,278.22)	100.00
E80	DEBT PAYMENT	226,600.00	223,100.00	0.00	3,500.00	98.46
E90	TRANSFERS	0.00	1,087,445.00	0.00	(1,087,445.00)	100.00
Expenditure		246,795.00	1,339,698.37	0.00	(1,092,903.37)	542.84
Revenue						
R10	TAXES	450,000.00	480,428.67	0.00	(30,428.67)	106.76
R45	INTEREST INCOME	25,000.00	26,455.59	0.00	(1,455.59)	105.82
Revenue		475,000.00	506,884.26	0.00	(31,884.26)	106.71
Fund 470 - TID 7:						
TOTAL REVENUES		475,000.00	506,884.26	0.00	(31,884.26)	106.71
TOTAL EXPENDITURES		246,795.00	1,339,698.37	0.00	(1,092,903.37)	542.84
NET OF REVENUES & EXPENDITURES:		228,205.00	(832,814.11)	0.00	1,061,019.11	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		10,073,505.00	10,876,165.85	0.00	(802,660.85)	107.97
TOTAL EXPENDITURES - ALL FUNDS		6,316,758.49	8,862,765.39	0.00	(2,546,006.90)	140.31
NET OF REVENUES & EXPENDITURES:		3,756,746.51	2,013,400.46	0.00	1,743,346.05	

QUARTERLY REPORT - SPECIAL REVENUE FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
PUBLIC SAFETY GRANT/DONATION						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	189,500.00	37,081.46	0.00	152,418.54	19.57
E20	OPERATING EXPENDITURES	68,009.70	266,168.04	27,361.99	(225,520.33)	431.60
E60	CAPITAL OUTLAY	35,000.00	16,095.11	0.00	18,904.89	45.99
Expenditure		292,509.70	319,344.61	27,361.99	(54,196.90)	118.53
Revenue						
R20	GRANTS	245,000.00	145,462.90	0.00	99,537.10	59.37
R75	OTHER MISC REVENUES	30,500.00	44,857.80	0.00	(14,357.80)	147.07
R45	INTEREST INCOME	8,000.00	9,255.15	0.00	(1,255.15)	115.69
R60	PUB CHGS FOR SVCS	0.00	21,846.53	0.00	(21,846.53)	100.00
Revenue		283,500.00	221,422.38	0.00	62,077.62	78.10
Fund 270 - PUBLIC SAFETY GRANT/DONATION :						
TOTAL REVENUES		283,500.00	221,422.38	0.00	62,077.62	78.10
TOTAL EXPENDITURES		292,509.70	319,344.61	27,361.99	(54,196.90)	118.53
NET OF REVENUES & EXPENDITURES:		(9,009.70)	(97,922.23)	(27,361.99)	116,274.52	
FIRE STATION #10						
Expenditure						
E20	OPERATING EXPENDITURES	14,000.00	9,791.26	0.00	4,208.74	69.94
E30	MAINTENANCE EXPENDITURES	13,000.00	9,202.58	0.00	3,797.42	70.79
Expenditure		27,000.00	18,993.84	0.00	8,006.16	70.35
Revenue						
R75	OTHER MISC REVENUES	0.00	394.95	0.00	(394.95)	100.00
R60	PUB CHGS FOR SVCS	27,000.00	12,940.70	0.00	14,059.30	47.93
Revenue		27,000.00	13,335.65	0.00	13,664.35	49.39
Fund 275 - FIRE STATION #10 :						
TOTAL REVENUES		27,000.00	13,335.65	0.00	13,664.35	49.39
TOTAL EXPENDITURES		27,000.00	18,993.84	0.00	8,006.16	70.35
NET OF REVENUES & EXPENDITURES:		0.00	(5,658.19)	0.00	5,658.19	

QUARTERLY REPORT - SPECIAL REVENUE FOR VILLAGE OF MOUNT PLEASANT

Balance As Of 09/30/2026
% Fiscal Year Completed: 74.79

GL Number	Description	2026 Amended Budget	YTD Balance 09/30/2026	Encumbrance 09/30/2026	Available Balance 09/30/2026	% Bdgt Used
TOURISM COMMISSION						
Expenditure						
E10	SALARIES & FRINGE BENEFITS	123,526.17	101,920.55	0.00	21,605.62	82.51
E20	OPERATING EXPENDITURES	221,000.00	131,964.04	14,225.00	74,810.96	66.15
E60	CAPITAL OUTLAY	600,000.00	149,499.07	450,500.93	0.00	100.00
E50	CONTRACTED SERVICES	711,973.17	334,825.15	100,000.00	277,148.02	61.07
E40	PROFESSIONAL SERVICES	3,000.00	2,395.00	0.00	605.00	79.83
Expenditure		1,659,499.34	720,603.81	564,725.93	374,169.60	77.45
Revenue						
R45	INTEREST INCOME	66,000.00	30,185.32	0.00	35,814.68	45.74
R10	TAXES	900,000.00	907,698.64	0.00	(7,698.64)	100.86
Revenue		966,000.00	937,883.96	0.00	28,116.04	97.09
Fund 500 - TOURISM COMMISSION:						
TOTAL REVENUES		966,000.00	937,883.96	0.00	28,116.04	97.09
TOTAL EXPENDITURES		1,659,499.34	720,603.81	564,725.93	374,169.60	77.45
NET OF REVENUES & EXPENDITURES:		(693,499.34)	217,280.15	(564,725.93)	(346,053.56)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		1,276,500.00	1,172,641.99	0.00	103,858.01	91.86
TOTAL EXPENDITURES - ALL FUNDS		1,979,009.04	1,058,942.26	592,087.92	327,978.86	83.43
NET OF REVENUES & EXPENDITURES:		(702,509.04)	113,699.73	(592,087.92)	(224,120.85)	

EXECUTIVE SUMMARY

Committee of the Whole – October 26, 2026

TITLE

To discuss using TID5 funding to purchase a Lenco BearCat armored rescue vehicle for the joint Mount Pleasant and Caledonia Police Department's Tactical Team, with potential benefits to the South Shore and Caledonia Fire Departments, and surrounding communities, including the City of Racine.

BACKGROUND

The Mount Pleasant Police Department (MPPD), in partnership with the Caledonia Police Department (CAPD), established a joint, multi-jurisdictional Tactical Response Team (TRT) to provide a coordinated response to high-risk incidents across nearly 80 square miles, as well as the ability to support surrounding communities. The two agencies have already invested in tactical training, equipment, and interagency coordination, including NTOA-standard training and protective equipment. However, neither Mount Pleasant nor Caledonia currently owns an armored rescue vehicle, which is an essential piece of equipment for a tactical team.

The geographic size of the two communities, combined with significant growth in Mount Pleasant, creates increasingly complex public safety and emergency-response challenges. Mount Pleasant is experiencing unprecedented residential and commercial growth, including major corporate, technology and medical campuses such as Microsoft, Foxconn, SC Johnson and Aurora Mount Pleasant. Additionally, Microsoft's Data Centers, when complete, will likely be considered critical infrastructure. The sheer size and scale of these campuses present unique challenges during an emergency, including the potential for incidents to occur a significant distance from an access point or emergency staging area and the need to move police, fire and EMS responders safely across large properties. Our public safety response capabilities need to evolve to meet these challenges.

An armored rescue vehicle is primarily a rescue and lifesaving tool. During an active shooter, barricaded subject, hostage, or other armed incident, officers may be required to enter an area where citizens or injured officers are exposed to continuing gunfire or other active threats. A BearCat would allow TRT operators to move protected personnel (Police, Fire & EMS) into the danger area, provide a ballistic shield and protected platform, and remove injured or endangered citizens and officers when a conventional police or fire vehicle cannot safely do so. Its protected passenger compartment would also provide a means of transporting police, fire and EMS personnel and equipment into areas where traditional vehicles cannot provide adequate protection. Ultimately, it supports prudent preparation for low-frequency, high consequence events.

The vehicle would also provide value beyond tactical incidents. Its capability to operate in difficult roadway conditions could support rescue and evacuation during severe weather, flooding, storm damage, or other large-scale emergencies. It could also serve as a protected command and observation platform during prolonged incidents and be made available through mutual aid to neighboring agencies.

The absence of an agency-owned armored rescue vehicle currently requires MPPD and CAPD to request an armored asset from the Racine County Sheriff's Office (RCSO) or City of Racine Police Department (RPD) when such a resource is needed. While these partnerships remain valuable, mutual aid should not be relied upon as a primary plan. Outside vehicles may not be immediately available or delayed during simultaneous, extended, or geographically dispersed incidents. Additionally, only one of those vehicles is located east of Interstate 94 and the RCSO armored vehicle is not available for the TRTs pre-planned, high-risk search warrants. Acquiring a dedicated vehicle for the MPPD/CAPD TRT would reduce the dependence on outside availability and improve operational flexibility when minutes can determine whether an injured person can be safely reached or evacuated.

The Caledonia Police Department, Racine Police Department and Federal Bureau of Investigation (FBI) have all provided letters of support for the acquisition of an armored rescue vehicle and the regional benefits it could provide, particularly in eastern Racine County. Additionally, the Caledonia, South Shore and Racine Fire Departments acknowledge the benefits to EMS, including Rescue Task Force, such a vehicle could provide.

ALIGNED WITH MOUNT PLEASANT 2030 STRATEGIC PLAN

The acquisition of an armored rescue vehicle is directly aligned with the Mount Pleasant 2030 Strategic Plan, specifically:

- Strategy 1 – Safe Community: Provides a missing protective rescue capability and supports the plan's commitment to community safety, appropriately trained personnel and public safety practices that meet future community needs.
- Strategy 2 – Partner and Promote: Builds on the MPPD/CAPD joint tactical team and creates an additional resource for coordinated police, fire, EMS and regional mutual-aid response.
- Strategy 3 – Balance Growth and Development: Supports planning for the public safety demands associated with major development and a growing community.

RECOMMENDATION

Staff recommends that the Village Board/TID 5 Committee agree to fund MPPD for the purchase of a Lenco BearCat G3 Core, or substantially equivalent armored rescue vehicle, for use by the joint MPPD/CAPD Joint Tactical Team.

FISCAL IMPACT

The current proposal provides for the acquisition of one (1) new Lenco G3 Core BearCat and related equipment at a total equipment cost of approximately $393,879.00.

The acquisition could be accomplished through either of two financing options:

- **Direct Purchase:** The MPPD could purchase the BearCat for the full 2027 acquisition cost of approximately $393,879.00, which reflects final vendor pricing obtained on 10/27/2026 and TID5 funding approval.
- **Lease-to-Own:** A tax-exempt lease-purchase arrangement could be used to spread the cost over time. The January 2027 Lenco financing proposal illustrates a seven-year lease-purchase structure with no down payment and annual payments of approximately $71,081.44. Shorter terms are available.

The preferred funding approach would be to pursue full funding for the BearCat acquisition.

PREPARED BY

Robert J. Botsch, Chief of Police, 10/26/2026

Office of Chief of Police

Chief of Police Alexander Ramirez

City of Racine, Wisconsin

October 6, 2026

Village of Mount Pleasant Trustees
8811 Campus Drive
Mount Pleasant, WI 53406

RE: Letter of Support for TID #5 Funding – Lenco BearCat Armored Rescue Vehicle

Village Trustees:

I am pleased to provide this letter in support of the Mount Pleasant Police Department's request to utilize TID #5 funds for the investment of a Lenco BearCat armored rescue vehicle.

A rescue vehicle provides a protected platform for law enforcement and emergency responders during high-risk incidents, including active threats, barricaded subjects, hostage situations, and active shooter events. The BearCat enables responders to safely rescue, evacuate, and protect injured or endangered citizens and first responders.

The acquisition of this vehicle would provide a regional public-safety benefit by strengthening mutual-aid and regional tactical response capabilities. Its availability would enhance the ability of law enforcement and emergency-service agencies throughout the region to respond effectively to critical incidents, particularly as communities continue to grow and the region's major commercial, industrial, governmental, and public facilities expand.

The Racine Police Department recognizes the value of regional cooperation and shared emergency-response capabilities. The addition of an armored rescue vehicle in Mount Pleasant would strengthen the resources available to agencies throughout the region and provide an additional capability when circumstances require a coordinated response.

For these reasons, the Racine Police Department respectfully supports the Mount Pleasant Police Department's request to use TID funds for the purchase of the armored rescue vehicle. This investment would enhance regional preparedness, improve responder safety, and, most importantly, provide an additional means of protecting and preserving the lives of our citizens during critical incidents.

I respectfully ask the Village Board to support this request and recognize its broader public-safety benefits.

Sincerely,

Alexander Ramirez
Chief of Police

Safety Bldg. - 730 Center Street
Racine, Wisconsin 53403-1134

Phone 262-635-7710
Fax 262-635-0190

VILLAGE OF CALEDONIA POLICE DEPARTMENT
5045 Chester Ln.
Caledonia, WI 53402
Administration/Public Records
262-835-4423
Non-Emergency/Police Services
262-886-2300

Chief of Police
Christopher Botsch

October 10, 2026

Village of Mount Pleasant Trustees
8811 Campus Drive
Mount Pleasant, WI 53406

RE: Letter of Support for TID #5 Funding – Lenco BearCat Armored Rescue Vehicle

Village Trustees,

On behalf of the Caledonia Police Department, I am writing in support of the Mount Pleasant Police Department's request to utilize TID #5 funds to purchase a Lenco BearCat armored rescue vehicle for use by the Mount Pleasant / Caledonia Joint Tactical Team (JTAC). This vehicle would provide an important regional public-safety resource and enhance the ability of law enforcement, fire, and EMS personnel to safely respond to high-risk incidents.

An armored rescue vehicle is primarily a lifesaving tool. During an active shooter, barricaded subject, hostage situation, or other critical incident, a BearCat can provide protected access for police, fire, and EMS personnel and assist in the rescue and evacuation of injured or endangered citizens and officers when conventional vehicles cannot safely enter the area.

The purchase would also provide significant regional value by adding another armored rescue vehicle east of Interstate 94 in Racine County. Through existing mutual-aid relationships and JTAC, the vehicle would be available to assist neighboring agencies when needed. The growing size and complexity of our communities and major commercial and industrial properties further reinforces the need for additional regional emergency-response capabilities.

The Caledonia Police Department supports the Mount Pleasant Police Department's request and believes the proposed BearCat would strengthen our collective ability to protect our communities and safely respond to critical incidents. We appreciate the Village Board's consideration of this important regional public-safety investment.

Sincerely,

Christopher Botsch
Chief of Police

U.S. Department of Justice
Federal Bureau of Investigation

Milwaukee Field Office

October 15, 2026

Village of Mount Pleasant Trustees
8811 Campus Drive
Mount Pleasant, WI 53406

RE: Letter of Support for TID #5 Funding – Lenco BearCat Armored Rescue Vehicle

Village Trustees:

On behalf of the FBI Milwaukee Field Office, please accept this letter in support of the Mount Pleasant Police Department's request to utilize TID #5 funds to purchase a Lenco BearCat armored rescue vehicle for use by the Mount Pleasant / Caledonia Joint Tactical Team (JTAC).

The Mount Pleasant and Caledonia Police Departments participate in the FBI's regional Safe Streets Task Force. This task force prioritizes interagency collaboration to root out violence and gang activity from local communities. Everyday members of these task forces strive to increase community safety through impactful and collaborative investigations.

The addition of an armored vehicle for these two communities will increase JTAC's capabilities and effectiveness supporting collaborative investigations requiring tactical assets to safely execute high risk arrest warrants while ensuring safety for the public and law enforcement. In addition, an armored vehicle is invaluable in crisis situations involving active threats and barricaded subjects. Preparation and readiness are the hallmarks of effective law enforcement; the acquisition of such a vital tool provides a path for accomplishing these goals.

Sincerely,

Alan Karr
Special Agent in Charge

EXECUTIVE SUMMARY

Village Board Meeting of November 9, 2026

"Class A" Alcohol License and Cigarette, Tobacco, and Electronic Vaping Device License Change of Agent for Walgreens #05417

BACKGROUND

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. Alcohol Licenses issued to Limited Liability Companies must appoint an agent to operate the business. Agent responsibilities per Statute are listed below:

(6) *Licenses to corporations and limited liability companies; appointment of agents.*

125.04(6)(a)(a) Agent. No corporation or limited liability company organized under the laws of this state or of any other state or foreign country may be issued any alcohol beverage license or permit unless:

125.04(6)(a)1. 1. The entity first appoints an agent in the manner prescribed by the authority issuing the license or permit. In addition to the qualifications under sub. (5), the agent must, with respect to character, record and reputation, be satisfactory to the issuing authority.

125.04(6)(a)2. 2. The entity vests in the agent, by properly authorized and executed written delegation, full authority and control of the premises described in the license or permit of the entity, and of the conduct of all business on the premises relative to alcohol beverages, that the licensee or permittee could have and exercise if it were a natural person.

125.04(6)(b) (b) Successor agent. A corporation or limited liability company may cancel the appointment of an agent and appoint a successor agent to act in the agent's place, for the remainder of the license year or until another agent is appointed, as follows:

125.04(6)(b)1. 1. The successor agent shall meet the same qualifications required of the first appointed agent.

125.04(6)(b)2. 2. The entity shall immediately notify the issuing authority, in writing, of the appointment of the successor agent and the reason for the cancellation and new appointment.

125.04(6)(c) (c) Authority of successor. A successor agent shall have all the authority, perform all the functions and be charged with all the duties of the previous agent of the corporation or limited liability company until the next regular or special meeting of the issuing authority if a license is held. However, the license of the corporation or limited liability company shall cease to be in force if, prior to the next regular or special meeting of the issuing authority, the clerk of the licensing authority receives notice of disapproval of the successor agent by a peace officer of the municipality issuing the license.

Walgreen Co, DBA Walgreens #05417 at 6125 Durand Avenue has submitted a request for an agent change. This location holds a "Class A Intoxicating Liquor and a Class "A" Fermented Malt Beverage license which allows the sale and consumption off premises. This location also holds a license to sell Cigarette, Tobacco, and Electronic Vaping Devices. A background check was completed on the applicant without concerns.

RECOMMENDATION

Staff recommends that the Village Board: **Move to approve** the Change of Agent for Walgreen Co, DBA Walgreens #05417 located at 6125 Durand Avenue to Zhu-Ji Aguirre for the licensing period November 9, 2026 through June 30, 2027.

FISCAL IMPACT

There is a $10 fee associated with a change of agent request.

PREPARED BY

Jill Firkus, Village Clerk, on October 20, 2026

Form
AB-101

Alcohol Beverage Appointment of Agent

RECEIVED
VILLAGE OF MT. PLEASANT
SEP 14 2026
OFFICE OF THE CLERK

Date 3/10/26

Agent Type *(check one)*

☐ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): WALGREEN CO

2. Business Trade Name or DBA: WALGREENS #05417

3. Entity Type *(check one)*: ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*: ☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number:

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Aguirre	Zhu-Ji	N/A

4. Email	5. Phone
mgr.05417@store.walgreens.com	(262) 554-6116

6. Home Address: [redacted]

7. City	8. State	9. Zip Code	10. Date of Birth
[redacted]		[redacted]	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	[redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Lim	Paul	

Title	Email	Phone
Secretary	licenseadministration@walgreens.com	847-527-2750

Signature	Date
	9/12/26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent,** hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Aguirre	Zhu-Ji	N/A

Signature	Date
Zhu-Ji Aguirre	07/22/26

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*

☐ Initial (New) ☐ Renewal

License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship)
Walgreen Co.

2. Business Trade Name or DBA
Walgreens #05417

3. FEIN
36 1924025

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Richard "Rick" P.	Gates	Senior Vice President	(847) 527-2759	taxlicenserenewals@walgreens.com	No Change
Michael G.	Handal	Officer	(847) 527 2759	taxlicenserenewals@walgreens.com	No Change
Michael J.	Motz	CEO	(847) 527 2759	taxlicenserenewals@walgreens.com	No Change
Paul S.	Lim	Secretary	(847) 527 2759	taxlicenserenewals@walgreens.com	No Change
Zhu-Ji	Aguirre	Agent	(262) 554-6116	mgr.05417@store.walgreens.com	New
Treyanah	Deluca	Agent			Remove

Form **CTV-102**

Cigarette, Tobacco, and Electronic Vaping Device Appointment of Agent

Date 3/10/26

Agent Type (check one): ☐ Original ☐ Change

Part A: Agent Information

1. Last Name	2. First Name	3. M.I.
Aguirre	Zhu-Ji	N/A

4. Email	5. Phone
mgr.05417@store.walgreens.com	(262) 554-6116

6. Home Address [redacted]

7. City	8. State	9. Zip Code
[redacted]		[redacted]

10. Date of Birth	11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	[redacted]	[redacted]

Part B: Questions

1. Have you completed Form CTV-101, *Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire*? Submit a completed Form CTV-101 with this form. ☒ Yes ☐ No

2. If this is a change of agent, please describe the reason for the agent change. Attach additional sheets if necessary.

New Store Manager

Part C: Business Information

1. Legal Business Name (individual name if sole proprietor): WALGREEN CO

2. Business Trade Name or DBA: WALGREENS #05417

3. Entity Type (check one): ☐ Limited Liability Company ☒ Corporation

4. Premises Address: 6125 DURAND AVE

5. City	6. State	7. Zip Code
Mount Pleasant	WI	53406-4913

Part D: Attestations

READ CAREFULLY BEFORE SIGNING: I, the **Licensee or Permittee**, authorize the above-named individual to act for the above-named corporation or limited liability company with full authority and control of the premises and of all business relative to cigarettes, tobacco products, and/or electronic vaping devices conducted therein. I certify that I am authorized by the entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature of Licensee or Permittee (officer, member, or authorized signatory)	Date
Paul	8/12/26
Name of Person Signing: Paul Lim	Title: Secretary

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, herby accept this appointment as agent for the above-named corporation or limited liability company and assume full responsibility for the conduct of all business relative to sales of cigarettes, tobacco products, and/or electronic vaping devices conducted on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this form, and that any person who knowingly provides materially false information on this form may be required to forfeit not more than $1,000 if convicted.

Signature of Agent	Date
	07/22/2026

EXECUTIVE SUMMARY

Village Board Meeting of November 9, 2026

"Class A" Alcohol License and Cigarette, Tobacco, and Electronic Vaping Device License Change of Agent for Pick N Save #856

BACKGROUND

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. Alcohol Licenses issued to Limited Liability Companies must appoint an agent to operate the business. Agent responsibilities per Statute are listed below:

(6) *Licenses to corporations and limited liability companies; appointment of agents.*

125.04(6)(a)(a) Agent. No corporation or limited liability company organized under the laws of this state or of any other state or foreign country may be issued any alcohol beverage license or permit unless:

125.04(6)(a)1. 1. The entity first appoints an agent in the manner prescribed by the authority issuing the license or permit. In addition to the qualifications under sub. (5), the agent must, with respect to character, record and reputation, be satisfactory to the issuing authority.

125.04(6)(a)2. 2. The entity vests in the agent, by properly authorized and executed written delegation, full authority and control of the premises described in the license or permit of the entity, and of the conduct of all business on the premises relative to alcohol beverages, that the licensee or permittee could have and exercise if it were a natural person.

125.04(6)(b) (b) Successor agent. A corporation or limited liability company may cancel the appointment of an agent and appoint a successor agent to act in the agent's place, for the remainder of the license year or until another agent is appointed, as follows:

125.04(6)(b)1. 1. The successor agent shall meet the same qualifications required of the first appointed agent.

125.04(6)(b)2. 2. The entity shall immediately notify the issuing authority, in writing, of the appointment of the successor agent and the reason for the cancellation and new appointment.

125.04(6)(c) (c) Authority of successor. A successor agent shall have all the authority, perform all the functions and be charged with all the duties of the previous agent of the corporation or limited liability company until the next regular or special meeting of the issuing authority if a license is held. However, the license of the corporation or limited liability company shall cease to be in force if, prior to the next regular or special meeting of the issuing authority, the clerk of the licensing authority receives notice of disapproval of the successor agent by a peace officer of the municipality issuing the license.

Mega Marts LLC, DBA Pick N Save at 1202 N Green Bay Road has submitted a request for an agent change. This location holds a "Class A Intoxicating Liquor and a Class "A" Fermented Malt Beverage license which allows the sale and consumption off premises. This location also holds a license to sell Cigarette, Tobacco, and Electronic Vaping Devices. A background check was completed on the applicant without concerns.

RECOMMENDATION

Staff recommends that the Village Board: **Move to approve** the Change of Agent for Mega Mart LLC, DBA Pick N Save #856 located at 1202 N Green Bay Rd to Tyarra Morse for the licensing period November 9, 2026 through June 30, 2027.

FISCAL IMPACT

There is a $10 fee associated with a change of agent request.

PREPARED BY

Jill Firkus, Village Clerk, on October 20, 2026

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☐ Original (no fee) ☑ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Mega Marts, LLC

2. Business Trade Name or DBA
Pick 'n Save #856

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number
2007 - 26/27

6. Describe the reason for appointing a successor agent, if successor is checked above.
Transfer of Current Agent

Part B: Agent Information

1. Last Name
Morse

2. First Name
Tyarra

3. M.I.
D

4. Email
tyarra.morse@roundys.com

5. Phone
[redacted]

6. Home Address
[redacted]

[redacted]

11. Driver's License/State ID Number
[redacted]

12. Driver's License/State ID State of Issuance
[redacted]

Part C: Agent Questions

1. *Have you satisfied the responsible beverage server training requirement?* Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See Instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the Undersigned, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Fedder	Ann	M

Title	Email	Phone
Vice President	ann.fedder@roundys.com	[redacted]

Signature: Ann Fedder Roundys VP Date: 9/24/2026

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the Agent, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Morse	Tyarra	D

Signature: X Tyarra Morse Date: 9/17/2026

Form **CTV-102**

Cigarette, Tobacco, and Electronic Vaping Device Appointment of Agent

Date

Agent Type (check one): ☐ Original ☑ Change

Part A: Agent Information

1. Last Name	2. First Name	3. M.I.
Morse	Tyarra	D

4. Email	5. Phone
tyarra.morse@roundys.com	[redacted]

6. Home Address: [redacted]

7. City	8. State	9. Zip Code
[redacted]	WI	53405

10. Date of Birth	11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	[redacted]	[redacted]

Part B: Questions

1. Have you completed Form CTV-101, *Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire*? Submit a completed Form CTV-101 with this form. ☑ Yes ☐ No

2. If this is a change of agent, please describe the reason for the agent change. Attach additional sheets if necessary.

Transfer of Current Agent

Part C: Business Information

1. Legal Business Name (individual name if sole proprietor)

Mega Marts, LLC

2. Business Trade Name or DBA

Pick 'n Save #856

3. Entity Type (check one)

☑ Limited Liability Company ☐ Corporation

4. Premises Address

1202 N Green Bay Road

5. City	6. State	7. Zip Code
Mount Pleasant	WI	53406

Part D: Attestations

READ CAREFULLY BEFORE SIGNING: I, the **Licensee or Permittee**, authorize the above-named individual to act for the above-named corporation or limited liability company with full authority and control of the premises and of all business relative to cigarettes, tobacco products, and/or electronic vaping devices conducted therein. I certify that I am authorized by the entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, *I understand that I may be prosecuted* for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature of Licensee or Permittee (officer, member, or authorized signatory)	Date
Ann Fedder Roundy's VP	9/21/2026
Name of Person Signing	**Title**
Ann Fedder	Vice President

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation or limited liability company and assume full responsibility for the conduct of all business relative to sales of cigarettes, tobacco products, and/or electronic vaping *devices conducted on the premises for the above-named* business. *I further understand* that I may be prosecuted for submitting false statements and affidavits in connection with this form, and that any person who knowingly provides materially false information on this form may be required to forfeit not more than $1,000 if convicted.

Signature of Agent	Date
Tyarra Morse	9/17/2026

EXECUTIVE SUMMARY

Village Board Meeting of November 9, 2026

New Class "B" Beer & "Class C" Wine only License Application for Soul Pho, LLC dba Soul Pho

BACKGROUND

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. There are three classes of Licenses; Class A, Class B and Class C. "Class C" pertains strictly to wine with consumption on-site in a restaurant. The difference between Class A and B is where alcohol is authorized for sale and for consumption. Class A generally offers sale of alcohol onsite with consumption off-site (e.g. grocery or liquor store, gas station or convenience store). Class B allows for on-site sale and on-site consumption (e.g. Restaurant, Bar, Bowling Alley, Tavern). Class A can easily be remembered because alcohol is consumed Away from the premises. Likewise, Class B you consume on-site, for example Bar.

Village of Mount Pleasant Existing Quotas

License	Quota	Licenses Issued	Licenses Available	
"Class A" Intoxicating Liquor	28 - 1 per 1,000 residents	22	6	
"Class B" Intoxicating Liquor	33	22	11	
RESERVE "Class B" Intoxicating Liquor	16 - $10,000 one-time fee	0	15	1 License Sold to Burlington

Soul Pho, LLC dba Soul Pho, located at 6205 Durand Avenue, has submitted an application for a New Class "B" Beer and "Class C" Wine only license. This location is a newly developed commercial building with two separate suites. Suite A is occupied by Ivy Lounge, and Suite B will be the location of Soul Pho. The restaurant is awaiting final occupancy approval and anticipates opening in early November. Issuance of the license is contingent upon final occupancy.

The following information was provided.

- Confirmation of Legal Name (corporation, limited liability company, partnership)
- Trade or Business Name
- Verification of Federal Identification Number
- Verification of Wisconsin Seller's Permit Number
- Background check on Agent/Applicant

RECOMMENDATION

Staff recommends that the Village Board: **Move to approve** the Class "B" Beer & "Class C" Wine only License for Soul Pho, LLC for the licensing period of November 9, 2026 to June 30, 2027 contingent upon all monies owed to the Village are paid prior to license issuance by the Village Clerk.

FISCAL IMPACT

Alcohol license fees for the submitted application are pro-rated from the month of issuance to expiration. Licensing fees total $133.34 for the submitted applications. Publication and Background Check fees are $75.00.

PREPARED BY

Jill Firkus, Village Clerk, on October 20, 2026

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

☐ Class "A" Beer	$	☑ Class "B" Beer	$ ✓
☐ "Class A" Liquor	$	☐ Regular "Class B" Liquor	$
☐ "Class A" Liquor (cider only)	$	☐ Reserve "Class B" Liquor	$
☐ "Class C" Liquor (wine only)	$ ✓	☐ Above-Quota "Class B" Liquor	$

Fees	
License Fee(s)	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Soul Pho LLC

2. Business Trade Name or DBA: Soul Pho

3. FEIN: 39-2639229

4. Wisconsin Seller's Permit Number: 456-1032606710-02

5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☑ No

If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization: Wisconsin

8. Date of Organization: 06/04/2025

9. Wisconsin DFI Registration Number: 5161258

10. Premises Address: 6205 Durand Ave.

11. City: Mount Pleasant

12. State: WI

13. Zip Code: 53406

14. County: Racine

15. Governing Municipality: ☐ City ☐ Town ☑ Village of: Mount Pleasant

16. Aldermanic District:

17. Premises Phone: 414-888-4888

18. Premises Email: Ivy262nails@gmail.com

19. Website:

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

The premises consists of a restaurant dining area, kitchen, beverage/service area, storage areas, restrooms, and other area contained within the building. Beer and wine will be sold and consumed within the dining area.

21. Mailing Address (if different from premises address):

22. City:

23. State:

24. Zip Code:

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☐ Yes ☑ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☑ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☐ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☐ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☑ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☑ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Phan	Huy	

Title	Email	Phone
Manager	[redacted]	

Signature	Date
	09/24/2026

Part E: ~~For Clerk~~ Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*
☑ Initial (New) ☐ Renewal
License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship)
Soul Pho LLC

2. Business Trade Name or DBA
Soul Pho

3. FEIN
39-2639229

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Nhieu	Lai	Owner	[redacted]	Ivy262mails@gmail.com	

WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000190

Letter ID L1748299696

SOUL PHO LLC
6433 LINCOLNSHIRE DR
MOUNT PLEASANT WI 53403-9734

Wisconsin Department of Revenue Seller's Permit

Legal/real name: SOUL PHO LLC

Business name:

6205 DURAND AVE
MOUNT PLEASANT WI 53406-4930

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1032606710-02

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 09-23-2026

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Soul Pho LLC

2. Business Trade Name or DBA
Soul Pho

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Phan	Huy	

4. Ema[redacted]

5. Phone [redacted]

6. Home Address [redacted]

7. City [redacted] | 8. State | 9. Zip Code | 10. Date of Birth

11. Driver's License/State ID Number [redacted]

12. Driver's License/State ID State of Issuance [redacted]

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☐ Yes ☑ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Lai	Nhien	

Title	Email	Phone
Owner	[redacted]	[redacted]

Signature	Date
[signature]	09-24-26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Phan	Huy	

Signature	Date
[signature]	09/24/2026

EXECUTIVE SUMMARY

Village Board Meeting of November 9, 2026

New "Class B" Liquor License Application for Pari Kaur, LLC dba Mount Pleasant Tap and Grill

BACKGROUND

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. There are three classes of Licenses; Class A, Class B and Class C. "Class C" pertains strictly to wine with consumption on-site in a restaurant. The difference between Class A and B is where alcohol is authorized for sale and for consumption. Class A generally offers sale of alcohol onsite with consumption off-site (e.g. grocery or liquor store, gas station or convenience store). Class B allows for on-site sale and on-site consumption (e.g. Restaurant, Bar, Bowling Alley, Tavern). Class A can easily be remembered because alcohol is consumed Away from the premises. Likewise, Class B you consume on-site, for example Bar.

Village of Mount Pleasant Existing Quotas

License	Quota	Licenses Issued	Licenses Available	
"Class A" Intoxicating Liquor	28 - 1 per 1,000 residents	22	6	
"Class B" Intoxicating Liquor	33	22	11	
RESERVE "Class B" Intoxicating Liquor	16 - $10,000 one-time fee	0	15	1 License Sold to Burlington

The Delta Hotel, located at 7111 Washington Avenue, has held a "Class B" liquor license that includes the restaurant for several years. The hotel owners and restaurant's operators are requesting separate licenses to reflect their respective operations. This arrangement has been discussed with the State in prior years due to the restaurant's operational structure and its relationship with the hotel. he State has recommended proceeding with separate licenses to better reflect the distinct operations of the hotel and restaurant. Applications have been submitted for a new license for Pari Kaur, LLC dba Mount Pleasant Tap & Grill, and to amend the premise description for the existing license held by CHD Racine Hotel, LLC. Upon approval of the new license for Pari Kaur, LLC, the existing Delta by Marriott Racine license will be amended to reflect the revised premise description.

<u>The following information was provided.</u>

- Confirmation of Legal Name (corporation, limited liability company, partnership)
- Trade or Business Name
- Verification of Federal Identification Number
- Verification of Wisconsin Seller's Permit Number
- Background check on Agent/Applicant
- Updated Premise description for CHD Racine Hotel, LLC

RECOMMENDATION

Staff recommends that the Village Board: **Move to approve** the "Class B" Liquor License for Pari Kaur, LLC for the licensing period of November 9, 2026 to June 30, 2027 contingent upon all monies owed to the Village are paid prior to license issuance by the Village Clerk.

FISCAL IMPACT

Alcohol license fees for the submitted application are pro-rated from the month of issuance to expiration. Licensing fees total $400.00 for the submitted applications. Publication and Background Check fees are $75.00.

PREPARED BY

Jill Firkus, Village Clerk, on October 20, 2026

Save Print

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer ..... $ _____
- ☐ "Class A" Liquor ..... $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ "Class C" Liquor (wine only) $ _____
- ☑ Class "B" Beer ..... $ _____
- ☑ Regular "Class B" Liquor $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ Above-Quota "Class B" Liquor ..... $ _____

Fees	
License Fee(s)	$
Background Check Fee	$ 25
Publication Fee	$ 50
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Pari Kaur LLC
2. Business Trade Name or DBA: Mount Pleasant Tap & Gril
3. FEIN: 42-5254703
4. Wisconsin Seller's Permit Number: L0169535600
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☑ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: September 25, 2026
9. Wisconsin DFI Registration Number: P100729
10. Premises Address: 7111 Washington Ave
11. City: Mount Pleasant
12. State: WI
13. Zip Code: 53406
14. County:
15. Governing Municipality: ☐ City ☐ Town ☑ Village of: Mount Pleasant
16. Aldermanic District:
17. Premises Phone: 559-726-4077
18. Premises Email: mrsingh1712@gmail.com
19. Website:
20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

Liquor Room, Walk-in Cooler, Bar Cooler, Bar, Restaurant, Banquet Halls.

21. Mailing Address (if different from premises address):
22. City:
23. State:
24. Zip Code:

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

   If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: ____ Was sentence completed? ☐ Yes ☑ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: ____ Was sentence completed? ☐ Yes ☑ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☑ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?. . . . . ☐ Yes ☑ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☑ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☑ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☑ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☑ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☑ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Singh	Jaswinder	

Title	Email	Phone
Owner/Operator	mrsingh1712@gmail.com	559-726-4077

Signature	Date
Singh	10/09/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
10/14/26			

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*
☑ Initial (New) ☐ Renewal
License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship)
Pari Kaur LLC

2. Business Trade Name or DBA
Mount Pleasant Tap & Grill

3. FEIN
42-5254703

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Jaswinder	Singh	Owner/Operator	559-726-4077	mrsingh1712@gmail.com	

WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000130

Letter ID L0169535600

PARI KAUR LLC
3422 S 26TH ST
MILWAUKEE WI 53215-4824

Wisconsin Department of Revenue Seller's Permit

Legal/real name: PARI KAUR LLC

Business name:

7111 WASHINGTON AVE
MOUNT PLEASANT WI 53406-3816

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1032741407-02

WINPAS - sL020 (R.12/25)

Save Print

Form **AB-101**

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Pari Kaur LLC

2. Business Trade Name or DBA
Mount Pleasant Tap & Grill

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Singh	Jaswinder	

4. Email	5. Phone
[redacted]	559-726-4077

6. Home Address
[redacted]

7. City	8. State	9. Zip Code	10. Date of Birth
[redacted]			

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☑ Yes ☐ No
Submit proof of completion.

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? ☑ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Singh	Jaswinder	

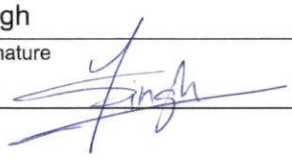
Title	Email	Phone
Owner/Operator	mrsingh1712@gmail.com	559-726-4077

Signature	Date
	10/09/2026

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Singh	Jaswinder	

Signature	Date
	10/09/2026

STATE OF WISCONSIN : RACINE COUNTY : VILLAGE OF MOUNT PLEASANT

RESOLUTION _____

RESOLUTION AMENDING THE TAX INCREMENTAL DISTRICT NO. 5 PROJECT REVIEW COMMITTEE MEMBERSHIP

WHEREAS, the Village of Mount Pleasant (the "Village") created Tax Incremental District No. 5 (the "District") as an industrial tax incremental district located within an Electronics and Information Technology Manufacturing Zone designated under Wis. Stat. § 238.396(1m), and the District is therefore governed by the special provisions applicable to such districts under Wis. Stat. § 66.1105(20);

WHEREAS, Wis. Stat. § 66.1105(20)(c)1. authorizes the Village to incur project costs of the District for territory that is located within Racine County, provided that the expenditures benefit the District;

WHEREAS, the Village created the Tax Incremental District No. 5 Project Review Committee (the "Committee") with Resolution 15-2026 to review and confirm that proposed Tax Increment District No. 5 expenditures are consistent with the District's project plan and can be shown to benefit the District before the expenditure is recommended to the Village Board and, where required, submitted to the Wisconsin Department of Administration for certification;

WHEREAS, upon creation of the Committee, the Village Community Development Director was included as a Committee member;

WHEREAS, the Committee would benefit from the Village Community Development Director serving as support staff for research and recommendations;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, hereby amends the Tax Incremental District No. 5 Project Review Committee membership to remove the Community Development Director from a voting role and replace it with the Village Community Development Consultant. The Community Development Consultant shall serve on the Committee by virtue of their respective position.

Adopted by the Village Board of the Village of Mount Pleasant, Racine County, Wisconsin this _____ day of _____, 2026.

VILLAGE OF MOUNT PLEASANT

BY: _____

Name:

Attest: _____

Name:

RESOLUTION 21-2026
VILLAGE BOARD RESOLUTION ADOPTING THE 2027 BUDGETS FOR ALL FUNDS OF THE VILLAGE OF MOUNT PLEASANT AND SETTING THE 2026 TAX LEVY OF $25,992,741 AND SPECIAL CHARGES

November 9, 2026

WHEREAS, the Village of Mount Pleasant desires to adopt a budget for the year 2027 and to set an annual tax levy, pursuant to Wis. Stats. §§ 65.90 and 61.46; and,

WHEREAS, the proposed budget summary was published in the official newspaper for the Village of Mount Pleasant on October 13, 2026; and,

WHEREAS, a public hearing on the proposed budget was held on November 9, 2026.

NOW THEREFORE, the Village Board of the Village of Mount Pleasant, Racine County, Wisconsin does hereby resolve:

1. That $25,992,741 be levied and assessed upon the taxable property of the Village of Mount Pleasant for the 2027 budget year, and that the Village Clerk is authorized to set and establish the appropriate mill rate (estimated to be $5.59) based on the final assessed value of the Village.
2. That a recycling fee of $47 for each residential property is to be placed upon the tax roll.
3. That a stormwater fee of $60 for each residential property and for commercial properties based upon a schedule determined by the Village Engineer be placed on the tax roll.
4. The fee schedule that is attached hereto be adopted as part of this resolution. The fee schedule will continue to be part of the annual budget process and adoption, but revisions by resolution may occur outside of the budget process.
5. That 2027 appropriation units are established at the department level for total personnel costs, operating expenses and each capital project in the various funds.
6. A summary of all the funds 2027 resources and expenditures for 2027 is attached hereto.

Adopted by the Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, this 9h day of November, 2026.

VILLAGE OF MOUNT PLEASANT

By_____

David DeGroot, President

Attest_____
Jill Firkus, Deputy Village Clerk

FOR THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY

Notice is hereby given that on Monday, November 9, at 6:00 P.M.. at the Village Hall, 8811 Campus Drive, Mount Pleasant, Wisconsin, a public hearing on the Adopted budget for the Village of Mount Pleasant, Racine County will be held. A copy of the Adopted 2027 budget is available for viewing during normal business hours. Notice is further given that on Monday, November 9, 2026 at 6:00 P.M. at the Village Hall, a Village Board meeting will be held to approve the 2027 budget and 2026 tax levy to be paid in 2027.

Budget Summary General Fund

Revenues:	2025 Actual	2026 Adopted Budget	2026 As of 6/30/2026	2026 Forecast	2027 Proposed Budget	% of change 2026 to 2027
Taxes	18,840,164	20,222,851	13,201,591	20,270,301	19,254,293	-4.79%
Intergovernmental	3,461,116	3,557,749	1,031,292	3,612,086	3,612,086	1.53%
Licenses and Permits	2,006,416	1,429,950	921,261	1,884,575	1,407,875	-1.54%
Fines, Forfeitures & Penalties	567,445	722,400	322,442	725,200	725,200	0.39%
Public Charges for Services	2,918,005	2,903,500	1,169,525	2,729,780	2,594,250	-10.65%
Intergovernmental Charges of Services	1,697,618	1,750,196	897,254	1,750,196	1,839,730	5.12%
Investment Income	1,200,423	708,500	381,602	750,000	700,000	-1.20%
Miscellaneous	2,516,667	143,800	434,997	563,807	2,524,307	1655.43%
Total Revenue	33,207,854	31,438,946	18,359,964	32,285,945	32,657,741	3.88%
Expenditures:						
General Government	3,531,131	4,102,300	1,968,264	4,002,365	4,243,725	3.45%
Public Safety	20,695,297	21,882,734	10,065,077	21,621,753	22,565,391	3.12%
Public Works	4,111,370	4,632,330	2,144,394	4,568,723	5,003,130	8.00%
Culture and Recreation	574,372	577,467	199,551	564,105	599,225	3.77%
Conservation and Development	221,359	244,115	98,774	253,061	246,270	0.88%
Transfers Out	2,100,015	-		1,500,000		0%
Total Expenditures	31,233,544	31,438,946	14,476,060	32,510,007	32,657,741	3.88%

2027 Budget/Fund Balance Summary All Governmental and Proprietary Funds combined

	Projected Fund Balance 1/1/2027	Projected Revenue 2027	Projected Expenses 2027	Projected Fund Balance 12/31/2027	2026 Property Tax Contribution	2027 Projected Levy	% Levy Change
General Fund	14,616,905	32,657,741	32,657,741	14,616,905	19,563,623	18,548,565	-5.19%
Special Revenue Funds	17,863,087	8,508,820	10,205,640	16,166,267	760,000	760,000	0.00%
Debt Service Fund	3,920,286	5,438,205	5,438,205	3,920,286	3,928,697	3,938,266	0.24%
Capital Project Funds	104,264,064	89,764,683	82,895,935	111,132,812	2,245,910	2,745,910	22.26%
Tourism Commission	1,287,051	1,150,000	989,150	1,447,901	-	-	0%
Sewer Utility District No. 1	135,553,168	11,174,000	13,366,829	133,360,339	-	-	0%
OPEB	1,855,493	20,000		1,875,493	-	-	0%
Total	279,360,054	148,713,449	145,553,500	282,520,003	26,498,230	25,992,741	-1.91%



Fee Schedule

10/22/2026

Building / Engineering Permits and Inspections		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
BUILDING & HVAC PERMIT FEES	Minimum Permit Fee	$60
	Residential Dwellings and Attached Garages, Commercial Buildings, Multi-Family Buildings, Agricultural Buildings, Accessory Buildings	$0.40/sq.ft. see note 2
	All other Buildings, Structures and Alterations Where sq.ft. Contents Cannot be Calculated	$11/$1,000 valuation
	Early Start Permit for Construction of Footings and Foundations Only	$250 Multi-Family, Industrial / Commercial; $200 1 and 2 family
	Heating Appliances, Fireplace Units, Solid Fuel Burning Appliance	$60/unit
	Air Conditioning Units	$80/unit
	Combination Heating and Air Conditioning Units	$80/unit
	Commercial Exhaust Hoods and Exhaust Systems	$200/unit
	Wrecking, Razing or Interior Demolition	$80 plus $.10/sq. ft; $800 Maxium
	Moving Buildings Over Public Right of Ways	$200 plus $.10/sq. ft.
	Above Ground Pools, Spas & Hot Tubs	$60
	In Ground Pools (Residential, Indoor or Outdoor)	$350
	Decks, Gazebos & Pergolas	$60
	Accessory Buildings up to 180 sq. ft.	$60
	Roofing and Siding Replacement	$20/1000 sq. ft.; $250 maximum
	Exterior Door and Window Replacments	$10/opening; $250 maximum
	Permit Extensions	1/24th of the original permit fee/month of extention
	New Cellular Communication Tower	$1,000
	Addititional Co-Located Antenna Arrays	$400/system
	Gas piping systems major repairs, modifications and undergroound installations	$60
	Fence - New and Replacments	$60
	Radon Reduction Systems	$60/system

Building / Engineering Permits and Inspections		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
RE-INSPECTION	Re-Inspections	$60/inspection
BUILDING & HVAC PLAN REVIEW	New 1 & 2 Family Homes	$250
	Row Housing - Multi Family	$300 plus $25/dwelling
	New Commercial - Alteration and Additions	$300
	Additions to 1 and 2 Family	$100
	Alterations to 1 and 2 Family	$60
	Accessory buildings	$60
	Decks, Residential Swimming Pools, Hot Tubs and Spas	$60
SPECIAL	Special Inspections and Reports	$150
WI UNIFORM BUILDING PERMIT SEAL	Residential	$30 plus the state fee
BUILDING & HVAC OCCUPANCY PERMIT	Residential Dwellings	$60/dwelling unit
	Commercial Buildings	$200
	Accessory Structires and Decks over 180 sq. ft	$60
	Swimming Pools, Spas and Hot Tubs	$60
BUILDING & HVAC EROSION CONTROL FEES	1 and 2 Family Lots	$200/lot
	Multi Family / Commercial Lots	$200 plus $5/1000 sq. ft. or fraction thereof of disturbed area; $2,000 maximum
	Other	$60
BUILDING & HVAC OTHER FEES	Other fees charged to the Municipality from other government entities for reviewing plans or permits. Fees charged are required to be paid at the time of permit application.	Pass through
MISCELLANEOUS BUILDING FEES	Failure to Obtain a Permit Prior to Work Commences	Double Permit fee
	Failure to Call for a Required Inspections	$100/per occurrence
	Work Not Ready at Time of Scheduled Inspection	$100/per occurrence
ELECTRICAL SERVICE	Electrical Service (New Installations, Upgrades, Repairs)	$100 plus $10/additional meter

Building / Engineering Permits and Inspections

Category/ Program	Fee Name	Fee Fees subject to tax, where applicable
ELECTRICAL NEW CONSTRUCTION PERMIT	New Construction 1 &2 Family Homes	$.10/sq. ft. plus service fee
	New construction Single Tenant Commercial Buildings	$.10/sq. ft. plus service fee
	New construction Multi-tenant Commercial Buildings (Shell Only)	$.02/sq. ft. plus service fee
	New Construction Tenant Build-Out Commercial Buildings	$.10/sq. ft. plus service fee
	New Construction Multi-Family Buildings	$120/unit plus service fee
	Over 600 to 800 Ampere Service	$110 plus $1.50 per circuit
ELECTRICAL ITEMS OR EQUIPMENT	Receptacles, Switches, Dimmers and Similar Devices	$1/each
	Lighting Fixtures, Smoke/CO Alarms, Exit Lights and Similar Devices	$1/each
	Fans (Paddle Fan, Bath Exhaust, Residential Range Hoods, etc)	$1/each
	Outdoor Post Lamps, Underground Branch Circuits-Residential	$5/each
	Receptacles Over 130 Volts, Radon Fans	$5/each
	Ranges, Cooktops and Similar Appliances (Hardwired Type)	$10/each
	Refrigeration and Freezer Equipment (Hardwired Type)	$10/each
	Furnace, Air Conditioning, Air Handler, HRV (Hardwired Type)	$10/each
	Water Heaters, Boilers (Hardwired Type)	$10/each
	Electric Heating-Baseboard, Wall, In-Floor (per Zone/Control)	$10/each
	Exterior Signs-Commercial (Illuminated)	$20/each
	Outdoor Light Poles with Fixtures-Commercial (Includes Branch Circuit)	$20/each
	Underground Branch Circuits-Commercial (Per 100' or Fraction Thereof)	$5/each
	Feeder/Sub-Panel (One Feeder and Sub-Panel=1 unit)	$20/each
	Generators (Plus Service Fee if Service Equipment is Upgraded/Altered)	$3.00/kw
	PV Systems (Plus Service Fee if Service Equipment is Upgraded/Altered)	$3.00/kw
	Aboveground Swimming Pools, Hot Tubs, Spas	$60/each
	Inground Swimming Pool	$100/each
	POWTS, Private Wells	$20/each
	Disconnects for-Motors, Utilization, Process Equipment and Similar Equipment	$10/each
	Disconnects for-Elevators or Similar Equipment	$10/each
	Disconnects for-Specialized Equipment	$10/each
	Fuel Pump/ Dispenser or Similar Equipment	$10/each
	Exhaust Systems-Commercial (Kitchen Hoods, HRV, etc)	$10/each
	Temporary Wiring (Construction, Fire Repair, Festival, etc.)	$60/each
	General Repairs/Alterations not Shown Above	$60/each

Building / Engineering Permits and Inspections		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
LOW VOLTAGE ELECTRICAL PERMIT	Cameras	$1/each
	Card Readers/ Scanners	$1/each
	Control Panels	$1/each
	Door Strikes	$1/each
	Data Racks	$1/each
	Key Pads	$1/each
	Jack/ Outlet	$1/each
	Initiating Devices	$1/each
	Power Supply	$1/each
	Relays	$1/each
	Signalling/ Annunciation Devices	$1/each
	Lights	$1/each
	Audible or Visual Electric Communication (devices) not Listed Above	$1/each
ELECTRICAL RE-INSPECTION	Re-Inspections	$30/inspection
MINIMUM PERMIT FEE	Minimum Permit Fee	$60/each
WATER CONNECTION FEES	3/4 - 1 inch	$200
	1 - 1 1/2 inch	$264
	2 inch	$352
	4 inch	$704
	6 inch	$1,056
	8 inch	$1,320
	10 inch	$1,485
	12 inch	$1,557
SEWER CONNECTION RESIDENTIAL	Single Family	$3,200
	Multi Family 1st Unit	$2,450
	Multi Family 2nd Unit	$1,850
	Multi Family each additional Unit	$1,600

Building / Engineering Permits and Inspections		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
SEWER CONNECTION COMMERCIAL	Per acre charge	$6,600/acre
	Meter size 5/8"	$2,200/meter
	Meter size 3/4"	$2,400/meter
	Meter size 1"	$2,800/meter
	Meter size 1 1/2"	$3,800/meter
	Meter size 2"	$5,000/meter
	Meter size 3"	$7,800/meter
	Meter size 4"	$11,800/meter
	Meter size 6"	$21,800/meter
	The above are the per acre charge plus the meter charge	

Fire		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
AMBULANCE FEES	A2 - Transport via Helicopter	$1,050
	A2 Transport Non-Resident	$1,500
	A2 Transport Resident	$1,300
	ALS Emergency Transport Non-Resident	$1,400
	ALS Emergency Transport Resident	$1,200
	ALS Treat but No Transport Non-Resident	$400
	ALS Treat but No Transport Resident	$250
	BLS Emergency Transport Non-Resident	$1,200
	BLS Emergency Transport Resident	$1,000
	BLS Treat but No Transport Non-Resident	$300
	BLS Treat but No Transport Resident	$250
	DOA Transport Non-Resident	$1,200
	DOA Transport Resident	$1,000
	Lift Assist 4-6	$75
	Lift Assist 7+	$150
	Mileage Non Resident	$25
	Mileage Resident	$25
	Patient Mileage Non Resident	$25
	Patient Mileage Resident	$25
FIRE INSPECTION RESIDENTIAL	Residential	$7/unit/inspection
FIRE INSPECTION HIGH LIFE SAFETY FACILITIES	Under 1,000 square feet	$62.50/inspection
	1,000 to 4,999 square feet	$100/inspection
	5,000 to 9,999 square feet	$125/inspection
	10,000 to 24,999 square feet	$150/inspection
	25,000 to 99,999 square feet	$175/inspection
	100,000 to 249,999 square feet	$250/inspection
	250,000 to 499,999 square feet	$500/inspection
	500,000 to 999,999 square feet	$750/inspection
	1,000,000 square feet and over	$1,050/inspection

Fire		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
FIRE INSPECTION COMMERCIAL	Under 5,000 square feet	$112.50/inspection
	5,000 to 24,999 square feet	$150/inspection
	25,000 to 99,999 square feet	$250/inspection
	100,000 to 249,999 square feet	$300/inspection
	250,000 to 499,999 square feet	$650/inspection
	500,000 to 999,999 square feet	$1,050/inspection
	1,000,000 to 1,999,999 square feet	$1,700/inspection
	2,000,000 square feet and over	$2,750/inspection
FIRE PROTECTION FEES - FIRE ALARM SYSTEMS	2,500 or Less square feet	$385
	2,501 — 5,000 square feet	$385
	5,001 — 10,000 square feet	$495
	10,001 — 20,000 square feet	$495
	20,001 — 30,000 square feet	$605
	30,001 — 40,000 square feet	$605
	40,001 — 50,000 square feet	$1,100
	50,001 — 75,000 square feet	$1,650
	75,001 — 100,000 square feet	$2,750
	100,001 — 200,000 square feet	$3,850
	200,001 — 300,000 square feet	$5,500
	300,001 — 400,000 square feet	$8,800
	400,001 — 500,000 square feet	$13,200
	500,001 square feet and over	$16,500
FIRE PROTECTION FEES - FIRE SUPPRESSION SYSTEMS	2,500 or Less square feet	$385
	2,501 — 5,000 square feet	$385
	5,001 — 10,000 square feet	$495
	10,001 — 20,000 square feet	$495
	20,001 — 30,000 square feet	$605
	30,001 — 40,000 square feet	$605
	40,001 — 50,000 square feet	$1,100
	50,001 — 75,000 square feet	$1,650
	75,001 — 100,000 square feet	$2,750
	100,001 — 200,000 square feet	$3,850
	200,001 — 300,000 square feet	$5,500
	300,001 — 400,000 square feet	$8,800
	400,001 — 500,000 square feet	$13,200
	500,001 square feet and over	$16,500

Fire		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
FIRE PROTECTION FEES	Fire sprinkler, fire control and/or fire suppression system plan review with one set of hydraulic calculations, per system for each review. (This fee is charged for each separate system, floor and/or area of a building), each minimum plus appropriate square footage in Table above.	$385
	Verification of additional sets of hydraulic calculations. (This fee is charged for each additional set of hydraulic calculations required by the AHJ.), each:	$195
	Verification of additional sets of hydraulic calculations utilizing the Darcy-Weisbach calculation method which is required for all antifreeze systems in addition to the review fees charged above. (This fee is charged for each additional set of hydraulic calculations required by the AHJ.), each:	$295
	Standpipe Systems	$385
	Fire pumps, per review	$300
	Modifications to existing sprinkler systems:	
	a. Minimum fee for a system modification without hydraulic calculations, each:	$200
	b. The fee per sprinkler head up to 19 sprinklers without hydraulic calculations — Up to 19 sprinklers, each:	$20
	c. Modifications of existing systems over 19 sprinklers with hydraulic calculations, per system:	$385
	Fire sprinkler system underground mains, including combination mains:	
	a. Zero to 999 feet, per foot:	$200 + 0.73
	b. 1,000 or more, per foot:	$400 + 0.73
	Other fire protection, fire control and/or fire suppression systems including wet chemical, dry chemical or gaseous agent systems, etc., each	$300
	Fire alarm systems per control panel, per review, each:	$250
	Fire alarm system manual pull stations, initiating and annunciating devices; this includes smoke, heat, flame, ionization, photoelectric detectors, water flow devices, horns, strobes, bells and all monitoring devices, per device, up to three:	Up to three: $50 Each additional: $10
	Fire hose standppipe connections, per outlet:	$15
	Fire hydrant, per hydrant:	$50

Fire		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
SITE INSPECTION FEES	Witnessing of all required tests, (two hour minimum), per hour:	$100
	Witness final acceptance tests of fire protection systems (two hour minimum), per hour:	$100
	Hydrant flow test, per hour:	$100
	Site inspection of all types of fire protection/prevention systems during installation. NOTE: Fire protection/prevention systems may not be concealed prior to inspection. Inspections are required for all installations, (two hour minimum), per hour:	$100
	Site inspections/special inspection services for: Spray booths, dip tanks, liquid spray, hood and duct ventilation, halon, carbon dioxide, water or foam spray, dry chemical, etc., (two hour minimum), per hour:	$100
	Fire protection consulting on systems and/or for occupancies or permits including fire hydrant site plan review, Fire Department access review, per hour:	$175
	Testing of emergency lighting, per hour:	$100
	Failure to call for a final inspection:	$100

a. These fees apply to all above listed plan reviews, system inspections, system testing whether conducted by the Fire Department or Fire Department consultant or other municipal representative.

b. All fees shall be rounded up to the next full dollar amount.

c. Tests and inspections must be scheduled with the Fire Department a minimum of 72 hours in advance.

d. Tests and inspections shall be scheduled when the contractor can assure the work has been completed. Tests scheduled before the job is complete will be charged a re-inspection fee.

e. Tests and inspections must begin within 30 minutes after the arrival of the fire inspector.

f. Other fees charged to the Village of Mount Pleasant from other governmental entities for reviewing plans or permits, as indicated by the above indicated code section in their entirety fees charged are at cost.

g. Except in emergency cases, the standard permit fee shall be tripled upon failure to obtain a permit before work on a building has started.

Village Clerk

Category/ Program	Fee Name	Fee Fees subject to tax, where applicable
RETAIL ALCOHOL BEVERAGE LICENSES	All Retail Alcohol Beverage and CVT Licenses require a record check, fee not included. Annual Class A, B and C licenses require publication, fee not included. Annual and Temporary License fee set by ordinance and include record check fee.	
	Class "A" Beer License* Annual (July 1-June 30)	$100
	"Class A" Liquor License* Annual (July 1-June 30)	$500
	Class "B" Beer License* Annual (July 1-June 30)	$100
	"Class B" Liquor License* Annual (July 1-June 30)	$500
	"Class B" Reserve Liquor License* (Does not include license fees)	$10,000
	Class "C" Wine License* Annual (July 1-June 30)	$100
	Temporary Class "B" Beer/Wine License*	$10/event
	Class A/B/C License Change of Agent/Entity	$10
	Cabaret with Amplified Music on Licensed Premises	$150/year
	Cabaret License	$25/day
OPERATOR LICENSES	Annual Operator's License	$75
	Provisional Operator's License* Max 60 days, must also apply for Annual	$10
	Manager	$25
NON-ALCOHOL RELATED RETAIL SALES	All non-alcohol related retail sales licenses require a recod check, fee not inlcuded. If multiple licenses requiring a record check are applied for at once, only one (1) record check fee will be	
	Non-Intoxicating Beverage License with "Class B" Liquor/Class "B" Beer Annual (July 1-June 30)	$50
	Cigarette, Vaping Device, Tobacco (CTV) Retail Sales License Annual (July 1-June 30)	$100
	Direct Seller License Annual (time of application)	Business $50/30 days $25/30 days per employee
	Junk Dealer, Junk Storage and Motor Vehicle Salvage License Annual (July 1-June 30)	$250

Village Clerk

Category/ Program	Fee Name	Fee Fees subject to tax, where applicable
OTHER LICENSES AND PERMITS	Amusement Centers	$40/device
	Amusement Devices	$25/device 5 or more devices must hold a "Class B"
	Bowling Alley	$25/alley
	Billard Tables	$25/table
	Dance Hall	$150/year
	Lodging House/Rooms	$100/year plus $25/room
	Watchman/Guard	$10/application; $5 issuance and renewal
	Weights & Measures	$25/year/device
	Massage Establishment	$100/year
	Street Use Permit (Block Party)	$35
	Mobile Home Park License	$200.00/year per 50 trailers
	Festival Permit	$100 plus $50/day
	Tent Permit	$50/tent
	Inflatible Permit	$15/unit
MISCELLANEOUS FEES	Record Check	$25
	Class 3 Publication	$50
	Special Assessment Letter	$50
	Special Assessment Letter Rush	$75
ANIMAL LICENSES AND PERMITS	Neutered/Spayed Dog License Annual (Jan 1 - Dec 31)	$10/Year
	Unaltered Dog License Annual (Jan 1 - Dec 31)	$20/Year
	Neutered/Spayed Dog License - Senior Discount Annual (Jan 1 - Dec 31)	$5/Year
	Kennel License Annual (Jul 1 - Jun 30)	$100/application
	Pet Shop License Annual (Jul 1-Jun 30)	$100/application
	Fancier Permit Annual (Jan 1 - Dec 31)	$35/application
	Duplicate License	$.50/license
	Dog License Late Fee (After April 1)	$5 plus license fee

Police

Category/ Program	Fee Name	Fee Fees subject to tax, where applicable
FALSE ALARM FEES	1st	$0
	2nd	$0
	3rd	$30
	4th	$40
	5th	$50
	6th	$60
	7th	$70
	8th	$80
	9th	$90
	10th	$100
	11th	$130
OPEN RECORDS	Hard Copies	$.25/ black and white copy
	Paper to digital	Fee waived In rare instances, specialized skills, equipment, or technology, may result in costs.
	Digital to Physical	DVD - $.30/each Flash Drive 2 GB - $2.50/each Flash Drive 4 GB - $3.00/each Flash Drive 8 GB - $3.50/each Flash Drive 16 GB - $4.50/each Flash Drive 32 GB - $5.00/each Flash Drive 64 GB - $6.50/each Flash Drive 128 GB - $8.00/each
	Digital to Digital	Fee waived In rare instances, specialized skills, equipment, or technology, may result in costs.
	Location Fees Only be imposed if the cost of location alone is $50 or more. Includes searching for and identifying responsive records but does not include redaction.	$28.29 per hour | staff time (lowest possible hourly rate) In rare instances, an employee with special skills may be necessary to conduct a search and a higher hourly rate may be assessed.
	Audio/Video Redaction Fees	The Mount Pleasant Police Department intends to charge $26.66 per hour for the redaction of audio/video files unless the exception in Act 253 is met, which requires a signature. ACT 253 If the requester is an individual, the requester provides written certification to the authority that the requester will not use the audio or video content for financial gain, not including an award of damages in a civil action. Any individual providing a false certification under this subd. 3. a. shall be subject to a forfeiture of $10,000 for each violation.

Park and Recreation		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
CAMPUS PARK POND SHELTER	Shelter Area Rental	Resident - $225 Non-Resident - $300
	Security Deposit	$100
CAMPUS PARK SPLASH PAD SHELTER	Shelter Area Rental - Available 10am-1pm	Resident - $100/use Non-Resident - $125/use
	Security Deposit	$100
CAMPUS PARK BANDSHELL	Bandshell & Great Lawn Rental	Resident - $300/day Non-Resident - $400/day * requires special event permit
	Bandshell & Great Lawn Security Deposit	Deposit is based on number of anticipated attendees
CAMPUS PARK CONCESSION STAND	Concession Stand Rental	Resident - $25/day Non-Resident - $25/day
	Concession Stand Security Deposit	Deposit is based on number of anticipated attendees
STEWART-MCBRIDE SHELTER(S)	Large Shelter #1 Area Rental	Resident - $135 Non-Resident - $165
	Security Deposit	$100
	Small Shelter #2 Area Rental - available as an add on to the large shelter rental	$25
SMOLENSKI PAVILION - FULL SHELTER	Shelter Area Rental	Resident - $325 Non-Resident - $400
	Security Deposit	$100
SMOLENSKI PAVILION - SINGLE SECTION	Shelter Area Rental	Resident - $125 Non-Resident - $150
	Security Deposit	$75
DROZD PARK	Park Rental	Resident - $75 Non-Resident - $95
	Deposit	$75
BALL DIAMONDS	Practice (max two hours)	Resident - $10 Non-Resident - $15
	Pratice Deposit	$25.00
	Game (max three hours)	Resident - $110 Non-Resident - $150
	Game Deposit	$50.00
CRICKET PITCH	Cricket Pitch Rental	Resident - $65/hour Non-Resident - $85/hour
	Cricket Pitch Deposit	$100.00
	Cricket Pitch Rental Maximums/Day	Resident - $350/day Non-Resident - $425/day

Park and Recreation		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
SOCCER FIELD	Soccer Field Rental	Resident - $45/hour Non-Resident - $50/hour
	Soccer Field Deposit	$50.00
	Soccer Field Rental Maximums/Day	Resident - $175/day Non-Resident - $225/day
GREEN SPACE	Green Space Rental	Resident - $25/hour Non-Resident - $35/hour
	Green Space Deposit	$50.00
SAND VOLLEYBALL COURTS	Volleyball Court Rental	Resident - $5/hour/court Non-Resident - $7/hour/court
	Volleyball Court Deposit	$25.00
PICKLEBALL COURT	Pickleball Court Rental	Resident - $5/hour/court Non-Resident - $7/hour/court
	Pickleball Court Deposit	$25.00
PARKING LOTS	Parking Lot Only	Resident - $2/space Non-Resident - $3/space
RECREATION PROGRAMS	Summer Playgrounds	Resident - $109/space Non-Resident - $129/space
	Sand Volleyball	Resident - $45/space Non-Resident - $50/space
	Kickball	Resident - $45/space Non-Resident - $50/space
	Youth Softball	Resident - $70/space Non-Resident - $80/space
	T-Ball	Resident - $65/space Non-Resident - $75/space

Planning Fees		
Category/ Program	**Fee Name**	**Fee** **Fees subject to tax, where applicable**
LAND DIVISION FEES	Plat and certified survey map review	$25/Acre
	Improvement review	Third Party Charge
	Construction review/inspection fee	Third Party Charge
	Public park site fee	See Impact Fees
	Engineering Fee	Third Party Charge
	Other Fees (special legal, planning, or fiscal work)	Third Party Charge
ZONING FEES	Zoning Map Amendments	$950/application
	Development Plans	$600/application
	Site Plan Review	$.04/Square Ft; $300 minimum
	Conditional Uses	$950/application
	Zoning Variances	$600/application
	Administrative Adjustments	$300/application
	Appeals of Administrative Decisions	$600/application
	Zoning Permits and Certificates	$60/application
	Sign Permits	$.04/Square Ft
	Zoning Request Letters	$80/application
	Comprehensive Plan Amendments	$1,750/application

Executive Summary

Village Board Meeting of November 9, 2026

Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001

BACKGROUND

The applicant requested that the Village Board re-approve the Sanctuary at Pike River Final Plat; SFP26-0001. The applicant updated the plat to meet the previous conditions of approval. The only other change is to show Outlot 1 contemplated in CSM-26-08.

The applicant amended the plat to address Trustee Washburn's motion to table at the October 26, 2026, Village Board meeting. The items addressed are noted in the attached transmittal letter from Attorney Thorpe on behalf of Lennar Homes of Wisconsin, LLC.

RECOMMENDATION

The Plan Commission recommended approval of the plat at their May 20, 2026 meeting.

PREPARED BY

Samuel Schultz, Community Development Director

THORPE & CHRISTIAN S.C.
ATTORNEYS AT LAW

1624 Hobbs Drive, Suite 1 | Delavan, Wisconsin 53115
tel 262.740.1971 | fax 262.740.1090 | web ThorpeChristian.com

November 4, 2026

Village Board of Trustees
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

Re: The Sanctuary at Pike River final Subdivision Plat

Dear Trustees:

I am writing on behalf of Lennar Corporation to follow up to the October 26 Village Board meeting. At the October 26 meeting the Board tabled the Sanctuary at Pike River Subdivision Plat and requested several additional submittals or plat changes prior to the next Village Board meeting. I am writing to provide the Village Board with that additional information, as follows:

1. Changes to Subdivision Plat. Per the Board's direction, the Subdivision plat has been revised so as to remove the "Public Park" words on Outlot 1 on page 1 of the plat. That revised plat is attached to this correspondence.

2. Restrictive Covenant changes. Per the Board's request, the restrictive covenants for the Sanctuary at Pike River Subdivision have been revised to reflect the Board's request that Outlot 1 be owned equally by each of the 95 lot owners in the Sanctuary at Pike River Subdivision. That change has been made and the revised covenants are attached.

3. Development Agreement revision. The Board requested that the Development Agreement be revised to call for Outlot 1 to be owned equally by each of the 95 lot owners on a fractional basis. That change has been made to Article XVI, Agreement Runs with the Land on page 14. The revised Development Agreement is attached.

Please review the enclosed submittals and confirm that these satisfy the conditions imposed by the Village Board on October 26. If there are any additional changes needed, please let me know and we will get that to the Village as soon as possible. Thank you very much.

Very truly yours,

By: Dale L. Thorpe
Email: dthorpe@thorpechristian.com

DLT:mr
cc: Lennar Homes of WI, LLC, Applicant
Sam Schultz, Community Development Director

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. 3699 BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

EASEMENTS

1. Easement(s) for the purpose(s), Electric utilities, and rights incidental thereto as set forth in a document, in favor of Wisconsin Gas & Electric Company, recorded on December 5, 1928, as Document No. 350359.
   THIS IS A BLANKET EASEMENT ACROSS THE SOUTHERN SIDE OF THE PROPERTY FOR CONSTRUCTION, ERECTION AND MAINTENANCE OF UTILITY POLES.
2. Easement(s) for the purpose(s), Driveway Easement Agreement, and rights incidental thereto as set forth in a document, in favor of Robert Schaefer and Jacklyn Schaefer, husband and wife, recorded on June 21, 2010, as Document No. 2253499.
   ITS LOCATION IS SHOWN ON SHEET 2. (HEREBY VACATED UPON PLAT RECORDING)

(A) 15'x15' Vision Triangle Easement

(B) 15' Utilities Easement

(C) 20' Storm Water Drainage Easement

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN
KALVIN K. KLIMECK
S-3208
RACINE
WI
LAND SURVEYOR

LOCATION MAP

N
N.T.S.

SW 1/4 SECTION 25-3-22

SITE

REGENCY HILLS DRIVE
BISCAYNE AVE
SW 1/4 SECTION 25-3-22
SE 1/4 SECTION 26-3-22
GREEN BAY ROAD
OLD GREEN BAY ROAD
BURR OAK DR
ROYAL OAKS DR
TAYLOR AVE
C.T.H. "K"
BRAUN ROAD

N
60' 0' 60'
SCALE 1"=60'

PROVIDENCE DRIVE
DEDICATED PUBLIC ROADWAY - 66' WIDE

EXCEPTION
(DOC. No. 2181806)

LOT 67 REGENCY HILLS ADD. No. 2
RL-1

BISCAYNE AVENUE
DEDICATED PUBLIC ROADWAY - 66' WIDE

PUBLIC PARK

OUTLOT 2 REGENCY HILLS ADD. No. 2
RL-1

S 89°21'34" E 718.56 (REC AS S 89°21'34" E)

70.19
S 89°21'34" E

N 00°38'26" E
33.00

FD IP
0.32'N
3.00'E

VARIABLE WIDTH PUBLIC WALKWAY

LOT 15 ROYAL OAKS
RL-1

WETLAND A

302.67

OUTLOT 1
354398 SF

LOT 14 ROYAL OAKS
RL-1

UNPLATTED LANDS
RL-1
KATHLEEN E METZ

N 01°30'56" W 439.90

N 65°03'31" E 76.32
N 41°52'38" W 105.00
S 48°07'22" W
57.00
14.20
62.12

N 88°29'04" E 171.00

1 7148 SF
2 7125 SF
3 7125 SF
4 7829 SF
5 10784 SF
6 7364 SF

N 01°30'56" W 127.66
S 01°30'56" E 125.00
S 01°30'56" E 149.70
N 41°52'38" W 137.83
90.61
30.55
N 88°29'04" E 292.16

S 88°29'04" W
58.00
S 88°29'04" W 60.00

LITTLE PRAIRIE DRIVE
DEDICATED PUBLIC ROADWAY - 66' WIDE

LITTLE PRAIRIE DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE
N 88°29'04" E 325.09

7 8749 SF
8 7500 SF
9 7500 SF
10 7500 SF
11 7500 SF
12 7500 SF
13 7500 SF
14 7500 SF
15 7500 SF
16 7500 SF
N 88°29'04" E 125.00
77.70
10.70

LOT 13 ROYAL OAKS
RL-1

LOT 12 ROYAL OAKS
RL-1

LOT 11 ROYAL OAKS
RL-1

LOT 10 ROYAL OAKS
RL-1

LOT 9 ROYAL OAKS
RL-1

S 01°30'56" E 1366.01 (REC AS S 01°30'56" E)
N 01°30'56" W 908.96
985.39

12' WIDE PUBLIC WALKWAY

UNPLATTED LANDS
RL-1
SKYLAR BOUWMA

Lot 2 CSM No. 3699
AG-1

WEST LINE OF SW 1/4 OF SW 1/4 SECTION 25-3-22

EXCEPTION
(DOC. No. 1749427)
CSM No. 2266
RL-1

N 02°20'30" W 204.49
79.49
S 89°26'15" E 315.86

WETLAND B

N 88°23'34" W 82.66
N 71°26'43" W
76.09
64.06
S 68°15'39" E 187.66
55.96
55.87

52 8657 SF
53 8229 SF
54 7530 SF
55 7802 SF
56 8370 SF
57 8321 SF
58 6875 SF
59 8128 SF

S 10°07'35" W 129.52
S 19°49'42" W 124.16
S 27°29'21" W 124.70
S 17°17'00" W 129.68
S 08°49'10" W 128.29
11.77 44.24
55.00
65.02
22.31
55.00
65.02
N 88°29'04" E 164.26
N 88°29'04" E 142.33

(REC AS S 89°26'14" E)
S 89°26'16" E 254.86
S 89°26'15" E
1.76

S 89°26'15" E 254.95
WINSTON DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE
N 88°29'04" E 600.42

S 89°26'15" E 253.27

OUTLOT 2
5755 SF
N 02°20'30" W 195.71
125.17

40.00
66.55
59.98
60.00
26.74
22.55
55.89

51 8139 SF
50 7693 SF
49 7674 SF
48 9408 SF
47 12999 SF
46 12571 SF
45 12187 SF
44 10782 SF
43 8120 SF
42 8961 SF
41 7542 SF

S 02°20'30" E 128.94
S 00°33'45" W 128.43
S 00°33'45" W 128.08
S 00°33'45" W 127.73
S 32°17'28" W 134.55
S 27°21'25" W 24.83
S 25°17'33" W 181.17
S 14°38'08" W 147.76
S 00°33'45" W 132.05
N 01°33'45" W 133.54
71.54
17.32
125.01
N 88°29'04" E 125.50"
N 88°29'04" E 125.90

N 89°46'10" W 257.53
59.98
60.00
37.54
39.99
60.02
0.45
N 89°26'15" W 254.86

OUTLOT 3
541 SF

UNPLATTED LANDS
RL-1
HEIDI I WILKOMM

100.00
N 01°30'56" W
N 01°07'54" W 101.92
1.97
25.57
74.53
95.17
96.42
63.90
N 89°26'15" W 357.56

SEE SHEET 2

OLD GREEN BAY ROAD
PUBLIC ROADWAY-WIDTH VARIES

PROVIDENCE DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

N 01°30'56" W 848.03

WINSTON DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE
N 88°29'04" E 359.09

ASCOT DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

60 7412 SF
61 7136 SF
62 7125 SF
63 7125 SF
64 7125 SF
65 8000 SF
71 8375 SF
70 7136 SF
69 7125 SF
68 7125 SF
67 7125 SF
66 8000 SF
72 8386 SF
73 7125 SF
74 7125 SF
75 7125 SF
76 7125 SF
77 8000 SF

N 01°30'56" W 183.03
S 01°30'56" W 250.00
N 01°30'56" W 250.00
N 01°30'56" W 908.96

S 88°29'04" W 359.09
N 88°29'04" E 359.09

Revised this 4th day of November, 2026
Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 1 OF 3 SHEETS

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. 3699 BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTES:
BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25-3-22 IS ASSUMED TO BEAR N 89°26'15" W.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

THE VILLAGE OF MT. PLEASANT IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ALL LOT OWNERS OF LOTS 1 THRU 95 IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS.

ALL DRAINAGE AND STORM SEWER EASEMENTS ARE GRANTED TO THE VILLAGE OF MT. PLEASANT.

ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.

EXISTING ZONING OF PARCELS: AG-1
PROPOSED ZONING OF PARCELS: RL
ZONING SETBACKS: 15' STREET, 25' REARYARD, AND 8' SIDEYARD
MINIMUM LOT AREA: 6,000 S.F.
MAXIMUM LOT AREA: 43,560 S.F.

OWNER: ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP
ADDRESS: 23975 PARK SORRENTO, SUITE 220, CALABASAS, CA. 91302

DEVELOPER: LENNAR HOMES OF WISCONSIN, LLC
ADDRESS: 1700 E. GOLF ROAD, SUITE 1100, SCHAUMBURG, IL. 60173

SURVEYOR: KALVIN K. KLIMECK, P.L.S. - NIELSEN, MADSEN & BARBER,
ADDRESS: 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406

LAND AREA: 1,450,202 SQUARE FEET OR 33.292 ACRES (1,113,825 SQUARE FEET OR 25.570 ACRES WHEN EXCLUDING ROAD DEDICATIONS).

LEGEND:
- DENOTES A FOUND 1.25" O.D. IRON PIPE STAKE WITH CAP.
- DENOTES A FOUND 1.25" O.D. IRON PIPE STAKE.
- DENOTES A FOUND RACK BAR.
- DENOTES A SET 1.25" O.D. IRON REBAR STAKE, 18" IN LENGTH, WEIGHT OF 4.30 LBS. / LIN. FT. ALL OTHER LOT CORNERS MARKED BY A SET 0.75" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT.
- DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.
- (2) EASEMENT (SEE SHEET 2)
- (A) 15'x15' VISION TRIANGLE EASEMENT
- (B) 15' UTILITIES EASEMENT
- (C) 20' STORM WATER DRAINAGE EASEMENT

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	26°47'40"	323.00	151.05	76.83	N76° 02' 25"W	149.68	N62°38'35"W N89°26'15"W
C2	9°20'52"	323.00	53.26	26.69	S84° 42' 49"E	53.20	S89°26'15"E S79°59'23"E
C3	9°45'51"	323.00	55.04	27.59	S75° 05' 28"E	54.98	S79°59'23"E S70°13'33"E
C4	7°34'56"	323.00	42.75	21.40	S66° 26' 04"E	42.72	S70°13'33"E S62°38'35"E
C5	26°47'40"	290.00	135.62	69.07	N76° 02' 25"W	134.39	N62°38'35"W N89°26'15"W
C6	26°47'40"	257.00	120.19	61.21	N76° 02' 25"W	119.09	N62°38'35"W N89°26'15"W
C7	18°28'34"	257.00	82.88	41.80	N80° 11' 58"W	82.52	N70°57'41"W N89°26'15"W
C8	8°19'00"	257.00	37.31	18.69	N66° 48' 08"W	37.28	N62°38'35"W N70°57'41"W
C9	28°52'21"	267.00	134.54	68.73	S77° 04' 48"E	133.13	S62°38'35"E N88°29'04"E
C10	0°53'20"	267.00	4.14	2.07	S63° 05' 15"E	4.14	S62°38'35"E S63°31'55"E
C11	16°02'37"	267.00	74.76	37.63	S71° 33' 13"E	74.52	S63°31'55"E S79°34'31"E
C12	11°56'25"	267.00	55.64	27.92	S85° 32' 44"E	55.54	S79°34'31"E N88°29'04"E
C13	28°52'21"	300.00	151.18	77.23	S77° 04' 48"E	149.58	S62°38'35"E N88°29'04"E
C14	28°52'21"	333.00	167.82	85.72	S77° 04' 48"E	166.04	S62°38'35"E N88°29'04"E
C15	0°42'29"	333.00	4.12	2.06	N82° 59' 50"W	4.12	N63°21'04"W N62°38'35"W
C16	10°21'15"	333.00	60.18	30.17	N68° 31' 42"W	60.10	N73°42'20"W N63°21'04"W
C17	10°27'13"	333.00	60.76	30.46	N78° 55' 56"W	60.67	N84°09'32"W N73°42'20"W
C18	7°21'24"	333.00	42.76	21.41	N87° 50' 14"W	42.73	S88°29'04"W N84°09'32"W
C19	90°00'00"	133.00	208.91	133.00	S43° 29' 04"W	188.09	S88°29'04"W S01°30'56"E
C20	78°31'38"	133.00	182.28	108.72	N37° 44' 52"E	168.35	N01°30'56"W N77°00'41"E
C21	11°28'22"	133.00	26.63	13.36	N82° 44' 52"E	26.59	N77°00'41"E N88°29'04"E
C22	90°00'00"	100.00	157.08	100.00	S43° 29' 04"W	141.42	S88°29'04"W S01°30'56"E
C23	90°00'00"	67.00	105.24	67.00	S43° 29' 04"W	94.75	S88°29'04"W S01°30'56"E
C24	88°07'37"	133.00	204.58	128.73	S44° 25' 05"W	185.00	S88°29'04"W S00°21'06"W
C25	22°23'38"	133.00	51.98	26.33	N11° 32' 56"E	51.65	N00°21'06"E N22°44'45"E
C26	25°22'31"	133.00	58.91	29.94	N35° 26' 03"E	58.43	N22°44'45"E N48°07'22"E
C27	40°23'42"	133.00	93.69	48.88	N68° 18' 13"E	91.77	N48°07'22"E N88°29'04"E
C28	90°00'00"	100.00	157.08	100.00	S43° 29' 04"W	141.42	S88°29'04"W S01°30'56"E
C29	90°00'00"	67.00	105.24	67.00	S43° 29' 04"W	94.75	S88°29'04"W S01°30'56"E
C30	5°58'26"	333.00	34.72	17.38	N04° 30' 09"W	34.70	N07°29'22"W N01°30'56"W
C31	12°25'40"	300.00	65.07	32.66	S07° 43' 46"E	64.94	S01°30'56"E S13°56'37"E
C32	5°30'39"	267.00	25.68	12.85	S04° 16' 18"E	25.67	S01°30'56"E S07°01'35"E
C33	11°05'02"	333.00	64.42	32.31	N82° 56' 33"E	64.32	N77°24'02"E N88°29'04"E
C34	12°57'24"	300.00	67.84	34.07	N82° 00' 22"E	67.70	N75°31'40"E N88°29'04"E
C35	12°57'24"	267.00	60.38	30.32	S82° 00' 22"W	60.25	S88°29'04"W S75°31'40"W
C36	2°07'31"	267.00	9.89	4.95	S87° 25' 23"W	9.89	S88°29'04"W S86°21'42"W
C37	10°50'02"	267.00	50.49	25.32	S80° 56' 41"W	50.41	S86°21'42"W S75°31'40"W
C38	12°57'24"	333.00	75.30	37.81	N82° 00' 22"E	75.14	N88°29'04"E N75°31'40"E
C39	1°46'28"	333.00	10.31	5.16	S76° 24' 54"W	10.31	S75°31'40"W S77°18'07"W
C40	10°24'07"	333.00	60.45	30.31	S82° 30' 11"W	60.37	S77°18'07"W S87°42'14"W
C41	0°46'50"	333.00	4.54	2.27	S88° 05' 39"W	4.54	S87°42'14"W S88°29'04"W
C42	12°57'24"	300.00	67.84	34.07	N82° 00' 22"E	67.70	N88°29'04"E N75°31'40"E
C43	8°18'00"	300.00	43.46	21.77	N84° 20' 04"E	43.42	N88°29'04"E N80°11'04"E
C44	4°39'24"	300.00	24.38	12.20	N77° 51' 22"E	24.38	N80°11'04"E N75°31'40"E
C45	1°05'28"	267.00	5.09	2.54	N81° 56' 19"E	5.09	N88°29'04"E N87°23'35"E

Storm Easement Line Table		
Line #	Length	Direction
L1	245.00	S88° 29' 04"W
L2	77.09	N88° 29' 04"E
L3	74.00	S88° 29' 04"W
L4	74.00	S88° 29' 04"W
L5	20.00	N88° 29' 04"E

N
60' 0' 60'
SCALE 1"=60'

UNPLATTED LANDS
P-1
ORTHODOX CHURCH ST GEORGE SERBIAN

EXCEPTION
(DOC. No. 2374478)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN KALVIN K. KLIMECK S-2209 RACINE, WI LAND SURVEYOR

SEE SHEET 1

PROVIDENCE DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

HARVEST DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

ASCOT DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

HILLSIDE DRIVE
DEDICATED PUBLIC ROADWAY - 66' WIDE

BRAUN ROAD
PUBLIC ROADWAY -WIDTH VARIES

LOT 9 ROYAL OAKS RL-1
LOT 8 ROYAL OAKS RL-1
LOT 7 ROYAL OAKS RL-1
LOT 6 ROYAL OAKS RL-1
LOT 5 ROYAL OAKS RL-1
LOT 4 ROYAL OAKS RL-1

UNPLATTED LANDS RL-1
JEFFREY I SHORTESS
DAVID B SHORTESS

UNPLATTED LANDS RL-1
MICHAEL J BRAUN
DEBRA L BRAUN

UNPLATTED LANDS RL-1
DAVID A LALUZ
BRYANNA ALEXANDRA LALUZ

UNPLATTED LANDS RL-1
DALE F PSCHKE
SANDRA J PSCHKE

UNPLATTED LANDS RL-1
NELSON FAMILY TRUST DAVID E NELSON

UNPLATTED LANDS RL-1
CAROLINE C MICHELS
STEVEN J MICHELS

UNPLATTED LANDS RL-2
ROBERT W SHIPLEY
KALINA J DESOTELLE

UNPLATTED LANDS RL-2
KATARZYNA ADAMCZYK

OUTLOT 1 CSM 2222 RL-1

SE COR. SE 1/4 SECTION 26-3-22
SW COR. SW 1/4 SECTION 25-3-22
SE COR. SW 1/4 SECTION 25-3-22
SOUTH LINE OF SW 1/4 OF SW 1/4 SECTION 25-3-22

Revised this 4th day of November, 2026
Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 2 OF 3 SHEETS

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. 3699 BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin)
) ss
County of Racine)

I, Kalvin K. Klimeck, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped "The Sanctuary at Pike River", being a Re-Division of Lot 1 of Certified Survey Map No. 3699, recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 2, 2026, as Document No. 2741185 and being part of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 26, and the Southwest 1/4, Northwest 1/4, Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 3 North, Range 22 East of the Fourth Principal Meridian. Said land being in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

Containing 1,450,175 square feet or 33.292 acres (1,113,825 square feet or 25.570 acres after roadway dedications).

That I have made such survey, land division and map by the direction of ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP, Owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 74, Subdivisions of the Village of Mount Pleasant Municipal Codes in surveying, dividing, mapping the same.

February 13, 2026
Revised November 4, 2026

Kalvin K. Klimeck, S-2209
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

WISCONSIN
KALVIN K. KLIMECK
S-2209
RACINE, WI
LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP does further certify that this plat is required to be submitted by s. 236.10 and s. 236.12 to the following for approval: Village of Mt. Pleasant, Racine County and the Wisconsin Department of Administration.

IN WITNESS WHEREOF the said ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP has caused these presents to be signed by _____ at _____, Wisconsin, and its seal affixed hereunto this _____ day of _____, 2026 In the presence of:

ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP

_____ _____
WITNESS:

Print Name _____, Member

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2026,
_____, Member of the above-named ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP to me known to be the person who executed the foregoing and acknowledged the same.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

S E A L

VILLAGE BOARD CERTIFICATE

We hereby certify that the final plat of The Sanctuary At Pike River, in the Village of Mt. Pleasant, submitted for approval by ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP, Owner of said lands, was approved by the Village Board of the Village of Mt. Pleasant on _____ by Resolution No. _____, and that any and all conditions of such approval have been satisfied.

By: _____
Jill Firkus, Village Clerk and Treasurer

STATE OF WISCONSIN)
) ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 2026, Jill Firkus, Village Clerk and Treasurer, and acknowledged that they executed the foregoing instrument as Village Clerk and Treasurer of the Village of Mt. Pleasant and by its authority.

Signed: _____
_____

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

COUNTY TREASURER'S CERTIFICATE

I, Jeff Latus, being the duly elected, qualified and acting Racine County Treasurer, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the plat of The Sanctuary At Pike River.

By: _____
Jeff Latus, Racine County Treasurer

VILLAGE CLERK AND TREASURER'S CERTIFICATE

I, Jill Firkus, being the duly qualified and acting Village Clerk and Treasurer of the Village of Mt. Pleasant, do hereby certify that the records of my office show no unpaid taxes or special assessments as of _____, affecting the lands included in this plat of The Sanctuary At Pike River.

By: _____
Jill Firkus, Village Clerk and Treasurer

The UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

ACM-HS LOT OPTION POOL 01 LP, A DELAWARE LIMITED PARTNERSHIP, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,

and CHARTER COMMUNICATIONS OPERATING, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Revised this 4th day of November, 2026
Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 3 OF 3 SHEETS

Development Agreement: Sanctuary at Pike River

Between the Village of Mount Pleasant and Lennar Homes of Wisconsin, LLC, an Illinois LLC

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Article I. Agreement

The Subdivider acknowledges that they did not install the Required Improvements before the approval of the final plat, or where applicable, the certified survey map. Therefore, the Subdivider agrees to enter into this Agreement with the Village; agrees to install the Required Improvements; agrees to file a bond or letter of credit with good and sufficient surety meeting the approval of the Village Attorney or a certified check in the amount equal to the estimated cost of the improvements; and agrees to the other terms stated within this Agreement.

Article II. Statutory Authority

The Parties acknowledge the Village's authority to regulate the items below per ***Wis. Stat. §§ 236.45*** and ***703.115*** and the ***Code of Ordinances, Village of Mount Pleasant, Wisconsin***.

Article III. Severability

The provisions of this Agreement are severable. If a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, this Agreement's remaining provisions shall bind all parties.

Article IV. Required Improvements

Section 4.01 Development Agreement Required

The Subdivider acknowledges that they did not install the Required Improvements before the approval of the final plat, or where applicable, the certified survey map. Therefore, the Subdivider agrees to install the Required Improvements.

Section 4.02 Bond or Letter of Credit

(a) No construction or installation of any portion of the Public Improvements described in this Agreement shall be commenced until Developer has provided financial security in a form consistent with Wisconsin Statutes Section 236.13(2)(am)1m in an amount reasonably approved by the Village Engineer to adequately cover the cost to complete the construction and installation of the Public Improvements based on a contractor's bid for the work (hereinafter referred to as the "Substantial Security"); provided in no event shall the Substantial Security exceed one hundred twenty percent (120%) of the estimated total cost to construct the Public Improvements. In addition, Developer shall not be issued any permits, except erosion control permits, including, but not limited to, building permits or occupancy permits, unless at the time of said application Developer has on file with the Village the Substantial Security.

(b) In the event:

(i) Developer fails to complete the installation of the Public Improvements within the Public Improvement Construction Timeline, unless otherwise extended by this Agreement or by action of the Village Board, or

(ii) Developer becomes insolvent, or is declared bankrupt, or commits any act of bankruptcy or insolvency, or makes an assignment of the Property for the benefit of creditors, or,

(iii) The Developer is in default beyond any applicable notice or cure period of any aspect of this Agreement, then

The Village shall give notice in writing to Developer of such delay, neglect or default, specifying the same. If Developer, within a period of thirty (30) days after such notice, shall not proceed in accordance therewith, then the Village shall, upon written certification from its Engineer of the fact of such delay, neglect or default and Developer's failure to comply with such notice, have full power and authority to draw upon the Substantial Security for the sole purpose of paying the cost for completing the construction and installation of the Public Improvements pursuant to this Agreement.

(c) The amount of the Substantial Security shall be reduced from time to time as and to the extent any portion of Public Improvement work required under this Agreement is substantially completed as and to the extent required by Wisconsin Statutes Section 236.13(2)(am)2, provided that the remaining Substantial Security is sufficient to secure payment for any uncompleted Public Improvements plus twenty percent (20%) and also provided that no reduction shall occur until it is approved in writing by the Village Engineer, which approval shall not be unreasonably withheld, conditioned or delayed.

(d) The Substantial Security shall be replaced with the Guarantee Security described in Section III, Paragraph D4(b) herein upon substantial completion of the Public Improvements as and to the extent required by Wisconsin Statutes Section 236.13(2)(am)2., and upon the written request of the Developer and written approval of the Village Engineer, which approval shall not be unreasonably withheld, conditioned or delayed.

Section 4.03 Subject to Approval

Contracts and contract specifications for the construction of street and utility improvements within public street rights-of-way, as well as contractors and subcontractors providing such work, shall be subject to the approval of the Public Works Director.

Section 4.04 Governmental Units

Governmental units to which these bond and contract provisions apply may file, instead of said contract and bond, a letter from officers authorized to act on their behalf agreeing to comply with the provisions of this section.

Section 4.05 Survey Monuments

Before final approval of any plat or CSM within the corporate limits of the Village, the subdivider shall install survey monuments as required by and placed per the requirements of Section 236.15 of the Wisconsin Statutes and as may be required by the Public Works Director. The Public Works Director may waive the placing of monuments, as provided in § 236.15(1)(H) of the Wisconsin Statutes, for a reasonable time, not to exceed one year, on the condition that the subdivider provide a letter of credit, certified check, or surety bond equal to the estimated cost of installing the monuments to ensure the placing of such monuments within the time required by statute. The Public Works Director may grant additional time upon a showing of cause.

Section 4.06 Guarantee

(a) Developer agrees to guarantee the Public Improvements against defects due to faulty workmanship or materials (a "Defect" or "Defects") which appear within a period of fourteen (14) months from the date of substantial completion (as "substantial completion" is defined in Wisconsin Statutes Section 236.13(2)(am)2) of said Public Improvements (the "Guarantee Period").

(b) During the Guarantee Period, the Developer shall file with the Village financial security in a form permitted by Wisconsin Statutes Section 236.13(2)(am)1m, in an amount equal to the total cost to complete any uncompleted Public Improvements plus ten percent (10%) of the total cost of the completed Public Improvements (the "Guarantee Security"). The Guarantee Security shall expire by its terms and be fully released upon the termination of the Guarantee Period; provided any ongoing work by the Developer or the Village curing a Defect shall automatically extend the Guarantee Period until such work is substantially completed.

(c) If during the Guarantee Period a Defect in the Public Improvements is discovered by the Village Engineer, the Developer shall, upon written notification by the Village of such Defect, cure the Defect, at Developer's own cost and expense. The Village's written notice of Defect to Developer shall include (i) a certification from the Village Engineer confirming the existence of the Defect and related documentary evidence, and (ii) a reasonable timeline for the Developer to cure the Defect. Should the Developer fail to properly cure the Defect within the timeline specified by the Village in the aforementioned notification (subject to Permitted Delays), after a second written notice has been sent the Developer, the Village Board may cause such work to cure the Defect be done. The Village Board may draw upon the Guarantee Security to pay its actual costs to cure the Defect. Should the actual costs or expenses incurred by the Village Board in curing the Defect exceed the amount of the Guarantee Security, then the Developer shall promptly pay to the Village all cost or expense actually incurred the Village Board over the amount of the Guarantee Security, it being the intention of the Parties that the Village shall be fully reimbursed for its actual costs and expenses incurred curing a Defect during the Guarantee Period.

Section 4.07 Sidewalks and Landscaping

The Subdivider may defer the installation of sidewalks and landscaping along any lot intended for sale until the time at which they apply for a building permit for the property. This deferral shall expire 5 years from the date of this agreement, or when the Village issues building permits for greater than 66% of the buildable lots within the land division, whichever is sooner. This Subdivider must install any sidewalks and landscaping along or within outlots, common areas, or areas dedicated to the public as a part of the Required Improvements.

Article V. Construction

Section 5.01 Commencement

No construction or installation of improvements shall commence in a proposed land division or condominium development until the preliminary plat or certified survey map has been approved, a development agreement has been executed, the Public Works Director has given written authorization to proceed upon receipt of all necessary fees, sureties, and required permits, and a preconstruction meeting of concerned parties, such as the utilities and contractors concerned, has been called by the Public Works Director.

Section 5.02 Phasing

In accordance with ***Wis. Stat. § 236.13(2)(A)***, the Village Board may permit the construction and installation of public improvements in phases corresponding to the development phases of a final plat. The Village Board will require security to be provided before improvements required for each phase are commenced and in an amount only for the phase currently being constructed. The required security shall be calculated in accordance with ***Code of Ordinances § 74-2.7***.

Section 5.03 Building and other permits

(a) Noncombustible structures

Upon the Subdivider's request, the Building Inspector shall issue a permit to commence construction of a foundation or any other non-combustible structure before substantially completing a public improvement if the Subdivider completes all required improvements related to public safety and meets the security requirements. The Subdivider may commence work on a building once the Village issues a permit to construct the building.

(b) Outstanding permits

Upon such Substantial Completion, the Village shall release any outstanding local building permits related to and dependent upon Substantial Completion.

Section 5.04 Plan and Specifications

Each of the following plans and accompanying construction specifications shall, except for the landscaping plan, be approved by the Public Works Director and any other agency having relevant approving authority before construction or installation of improvements is authorized. The landscaping plan shall be approved by the Plan Commission.

(a) Street Plans and Profiles

Street plans and profiles showing existing and proposed grades, elevations, cross-sections, materials, and other details of required improvements, including street lights, signs, and signals, and any sidewalks and pedestrian/recreational paths to be provided within a street right-of-way.

(b) Sanitary Sewer Plans

Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations, materials, and other details of required facilities.

(c) Stormwater Management Plans

Stormwater management and erosion and sedimentation control plans, calculations, and profiles meeting the requirements of §§ 74-8.10 and 74-8.16 of this Ordinance and the Village Stormwater Management and Erosion Control ordinance.

(d) Water Supply Plans

Water supply and distribution plans and profiles showing the locations, sizes, elevations, materials, and other details of required facilities.

(e) Utility Plans

Utility plans showing the locations and sizes, where applicable, of all gas, electric power, telephone, cable television, broadband, and other utilities and services.

(f) Grading Plans

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.

(g) Landscaping Plans

Landscaping plans showing and describing in detail the locations, sizes, and species of proposed new trees, shrubs, and other vegetation; existing trees, shrubs, and other vegetation proposed to be retained; nonliving durable landscaping materials such as rocks, sand, gravel, decorative mulch, and hardscape features; and structures such as walls, fences, trellises, and entryway/gateway signs. Plants shall meet the American Standard for Nursery Stock. The use of drought-tolerant plants is encouraged where appropriate.

(h) Additional Special Plans

Additional special plans or information required by the Village staff, Plan Commission, or Village Board, which may include street lighting plans, land stewardship plans, hydraulic and hydrologic studies, additional design considerations, and data and computations involved in preparing required plans.

Section 5.05 Earth Moving

Earth moving, such as grading, topsoil removal, stream course changing, road cutting, waterway construction or enlargement, removal of stream or lake bed materials, excavation, channeling, clearing, ditching, drain tile removal or laying, dredging, lagooning, and other land surface disturbances, shall be so conducted as to minimize erosion and sedimentation and disturbance of the natural fauna, flora, watercourses, water regimen, and topography and shall comply with the Village stormwater management and erosion control ordinance.

Section 5.06 Preservation of Existing Vegetation

The subdivider shall make every effort to protect and retain all existing noninvasive trees, shrubs, grasses, and groundcover not actually lying in paved portions of public street rights-of-way, drainageways, building foundation sites, private driveways, POWTS areas, and pedestrian/recreational paths. Trees shall be protected and preserved during construction in accordance with the approved landscaping plan and with sound conservation practices, including the preservation of trees by well islands or retaining walls, whenever abutting grades are altered.

Section 5.07 Inspection

The subdivider, prior to commencing any work within the land division or condominium, shall make arrangements with the Public Works Director to provide for inspection. The Public Works Director shall inspect and approve all completed work prior to release of the sureties. The Public Works Director shall have access to premises and structures during reasonable hours to make those inspections as deemed necessary to ensure compliance with this Ordinance. If, however, the Public Works Director is refused entry after presentation of proper identification, he or she may procure a special inspection warrant in accordance with Wis. Stat. § 66.0119, except in cases of emergency where immediate access is necessary.

Section 5.08 Completion of improvements

Until the Public Roads are finished and accepted by the Village, the Developer shall be responsible for maintaining the integrity and accessibility of the Public Roads, including any necessary plowing of such roads, to the reasonable satisfaction of the Village once it issues any building permits. If the Subdivider does not maintain the Public Roads to the Village's reasonable satisfaction during such time, the Village shall issue stop-work orders to all issued building permits until the Subdivider restores the condition of the Public Roads. Construction activities related to improvements upon any lot shall not spill over except as per approved plans.

Section 5.09 As-Built Plans

Within 30 days following completion and acceptance by the Public Works Director of all improvements, the Subdivider shall provide plans and profiles in a form (digital and/or paper) acceptable to the Public Works Director that accurately shows the location, extent, and horizontal and vertical location and alignment of all improvements as actually constructed. Horizontal and vertical locations shall be expressed in terms of the Wisconsin Coordinate System and horizontal and vertical datums approved by the Public Works Director.

Article VI. Village Construction

The Subdivider may request that the Village complete the curbs and gutters, the street surfacing, or both as a part of the annual Village Paving Program. The Village-assisted construction of the Subdivision shall match the following sequence.

(a) Conveyance

After the utilities and stormwater drainage improvements pass final inspection and the Subdivider provides all lien waivers respecting both to the Village, the Subdivider shall convey, and the Village shall accept ownership of, the utilities and stormwater drainage improvements, other than the water supply facilities, which Racine Water shall own.

(b) Construction

The Village shall then construct, at the Subdivider's expense, the Public Roads in compliance with applicable Village standards for public roads. The Village shall arrange for the Public Roads construction as a separate public contract or change order to any pending, duly bid public road work (i.e., annual paving program) contract. Subject to the Force Majeure provisions, the Village anticipates the Public Roads construction completion no later than 14 months from the Public Utilities' acceptance. The Village will pass along the applicable amounts from the invoices it receives from its Public Roads contractor to the Subdivider for payment as the contractor completes such work. The Subdivider shall pay the Village by the time such payments are due to the contractor. Suppose the Subdivider fails to pay the Village promptly. In that case, the Village shall draw on the Security as needed to pay the Public Roads contractor, including any interest or penalty owed due to untimely payment.

Article VII. Fees

The subdivider agrees to pay all fees required by the Village Code of Ordinances, including, but not limited to, those fees described in ***Code of Ordinances Chapter 74, Article X: Fees***.

Article VIII. Occupancy

The Village shall only grant a Certificate of Occupancy once the Required Improvements are complete.

Article IX. Legal Action

In addition to the provisions outlined in this Agreement, the Village may take any other appropriate action at law or equity to enforce compliance with the provisions of this or any additional agreement it may have with the Subdivider. In the event of a legal action in which the final determination favors the Village, the Village may collect statutory costs and disbursements, plus its actual attorneys' fees and expenses, from the Subdivider.

Article X. Sale of Lots and Dedication of Property

After the execution of this Agreement, the recording of the Subdivision's Plat, the recording of the Subdivision's restrictive covenants (if any), and the deposit of all Security with the Village (by such time as is herein provided), the Subdivider may convey lots in the Subdivision to third parties.

Article XI. Personal Liability of Public Officials

In carrying out any of this Agreement's provisions or exercising any power or authority granted to them thereby, there shall be no personal liability of the Village officers, agents, or employees. In such matters, they act as agents and representatives of the Village.

Article XII. Indemnification and Hold Harmless Agreement

To the fullest extent permitted by law, the Subdivider shall defend, indemnify, and hold harmless the Village and its elected and appointed officials, officers, employees, and agents (collectively, the "Village Indemnitees") from and against any and all third-party claims, demands, actions, suits, liabilities, damages, judgments, fines, penalties, losses, costs, and expenses, including reasonable attorneys' and consultants' fees, to the extent arising out of or resulting from (a) any negligent act or omission or willful misconduct of the Subdivider or any of its employees, agents, contractors, subcontractors, or any other person or entity for whom the Subdivider is responsible; (b) the Subdivider's breach of this Agreement; or (c) any violation of applicable law by any such person or entity, in each case in connection with the Subdivision or any work performed or to be performed under this Agreement, including extra work. The Subdivider's duty to defend shall arise upon the Village's tender of any claim alleging facts that, if true, would fall within this indemnity. The Village shall provide reasonably prompt written notice of a claim, but any delay in notice shall relieve the Subdivider of its obligations only to the extent the Subdivider is materially prejudiced by the delay. The Subdivider shall not settle any claim without the Village's prior written consent if the settlement imposes any admission, liability, payment, or nonmonetary obligation on a Village Indemnitee or fails to provide a complete and unconditional release of each Village Indemnitee. The Village may retain separate counsel at the Subdivider's expense if an actual conflict of interest exists or if the Subdivider fails to provide a timely and adequate defense. The Subdivider shall have no obligation to indemnify a Village Indemnitee to the extent a final, nonappealable judgment determines that the loss was caused by that Village Indemnitee's negligence or willful misconduct. These obligations are independent of, and shall not be limited by, any insurance required under this Agreement and shall survive completion of the work, acceptance or dedication of improvements, and expiration or termination of this Agreement. Nothing in this Article constitutes or shall be construed as a waiver of any defense, immunity, notice requirement, damages limitation, or other protection available to any Village Indemnitee under Wis. Stat. § 893.80 or other applicable law. The Subdivider shall perform all work and obligations under this Agreement in compliance with all applicable federal, state, and local laws, rules, regulations, ordinances, permits, and approvals.

Article XIII. Indemnification for Environmental Contamination.

The Subdivider and, if applicable, the Homeowners' Association shall jointly and severally indemnify, defend, and hold harmless the Village Indemnitees from and against any and all claims, demands, actions, judgments, damages, penalties, fines, liabilities, losses, costs, and expenses, including reasonable attorneys' and consultants' fees, arising out of or resulting from the presence, release, discharge, migration, disturbance, mobilization, or exacerbation of Substances in, on, under, or affecting any Village Parcel to the extent caused by or resulting from any activity conducted by the Subdivider, the Homeowners' Association, or their respective employees, agents, contractors, subcontractors, or other persons for whom they are responsible. Without limiting the foregoing, this indemnification includes costs incurred by the Village for investigation, testing, monitoring, reporting, remediation, removal, restoration, response, operation, maintenance, engineering controls, institutional controls, or other work required or reasonably necessary under applicable law or by any local, state, or federal governmental authority. The Subdivider shall remain liable notwithstanding any delegation or purported assignment of responsibility to the Homeowners' Association unless the Village expressly releases the Subdivider in a written instrument executed by the Village. These obligations apply regardless of when a covered condition is discovered or a claim is asserted and survive dedication, acceptance, conveyance, completion, and expiration or termination of this Agreement.

The Village shall provide the Subdivider and, if applicable, the Homeowners' Association with reasonably prompt written notice after the Village discovers Substances in, on, under, or affecting a Village Parcel or receives a related claim. Failure to provide prompt notice shall relieve the Subdivider or Homeowners' Association of its obligations only to the extent it is materially prejudiced by the delay. Subject to the Village's reasonable access, safety, and operational requirements, the Village shall allow the Subdivider or Homeowners' Association, as applicable, a reasonable opportunity to inspect the affected Village Parcel and perform required response work using qualified, properly insured environmental

professionals and in accordance with plans approved by the applicable governmental authorities and the Village, whose approval shall not be unreasonably withheld. The Village may undertake emergency or protective action without prior notice and may perform or complete required work at the responsible party's expense if the responsible party fails to proceed promptly and diligently, violates applicable law, creates an unreasonable risk to public health, safety, property, or the environment, or fails to comply with an applicable governmental directive. No response work shall create a lien against a Village Parcel.

As between the Parties only, the contractual obligations under this Article shall terminate only upon the Village's written acceptance of Closure Documents that (a) cover all affected Village Parcels and all affected environmental media; (b) identify all residual contamination and all continuing obligations, engineering or institutional controls, monitoring, maintenance, use restrictions, registry listings, and other conditions applicable to the Village Parcels; and (c) impose no continuing obligation, restriction, liability, or cost on the Village except one expressly accepted by the Village in writing. Any termination shall not apply to a reopening or additional response required because of incomplete, inaccurate, or misleading information; a subsequently discovered condition attributable to a covered activity; failure to comply with a Closure Document; or later migration, disturbance, mobilization, or exacerbation of Substances attributable to a covered activity. Nothing in this Article releases or transfers any liability or obligation imposed by applicable environmental law on any person or entity.

Article XIV. Insurance Requirements

Section 14.01 General

The Subdivider shall obtain and maintain, and shall require its contractors and subcontractors to obtain and maintain, insurance reasonably acceptable to the Village, including commercial general liability with contractual-liability and ongoing- and completed-operations coverage, automobile liability, workers' compensation and employers' liability, umbrella or excess liability, and pollution or environmental liability when the work may cause, release, disturb, mobilize, or exacerbate Substances. The policies shall name the Village and its elected and appointed officials, officers, employees, and agents as additional insureds or loss payees, as applicable and as the Village directs, with liability coverage on a primary and noncontributory basis, and shall include waivers of subrogation in favor of the Village to the extent permitted by law and commercially available. All required insurance shall be maintained until the Village accepts dedication of all Required Improvements and through the Guaranty Period; any claims-made pollution or environmental liability coverage shall include an extended reporting period reasonably acceptable to the Village. The required insurance is separate from and does not limit the Subdivider's indemnification obligations.

Section 14.02 Certificates of Insurance

Where the Village does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

- Employer's liability: $100,000.00 per occurrence
- Comprehensive Motor Vehicle Liability: $1,500,000.00 per Bodily Injury Accident & Property Damage Combined
- Comprehensive General Liability, Bodily Injury: $1,500,000.00 per accident
- Property Damage Combined: $1,000,000.00 aggregate

The required bodily-injury and property-damage limits for automobile and commercial general liability may be satisfied through primary policies or a combination of primary and umbrella or excess liability policies, provided that the combined coverage meets all requirements of this Article.

Article XV. Owner's Protective Liability Independent Contractor Insurance

The liability limits shall be the same as those of the Comprehensive General Liability Policy. Only an insurer authorized to do business in Wisconsin by the Wisconsin State Insurance Department shall carry the insurance required under this Agreement. The Village reserves the right to disapprove of any insurance company reasonably.

Article XVI. Agreement Runs with the Land

This Agreement shall be binding upon the Subdivider, their successors in title, or their assigns. The provisions hereof shall run with the land and bind owners and all subsequent owners of the Subdivision or any portion thereof. The sale of any lot or parcel within the Subdivision shall not relieve any owners of their continuing liability hereunder except as provided herein.

As a condition of approval by the Village Board of the final plat for the Sanctuary at Pike River Subdivision, the recorded declaration of covenants and restriction for the Subdivision shall require that Outlot 1, as depicted in the Subdivision, shall be owned, in equal share, by the owners of the 95 lots within the Subdivision as tenants in common, with ownership of each lot including an appurtenant undivided 1/95th interest in Outlot 1. The undivided interest in Outlot 1 appurtenant to a lot shall automatically pass with title to such lot and shall not be separately conveyed or transferred. Not withstanding such ownership, Outlot 1 shall constitute a community area for all purposes under the declaration of covenants and restrictions and shall be administered, operated, maintained, repaired and replaced by the homeowner's association for the Subdivision.

Article XVII. Notices

The Parties shall consider all written notices contemplated by this Agreement given upon receipt if hand-delivered to the party or person intended or a successor designated by a party to this Agreement or upon facsimile transmission to the fax numbers set forth herein or a successor number or numbers designated by the party, or one business day after deposit with a nationally recognized overnight commercial courier service, air bill prepaid, or 48 hours after deposit in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed by name and address to the party or person intended as follows, or a successor party or address, or both:

Section 17.01 To Subdivider

Attn: _____,
Lennar Homes of Wisconsin, LLC
1700 E. Golf Road
Schaumburg, Illinois 60173
Richard.murphy@lennar.com

Section 17.02 To the Village

Village Clerk
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406
Email: jfirkus@mtpleasantwi.gov

Article XVIII. Definitions

Capitalized terms within this agreement shall hold the following meanings, in addition to the terms defined within ***Code of Ordinances Chapter 74 Article XI: Definitions***.

Section 18.01 Terms beginning with A

(a) Agreement

Development Agreement: Sanctuary at Pike River

Section 18.02 Terms beginning with C

(a) Closure Documents

Written confirmation from the appropriate governmental authority that all required investigation, remediation, removal, restoration, monitoring, and closure work affecting the Village Parcels has been satisfactorily completed, including, without limitation, a no further action letter, final case closure letter, or confirmation that Substances affecting the Village Parcels migrated from an offsite source; provided that the document identifies all affected Village Parcels and environmental media, residual contamination, continuing obligations, engineering or institutional controls, monitoring or maintenance requirements, land-use restrictions, registry listings, and other conditions applicable to the Village Parcels.

Section 18.03 Terms beginning with E

(a) Effective Date

The date last executed by the Terms beginning with F

(b) Force Majeure

Events or circumstances beyond the Parties' reasonable control, including, without limitation, "acts of God," fire, flood, other natural calamities, accidents, unusual delays in deliveries, unavoidable casualties, labor disputes, strikes, lockouts, or picketing (legal or illegal), wars, riots, acts of terrorism, changes in or unexpected interpretations of applicable statutes, laws, ordinances or regulations, adverse weather conditions, condemnation or other actions of governmental authorities or utility companies or shortages of labor, fuel, power or materials.

Section 18.04 Terms beginning with G

(a) Guarantee Period

A period of two years after Substantial Completion, during which the Subdivider is responsible for any damage to the Required Improvements caused by construction activities in the Subdivision. The Guaranty Period shall not, in any manner, limit, change, or amend any applicable statutes of limitation regarding the Required Improvements.

Section 18.05 Terms beginning with P

Parties.

Section 18.06 Terms beginning with F

(a) Force Majeure

Events or circumstances beyond the Parties' reasonable control, including, without limitation, "acts of God," fire, flood, other natural calamities, accidents, unusual delays in deliveries, unavoidable casualties, labor disputes, strikes, lockouts, or picketing (legal or illegal), wars, riots, acts of terrorism, changes in or unexpected interpretations of applicable statutes, laws, ordinances or regulations, adverse weather conditions, condemnation or other actions of governmental authorities or utility companies or shortages of labor, fuel, power or materials.

Section 18.07 Terms beginning with G

(a) Guarantee Period

A period of two years after Substantial Completion, during which the Subdivider is responsible for any damage to the Required Improvements caused by construction activities in the Subdivision. The Guaranty Period shall not, in any manner, limit, change, or amend any applicable statutes of limitation regarding the Required Improvements.

Section 18.08 Terms beginning with P

(a) Parties

The Subdivider and the Village, collectively.

Section 18.09 Terms beginning with R

(a) Required Improvements

The improvements for the Subdivision identified within ***Mount Pleasant Code of Ordinances Chapter 74: Subdivisions, Article VII: Required Improvements*** per plans and specifications approved by the Public Works Director.

Section 18.10 Terms beginning with S

(a) The Subdivider

Lennar Homes of Wisconsin, LLC, its successors, assigns, agents, contractors, subcontractors, or employees as applicable.

(b) Subdivision

Sanctuary at Pike River

(c) Substantial Completion

The installation of the asphalt or concrete binder course on roads to be dedicated or, if the Required Improvements do not include a road to be dedicated when the Subdivider completes 90 percent of the Required Improvements by cost.

(d) Substances

Any hazardous, toxic, or regulated substance, material, waste, pollutant, contaminant, petroleum, or petroleum product that is defined, listed, regulated, or gives rise to investigation, reporting, response, remediation, monitoring, engineering-control, continuing-obligation, or other requirements or liability under any applicable federal, state, or local environmental law, rule, regulation, ordinance, permit, order, or approval.

Section 18.11 Terms beginning with V

(a) Village

The Village of Mount Pleasant, Racine County, Wisconsin.

(b) Village Parcels

Property owned by the Village or any Village right-of-way.

Article XIX. Signatures

In Witness Whereof, the parties hereto have executed this Agreement in the day and year set forth below.

Section 19.01 Lennar Homes of Wisconsin, LLC

Authorized Member

STATE OF WISCONSIN)

) SS:

COUNTY OF _____)

Personally came before me this _____ day of _____ 2026, XXXXXXXX of XXXXXXXXX, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged the same as the act and deed of said limited liability company.

_____

Notary Public, _____ County, WI

Print Name: _____

My commission: _____

X

David DeGroot
President

X

Jill Firkus
Clerk

X

Christopher Smith
Attorney

X

David DeGroot
President

X

Jill Firkus
Clerk

X

Christopher Smith
Attorney

STATE OF WISCONSIN)

) SS:

COUNTY OF _____)

Personally came before me this _____ day of _____ 2024, David DeGroot and Jill Firkus, President and Clerk of the Village of Mount Pleasant to me known to be the individuals who executed the foregoing instrument on behalf of said Village.

_____

Notary Public, _____ County, WI

Print Name: _____

My commission: _____