



# ZONING PUBLIC HEARING NOTICE

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

**September 22, 2020, 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.

## **3719 SHERIDAN ROAD CONDITIONAL USE (CU-02-20)**

**Applicant/Owner: Craig Jorgensen, Nadeen Jorgensen**  
**Parcel ID 151-03-23-28-007-000**

Conditional Use Petition (CU-02-20) requests to reduce the established bluff setback of 165 ft. from the top of the bluff on this 0.87-acre parcel. Per 90-480.40, the Village may approve the modification of the minimum bluff and ravine setbacks following the conditional use approval procedures, upon submittal of a detailed report by a registered professional engineer with demonstrated geotechnical expertise documenting lower recession rates, more stable slope conditions, plans for structural protection against wave attack, or plans for stabilization of the bluff or shoreline. The applicant intends to build a single family home in the RE zone.

## **5509 DURAND AVENUE CONDITIONAL USE (CU-03-20)**

**Applicant: El Guero Auto Repair**  
**Owner: Mount Pleasant Investments**  
**Parcel ID 151-03-22-25-036-040**

Conditional Use Petition (CU-03-20) requests to allow a personal vehicle repair/maintenance shop in the B-2 district. The location was previously an auto shop but has been vacant over a year, so a conditional use is now required per the new zoning code.

## **ZONING TEXT AMENDMENT FOR CHILD CARE SERVICES**

These zoning text amendments revise sections **90-310-1 USE TABLE** and **90-320.80(E)(1)(C) DAY CARE** of the Code of Ordinances to allow child and adult day care centers in districts zoned Public/Civic Uses (P1 or P2). This amendment also creates conditional use criteria for child daycare centers with over 30 children in a P1 zone.

## **ZONING TEXT AMENDMENT FOR MICROBREWERIES**

These zoning text amendments revise sections **90-310-1 USE TABLE** and **90-320.80(K) RESTAURANTS AND BARS** of the Code of Ordinances to clarify and distinguish microbreweries, microwineries, and microdistilleries from brewpubs, larger breweries, wineries, and distilleries. These amendments better align local definitions with established state Brewer and Brewpub licenses. This clarification defines a microbrewery as a brewery that makes less than 10,000 beer barrels in a year and has a customer service area of at least 500 square feet.

These amendments allow microbreweries, microwineries, and microdistilleries in all districts that bars are currently allowed.

## **ZONING TEXT AMENDMENT FOR WIRELESS TELECOMMUNICATIONS**

These zoning text amendments remove Chapter 86 of the Code of Ordinances, add **CHAPTER 90: ARTICLE 90-350 WIRELESS TELECOMMUNICATIONS**, and update the **90-310-1 USE TABLE** to align the Village's telecommunications regulations to the full extent currently allowed by Wis. Stats. § 66.0404 and other applicable laws.

## **ZONING TEXT AMENDMENT FOR INDOOR RECREATIONAL SPORTS FACILITIES**

This zoning text amendment revises section **90-310-1 USE TABLE** to allow Indoor Sports and Recreation, Participant uses in the BP district. This use is defined as a provision of sports or recreation entirely within enclosed buildings primarily by and for participants. (Spectators are incidental).

The above items are available for public review at the Mount Pleasant Civic Campus - Village Hall, 8811 Campus Drive or by request. The Plan Commission will review the applications at their September 23 meeting at 1:00 pm.

*"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."*

Community Development Department | (262) 664-7800