



Public Hearing Notice

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

Monday, February 28, 2022, at 6:00 PM

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

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

ZONING MAP AMENDMENTS

Ordinance 01-2022: A Zoning Map Amendment for Gittings Road; Zoning Map Amendment Application ZMA-01-22

The applicant applied to amend the zoning map for the property from AG-1 (Limited Agriculture) to RL-1 (Low-Density Residential). This application coordinates with CERTIFIED SURVEY MAP APPLICATION CSM-01-22 and CONDOMINIUM PLAT APPLICATION CP-01-22. The applicant wishes to construct 16 two-unit houses on the southern half of the property (32 total units), and leave the northern half of the property open to future development.

Ordinance 02-2022: A Zoning Map Amendment for 10017 Spring Street; Zoning Map Amendment Application ZMA-02-22

The applicant applied to amend the zoning map for the property from RL-1 (Low-Density Residential) to RE (Estate Residential). The applicant wishes to have two goats on the property as allowed under **DIVISION 90-340: HORSES AND FARM ANIMALS**.

ZONING TEXT AMENDMENTS

Ordinance 06-2022: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Division 90-450: Performance Standards.

The proposed amendment updates outdated references, including the CHAPTERS NR 400 TO 499 regarding air pollution; CODE OF ORDINANCES CHAPTER 34: FIRE PREVENTION AND PROTECTION; ARTICLE 90-425 OUTDOOR LIGHTING, CHAPTER NR 429 regarding odors; and CHAPTER DHS 157 regarding radioactivity and electrical disturbances. The amendment also clarifies inconsistencies in noise limit administration.

Ordinance 07-2022: Adding Article 90-155. Conservancy districts to the Code of Ordinances, Village of Mount Pleasant, Wisconsin.

The proposed amendment adopts two conservancy zoning districts. The C-1 (Lowland Resource Conservancy) district is primarily intended to prevent destruction of valuable natural resources and to protect water courses and marshes including the shorelands of navigable waters, and areas that are not naturally drained, or that are

subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or otherwise be incompatible with the general welfare. The C-2 (Upland Resource Conservancy) district is primarily intended to preserve, protect, enhance and restore all significant woodlands, areas of significant topography, and related scenic resources. Regulation of these areas serves to control erosion and sedimentation and will promote and maintain the natural beauty of the village.

Ordinance 08-2022: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Chapter 74: Land Division.

The proposed amendment updates the ordinances that regulate and control all land divisions within the corporate limits of the Village of Mount Pleasant and within the extraterritorial land division (plats and certified survey maps) approval jurisdiction of the Village in order to promote and protect the public health, safety, prosperity, aesthetics, and general welfare of the community. Specifically, the ordinances update the procedures to comply with current State law, update design standards to match existing engineering and zoning ordinances, update construction standards to match existing engineering practice, correctly reference fees, and provide updated definitions.

Ordinance 09-2021: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-110.90. Detached houses and two-unit houses.

The proposed amendment increases the maximum lot frontage, width, and lot area for two-unit houses or duplexes in the RL-2, RM, or RH zoning districts by up to 50%.

Ordinance 10-2021: Amending the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-420.100 Parking layout and design.

The proposed amendment outlines a procedure for site plans to allow semi-truck, tractor trailer, and other heavy vehicle parking on site plans that currently do not conform to the specifications listed in the ordinance. It also sets the approval conditions for such applications.

Ordinance 11-2021: Adopting the Code of Ordinances, Village of Mount Pleasant, Wisconsin, Section 90-500. Administration and Procedures.

90-540.10. Purpose.

The proposed amendment adopts a new purpose goal to review potential developments in regards to fiscal impact and future financial obligations and/or maintenance.

90-565.20 Authorized Administrative Adjustments

Allows the community development director to authorize adjustments to side and rear setbacks, lot width, and lot area maximum requirements in addition to minimums by up to 15%. It also adds the condition that the requested administrative adjustments will not bring the overall average building or lot of a development proposal out of compliance.

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

Community Development Department | (262) 664-7800