



ZONING PUBLIC HEARING NOTICE

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

Tuesday, April 23, 2019, at 6:30 PM
Mount Pleasant Civic Campus – Village Hall
8811 Campus Drive
Ebe Auditorium

The purpose of the hearing is to consider proposed amendments to the zoning ordinance of the Village of Mount Pleasant as its effects the zoning regulations of said ordinance and the boundaries of a zoning district in the Village under Section 62.23 (7) of the Wisconsin Statutes.

Cornerstone Pavers Rezone Petition RZ-07-19 & Conditional Use CU-03-19

Owner: Village of Mt Pleasant

Applicant: Cornerstone Pavers LLC, Christopher Cape

Tax Parcel #151-03-22-30-020-000

Rezone RZ-17-19 & Conditional Use CU-03-19 requests permission to rezone the property at 13417 Durand Ave from B-P (Business Park) to B-P/OEL (Business Park/Extractive or Landfill Operations Overlay). This request is in order to use the property for a temporary concrete batch plant. A Conditional Use (CU-04-18) is required to build a concrete batch plant in an OEL district.

Racine Honda Rezone Petition RZ-08-19

Owner(s): Joseph F Fox, MLG/HWY 20 Limited Partnership

Applicant: Richard Bierman

Tax Parcels: 151-03-18-020-030 & 151-03-18-020-500

RZ-08-19 requests permission to rezone 10.38 & 2.72 acres located at 1701 East Frontage Road from B-P (Business Park) to B-3 (General Business). This request is to allow for the construction and operation of a motor vehicle sales and service facility.

Tree of Life Rezone Petition and Conditional Use RZ-09-19 & CU-04-19

Owner: Ana Rojas Applicant: Luis Barbosa

Tax Parcels 151-22-20-031-000 & 151-03-22-20-030-000

RZ-09-19 requests permission to rezone 0.997 & 0.993 acres located at 11310 & 11326 Durand Avenue from AG (Agriculture) to RM-2 (Residential Multi-Family). This is in order to apply for Conditional Use CU-04-19 which would allow a senior living facility on the site.

Oakes Road Redi Mix Rezone Petition (RZ-10-19 & CU-05-19)

Property Owner: Phoenix JCR Mt Pleasant Industrial Investors LLC

Applicant: Matthew Schmitz, Schmitz Ready Mix INC

Tax Parcel #151-03-22-26-051-002

RZ-10-19 requests permission to rezone an 15.85-acre parcel located on Durand Ave from M-1 Industrial (Manufacturing and Warehousing) to M-1 Industrial/OEL (Manufacturing and Warehousing/Extractive or Landfill Operations). This request is to allow for Conditional Use CU-11-18, a Conditional Use application for a permanent concrete batch plant on the site.

Zoning Text Amendments- Revisions to Industrial/Manufacturing districts: M-E, M-1, and OEL

This zoning text amendment will revise Chapter 90 of the Village of Mount Pleasant's Municipal code, specifically sections 90-671 (M-1 district), 90-691 (M-E district), 90-751 (OEL Overlay District), and 90-173 (Overlay Districts, Purpose and Enumeration). The purpose of these amendments to create a

tiered zoning system for industrial districts to better reflect the intensity of use therein. This amendment establishes specific criteria for conditional uses in the M-1 district, adjusts the M-E district to accommodate warehousing, and expands the by right uses in the OEL district.

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 items at their April 24 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."

Robin Palm, Planner II
Department of Community Development and Planning
(262) 664-7800
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