



PUBLIC HEARING NOTICE

Notice is at this moment given that the Village of Mount Pleasant will hold a zoning public hearing on:

Tuesday, March 16, 2021, at 6:30 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.

ZONING TEXT AMENDMENTS

Changes to Residential Building & Lot Regulations:

- § 90-110.90(c)
 - Amend Table 90-110-3(e) to raise RE Maximum Building Height, Principal building to 40 feet.
 - Add Note 1 to Maximum lot area (square feet) to read: Condominium Plats may exceed if
$$Total\ Lot\ Size < Number\ of\ Dwelling\ Units \times \frac{Maximum\ Lot\ Area}{2}$$
- § 90-330.110(L)
 - Correct a typo that says “backyard cottages” and replace with “secondary suites”

Clarification to Sidewalk Requirements:

- § 90-420.70(a)
 - Add a clause to allow Racine County or the Wisconsin Department of Transportation final authority on if sidewalks are required in their rights of way.

Changes to Sign Regulations:

- Table 90-440-1:
 - Change “1 (highway sign) per business” to “1 per parcel”
 - Footnote 2 to now read: Freestanding and highway signs must be set back at least 10 feet from any lot lines or use primary building non driveway side setback distance of the subject zoning district, whichever is less.
- § 90-440.140(c) Measurement of sign height
 - Allow sign heights to be measured from the average elevation of the property within 100 ft of the sign location, or the average between the sign elevation and centerline of adjacent public frontage within 100ft of the sign location

2101 RACINE ST ZONING MAP AMENDMENT APPLICATION (ZMA-03-21)

Applicant/Owner: Jose J. Flores

Parcel ID: 151-03-23-21-034-000

The applicant has requested amending this parcel from RL-1 (Low Density Residential) to B-1 (Neighborhood Business). The property has been an existing business for many years under the RCH zoning designation, but was zoned as RL-1 during the village wide zoning update.

7155 DURAND AVE ZONING MAP AMENDMENT APPLICATION (ZMA-04-21)

Owner: CONVENIENCE STORE INVESTMENTS

Applicant: Village of Mt Pleasant Staff

Parcel ID: 151-03-22-26-161-060

This Parcel has been erroneously split zoned M-2 (General Industrial) and B-3 (General Business). It should be zoned B-4 (Highway Business).

11317 LOUIS SORENSON RD ZONING MAP AMENDMENT APPLICATION (ZMA-05-21)

Owner: CITY OF RACINE WATER UTILITY

Applicant: Village of Mt Pleasant Staff

Parcel ID: 151-03-22-20-012-000

This parcel was not rezoned from B-P (Business Park) to P-2 (Campus Scale Public/Institutional) in the June 2020 Zoning Code Update. This rezone is a correction.

6600 Mariner Drive Unit 102 Conditional Use Application (CU-01-21)

Applicant/Owner: Karen McNeil

Parcel ID: 151-03-22-14-375-042

The applicant requested a Type B residential home occupation per [§ 90-330.60\(h\)](#) for a motor vehicle tinting and wrapping business. Per [§ 90-330.60\(f\)\(8\)](#), the applicant must store all "...vehicles, products, parts, machinery or similar materials or equipment..." inside the home at all times, and per [§ 90-330.60\(f\)\(1\)](#), "Residential home occupations must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Residential home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Mount Pleasant. Residential home occupations must be operated so as not to create or cause a nuisance."

The public may view the public hearing items by request or at the Village Hall. The Plan Commission will review the applications at their March 17, 2021, meeting at 1:00 PM.

Community Development Department | (262) 664-7800

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