Joe Maier, Chairperson
Ram Bhatia, Trustee
Tashe Bozinovski, Commissioner
Frank Risler, Commissioner
Larry Basil, Commissioner
Nancy Washburn, Trustee

PLAN COMMISSION AGENDA

December 17, 2025
1:00 PM
Village Hall, Room B114 Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

C.1 Consideration of the November 11, 2025, meeting minutes.
2025-11-19 Minutes.docx

C.2 Recommendation of Ordinance 17-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70.
2026-01-12_Ordinance 17-2025.docx
Ordinance 17-2025 Exhibit A (Clean).pdf
Ordinance 17-2025 Exhibit A (Redlined).pdf

C.3 Recommendation of Ordinance 19-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-110.70 and 90-560.30 and Creating § 90-110.75 Lot and building regulations for twinhouse and townhouse buildings
2026-01-12_Ordinance 19-2025.docx
2025-12-17_Ordinance 19-2025_Exhibit A.docx
Housing Density.pptx

D. NEW BUSINESS

E. STAFF REPORTS

E.1 2025 Planning Year End Report

E.2 2025 Parks and Recreation Year End Report

F. 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.

Posted: December 12, 2025 at 4:00 PM

PLAN COMMISSION MEETING MINUTES

November 19, 2025 at 2:30 PM
Village Hall, Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Administrator Tami Simons, Director of Public Works/Village Engineer Tony Beyer, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

Chairperson Maier called the meeting to order at 2:30 PM.

B. ROLL CALL

B. Baker performed roll call. Trustee Washburn, Commissioner Risler, Commissioner Bozinovski, Trustee Bhatia, Commissioner Basil, and Chairperson Maier were present. Commissioner Peterson was excused.

C. OLD BUSINESS

1. October 22, 2025

Motion by Commissioner Risler to approve the minutes from the October 22, 2025 meeting. Motion seconded by Trustee Washburn. On voice vote, motion carried 4-0-2. Trustee Bhatia and Commissioner Bozinovski abstained.

D. NEW BUSINESS

1. Recommendation of Carrington Blvd; Kilbourn Dr Certified Survey Map; CSM-25-11

Community Development Director Sam Schultz that the applicant applied to modify CSM 3524 to realign a small stretch of Kilbourn Drive and to dedicate 89 square feet to Carrington Boulevard. Both changes are minor, clean-up issues, and do not reconfigure the existing lots otherwise. The applicant plans to request the Village discontinue the change in right-of-way on Kilbourn Drive to match the new layout. The subject properties lie within Tax Incremental District No. 7, and the applicant currently markets them for sale. The village staff do not recommend any conditions for approval.

Motion by Trustee Washburn to recommend approval to the Village Board the Carrington Blvd; Kilbourn Dr Certified Survey Map; CSM-25-11. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

2. Discussion on proposed updates to sidewalk ordinances

Community Development Director Sam Schultz led the discussion and looked for direction regarding updates to sidewalk ordinances. To moderate the concerns of the committees, the village staff recommend the following updates to the ordinance:

1. Expanding the existing In Lieu Of Fee ordinance to apply to urban street cross sections and allowing those property owners otherwise required to construct a sidewalk to pay into the program if they lie further than 1,200 feet away from a connecting sidewalk [This is the maximum block length identified in § 74-7.6(b)].
2. Disqualifying any sidewalks identified within a tax incremental district project plan or the village's Bicycle and Pedestrian Plan from the In Lieu Of Fee Program.
3. Requiring that developers install sidewalk at the time of platting, along with all the other required improvements listed within Chapter 74: Article VIII. The Plan Commission should consider whether this higher up-front cost balances their wish for a more connected network, sooner.
4. Installing and specially assessing for sidewalk installation to the nearest roadway intersection. This forces some adjacent property owners' hands but does complete that segment of the sidewalk to the next logical stopping point.

Trustee Bhatia expressed his concerns over who would pay the cost, losing front yard, and sidewalks not extending all the way down the road. Commissioner Basil commented that he agrees number three would be good for developers, thinks that sidewalks are good for the community, and inquired about the in Lieu of fee. Trustee Washburn asked for clarification on number 2, disagreed on number 3 discussed other solutions, inquired what the Public Works Committee thought of number 4. S. Schultz explained that they

feedback drafts after this meeting will be presented at their next meeting and then back to Plan Commission.

3. Discussion on proposed updates to Article 200: Overlay Districts

Community Development Director Sam Schultz led the discussion explaining that over the past year the village staff have administered multiple situations regarding shoreland setbacks along Lake Michigan that were very confusing to residents. These situations started conversations regarding the internal organization of our environmentally related zoning regulations, which lie in multiple different areas of the code.

To simplify the organization of these regulations, the village staff propose moving the following regulations under Article 200: Overlay Districts: Conservancy Districts, Bluff and Ravine Setbacks, Flood Protection, and Shoreland Protection. The Commission was supportive and asked if there would be a map. S. Schultz explained the GIS will be updated to show.

4. Discussion on proposed updates to residential zoning districts

Planner II Robin Palm led the discussion regarding the updates to residential zoning districts and the two issues of lot widths for twin and townhome units and overlap between dimensional standards and density requirements. Staff shared the possible approaches, offer a compliance path choice or relax dimensional limits. Commissioners felt this would be hard to visualize requested some examples.

F. STAFF REPORTS

None

G. ADJOURN Motion by Commissioner Risler to adjourn the meeting at 3:40 PM. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

DRAFT

Executive Summary

Plan Commission Meeting of December 17, 2025

Recommendation of Ordinance 17-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70.

BACKGROUND

At its November 19 Plan Commission meeting, the Commission directed the village staff to draft updates to the village's sidewalk requirements. Additionally, the Public Works Committee discussed the need for similar potential updates at its November 13, 2025, meeting. The primary issue discussed by both committees was the village's requirement for sidewalks on new development when those sidewalks are not adjacent to existing sidewalks. These ordinances created situations where the village required sidewalks in circumstances where developers installed these sidewalks, but the abrupt ends created secondary safety and travel concerns.

Previous conversations had at both the Plan Commission and Village Board, when adopting the current ordinances, centered around the need to, "start somewhere," and that if the village did not require sidewalks for most larger new developments moving forward, then it would likely never build out a sidewalk system. The village is largely dealing with this conversation now due to its relatively recent incorporation, compared to comparable older cities and villages throughout Southeastern Wisconsin. Urban planning practice has recommended separating pedestrian travel from vehicular travel in suburban contexts since post-war suburbanization accelerated in the 1950s.

To moderate the concerns of the committees, the village staff included the following changes to the ordinance.

1. The ordinance clarifies that the regulations of Division 90-420: Parking and Access apply to all new developments, redevelopments, and when changes to structures or uses meet the conditions of § 90-430.20 Applicability. The cross-reference to landscaping and screening consolidates when the zoning ordinance requires changes to parking areas and screening areas, which are often interlinked.
2. Expanding the existing In Lieu Of Fee ordinance to apply to urban street cross sections.
3. Expanding the existing In Lieu Of Fee ordinance to apply to properties further than 1,200 feet away from a connecting sidewalk or multi-use pathway, which is the maximum block length identified within § 74-7.6(b).
4. Reducing the existing In Lieu Of Fee ordinance to disqualify any sidewalks or multi-use pathways identified within Village's Comprehensive Plan, Bicycle and Pedestrian Plan, a tax incremental district project plan, or any other applicable plan officially adopted by the Village Board.

Additionally, the village staff recommend the following changes to administrative practices not contained within the Code of Ordinances.

1. Permitting, via the development agreement required per § 74-2.8, for subdividers to delay the installation of public sidewalks, multi-use pathways, and street trees until the time at which they pull a building permit for the adjacent lot with the stipulation that they install all required improvements within 5 years of recording of the final plat or when more than 66% of the lots within the land division have pulled a building permit, whichever is sooner. If the subdivider does not install the sidewalks, multi-use pathways, and street trees within that time frame, they shall waive the right to contest the village installing those improvements and specially assessing the cost of such improvements on the adjacent property owner. This agreement shall run with the land.

2. If a sidewalk stops mid-block, the staff shall investigate and recommend a solution to safely end the sidewalk within their staff report to the Public Works Committee, Plan Commission, or Village Board, as applicable. Potential solutions could include public warning signage, mid-block crossings for blocks exceeding the maximum block length, installation at the Village's expense using various funding mechanisms, or installation at the request and expense of the adjacent property owners.

COMPREHENSIVE PLAN

The Village contracted with the Southeastern Wisconsin Regional Planning Commission (*SEWRPC*) to update its Bicycle and Pedestrian Plan. SEWRPC anticipates finishing this plan in 2026, and the village staff recommend adopting this update as a portion of the transportation element of the village's comprehensive plan.

LAND DIVISION

The changes affect the development agreement required per § 74-2.8.

ZONING

These changes affect Code of Ordinances Chapter 90, Division 90-420: Parking and Access.

STRATEGIC PLAN

This discussion meets the following key strategies and outcomes:

- Safe Community
    - Create a proactive approach to a safe and secure community
        - Outcome: Safety in the public right-of-way for all modes of transportation. The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Customer Satisfaction
    - Community focused delivery of services that are responsible, reliable and high quality
        - Outcome: Ordinances that evolve with the changing needs of the Village. Village staff regularly review existing ordinances to remove language that is outdated, improve processes, and update standards to better reflect current best practices.

RECOMMENDATION

The village staff recommend that the Plan Commission recommends approval to the Village Board.

FISCAL IMPACT

The proposed amendments within the ordinance do not change the overall cost of development, nor significantly increase the projected staff time allotted to reviewing development proposals. The proposed changes to administrative practice are situationally specific, and the Village Board will consider the cost associated with any plan of action at the time it reviews the project.

PREPARED BY

Samuel Schultz

Ordinance 17-2025

Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70

WHEREAS, the Mount Pleasant Board of Trustees determined it necessary to amend §§ 90-420.10 and 90-420.70 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin pertaining to pedestrian accomodations required by the Village; and

WHEREAS, the adoption of this text amendment followed the procedures outlined in Division 90-520: Text Amendments; and

WHEREAS, the Mount Pleasant Village Board of Trustees finds that the proposed text amendments meet the purposes of zoning regulation outlined in § 90-10.50 Purposes; and

NOW THERREFORE, at a regular meeting of the Village Board for the Village of Mount Pleasant, held on the 12th day of January, 2026, a quorum of the trustees of the Village of Board being present and a majority voting in favor thereof, the Village Board of Mount Pleasant do ordain as follows:

1. §§ 90-420.10 and 90-420.70 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin is hereby amended as shown in the attached **EXHIBIT A**.
2. All ordinances and parts of ordinances contravening the provisions of this ordinance are hereby repealed.
3. The terms of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
4. This ordinance shall take effect and be in force after its passage and publication.

Passed and adopted by the Village Board of the Village of Mount Pleasant on the 12th day of January, 2026.

Approved:

X

David DeGroot
President

Attest:

X

Jill Firkus
Clerk

EXHIBIT A

Code of Ordinances, Village of Mount Pleasant, Wisconsin

CHAPTER 90: ZONING

Article 400: Village Wide Regulations

Division 90-420: Parking and Access

§ 90-420.10. Purpose; applicability.
[ORD. NO. 19-2020, 6-8-2020]

(a) Purpose.

(1) The regulations of this division establish off-street motor vehicle and bicycle parking requirements that attempt to encourage transit use and nonmotorized modes of transportation, while also helping meet the typical parking needs of shoppers, employees, visitors, and residents. The Village intends these regulations to help avoid the negative impacts that can result from requiring excessive off-street parking (e.g., impervious surfaces, stormwater runoff, heat island effect, visual environment, and parking encroachment into stable neighborhoods).

(2) The Village also intends these regulations to help protect the public health, safety, and general welfare by:

a. Promoting economically viable and beneficial use of land; and

b. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the village.

(b) Applicability.

(1) General. Property owners must provide and maintain parking and access in accordance with the provisions of this division. Unless expressly stated otherwise, the regulations apply to all zoning districts and uses.

(2) New uses and development. The regulations of this division apply to all new developments, redevelopments, and when changes to structures or uses meet the conditions of § 90-430.20 Applicability.

§ 90-420.70: Sidewalks and pedestrian circulation.
[ORD. NO. 19-2020, 6-8-2020]

(a) Sidewalks. Property owners must provide sidewalks or multi-use pathways along all sides of every lot that abuts a public street. Racine County and the Wisconsin Department of Transportation hold final authority to require sidewalks in their rights-of-way.
[AMENDED 3-22-2021 BY ORD. NO. 05-2021; 7-25-2022 BY ORD. NO. 22-2022]

(1) If the Community Development Director, Public Works Director, and the applicant for a proposed development agree that a property meets the following conditions, the Village may accept a payment in lieu of sidewalk or multi-use path. The Village shall set the payment amount using the Public Works Director's estimate of sidewalk construction costs per square foot. The Village shall place the payment in a fund

exclusively used for new or upgraded pedestrian and bicycle infrastructure.

a. The construction of a sidewalk or multi-use pathway is impractical or infeasible;

b. The lot does not currently lie within 1,200 feet, measured via public rights-of-way, to any existing sidewalk or multi-use pathway;

c. The Village's Comprehensive Plan, Bicycle and Pedestrian Plan, a tax incremental district project plan, or any other applicable plan officially adopted by the Village Board does not identify the adjacent improvement;

d. The sidewalks or multi-use pathways do not lie within a subdivision plat that the Plan Commission required to have that improvement; and

e. The Village does not plan to construct adjacent sidewalks or multi-use pathways in the Village's five-year capital improvement plan.

(b) Internal pedestrian circulation. Property owners must provide an internal circulation system for pedestrian and nonmotorized travel on all lots except those occupied solely by residential buildings containing fewer than two dwelling units.

(c) Connection to public sidewalks. The internal pedestrian circulation system must connect the main building entrance to all sidewalks located along street frontages abutting the site. Required connections must follow a direct route and not involve significant out-of-direction travel for system users.

(d) Internal connections. The internal pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians and nonmotorized travel, such as parking areas, bicycle parking, usable open spaces, recreation areas, and similar amenity features.

(e) Design. Required internal pedestrian circulation facilities must be designed and constructed in accordance with the regulations of this subsection.

(1) The internal pedestrian circulation system must be ADA-compliant.

(2) When the internal pedestrian circulation system crosses drive aisles, property owners must clearly differentiate them by using elevation changes, differing paving materials, or other equally effective methods to safely accommodate nonmotorized travel, as approved by the Community Development Director. Striping alone does not meet this requirement.

(3) When the internal pedestrian circulation system is parallel and adjacent to a motor vehicle travel lane, it must be a raised path at least 8 inches above the vehicle travel lane surface or be separated from the vehicle travel lane by a raised curb, bollards, landscaping, or another physical barrier. If property owners use a raised path, they must install accessible curb ramps at the ends of the raised portions.

EXHIBIT A

Code of Ordinances, Village of Mount Pleasant, Wisconsin

CHAPTER 90: ZONING

Article 400: Village Wide Regulations

Division 90-420: Parking and Access

§ 90-420.10. Purpose; applicability.
[ORD. NO. 19-2020, 6-8-2020]

(a) Purpose.

(1) The regulations of this division establish off-street motor vehicle and bicycle parking requirements that attempt to encourage transit use and nonmotorized modes of transportation, while also helping meet the typical parking needs of shoppers, employees, visitors, and residents. The Village intends these regulations ~~are also intended~~ to help avoid the negative impacts that can result from requiring excessive ~~supplies of~~ off-street parking (e.g., impervious surfaces, stormwater runoff, heat island effect, visual environment, and parking encroachment into stable neighborhoods).

(2) The Village also intends these regulations ~~are also intended~~ to help protect the public health, safety, and general welfare by:

a. Promoting economically viable and beneficial use of land; and

b. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the ~~V~~village.

(b) Applicability.

(1) General. ~~Off-street parking~~Property owners must provide and maintain parking and access ~~must be provided and maintained~~ in accordance with the provisions of this division. Unless ~~otherwise~~ expressly stated otherwise, the regulations apply to all zoning districts and uses.

(2) New uses and development. The ~~parking~~ regulations of this division apply to all new developments, redevelopments, and ~~to all new buildings constructed and all new uses established in all zoning districts~~when changes to structures or uses meet the conditions of § 90-430.20 Applicability.

~~(3) Change of use. If a new use of a building requires more off-street parking than the use that most recently occupied the building, additional off-street parking is required in an amount equal to the difference between the parking required for the new use and the parking that would have been required for the previous use if the parking requirements of this division had been applicable.~~

~~(4) Enlargements and expansions.~~

~~a. The parking regulations of this division apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity or other~~

~~units of measurement used in establishing off-street parking requirements.~~

~~b. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. There is no requirement to address parking deficits associated with existing, lawfully established buildings or uses.~~

§ 90-420.70: Sidewalks and pedestrian circulation.
[ORD. NO. 19-2020, 6-8-2020]

(a) Sidewalks. Property owners must provide ~~S~~sidewalks or multi-use pathways ~~must be provided~~ along all sides of every lot that abuts a public street. Racine County and the Wisconsin Department of Transportation hold final authority to require sidewalks in their rights-of-way.
[AMENDED 3-22-2021 BY ORD. NO. 05-2021; 7-25-2022 BY ORD. NO. 22-2022]

(1) If the Community Development Director, Public Works Director, and the applicant for a proposed development agree ~~to~~ that a property meets the following conditions, the Village may accept a payment in lieu of sidewalk or multi-use path. The Village shall set the payment amount using the ~~Village's five-year average~~Public Works Director's estimate of sidewalk construction costs per square foot. The Village shall place the payment in a fund exclusively used for new or upgraded pedestrian and bicycle infrastructure.

a. The construction of a sidewalk or multi-use pathway is impractical or infeasible; ~~and~~

b. The lot does not currently lie ~~adjacent~~ within 1,200 feet, measured via public rights-of-way, to any existing sidewalk or multi-use pathway; ~~and~~

c. The Village's Comprehensive Plan, Bicycle and Pedestrian Plan, a tax incremental district project plan, or any other applicable plan officially adopted by the Village Board does not identify the adjacent improvement;

~~b.~~ The sidewalks or multi-use pathways do not lie within a subdivision plat that the Plan Commission required to have that improvement; and

d.

~~c.~~ The Village does not plan to construct adjacent sidewalks or multi-use pathways in the Village's five-year capital improvement plan.; ~~and~~

~~d.~~e. ~~The adjacent roadway uses a rural cross section.~~

(b) Internal pedestrian circulation. Property owners must provide a~~A~~n internal circulation system for pedestrian and nonmotorized travel ~~must be provided~~ on all lots except those occupied solely by residential buildings containing fewer than ~~four~~ two dwelling units.

(c) Connection to public sidewalks. The internal pedestrian circulation system must connect the main building entrance to all sidewalks located along street frontages abutting the site. Required connections must follow a direct route and not involve significant out-of-direction travel for system users.

EXHIBIT A

(d) Internal connections. The internal pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians and nonmotorized travel, such as parking areas, bicycle parking, usable open spaces, recreation areas, and similar amenity features.

(e) Design. Required internal pedestrian circulation facilities must be designed and constructed in accordance with the regulations of this subsection.

(1) The internal pedestrian circulation system must be ADA-compliant.

(2) When the internal pedestrian circulation system crosses drive aisles, property owners must ~~it must be~~ clearly differentiate~~d~~ them ~~through the~~by usinge ~~of~~ elevation changes, ~~different~~ differing paving materials, or other equally effective methods ~~of~~ to safely ~~accommodating~~ accommodate nonmotorized travel, as approved by the Community Development Director. Striping alone does not meet this requirement.

(3) When the internal pedestrian circulation system is parallel and adjacent to a motor vehicle travel lane, it must be a raised path at least ~~eight~~ 8 inches above the vehicle travel lane surface or be separated from the vehicle travel lane by a raised curb, bollards, landscaping, or another physical barrier. If property owners use a raised path ~~is used~~, they must install accessible curb ramps at the ends of the raised portions ~~must be equipped with accessible curb ramps~~.

Executive Summary

Plan Commission Meeting of December 17, 2025

Recommendation of Ordinance 19-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-110.70 and 90-560.30 and Creating § 90-110.75 Lot and building regulations for twinhouse and townhouse buildings

BACKGROUND

In 2020, the village comprehensively updated Division 90-110: Residential Districts to simplify districts, consolidate standards, and enable a broader range of housing types, including fee-simple twinhouses and townhouses. In June 2025, the Village Board adopted Ordinance 09-2025, which further consolidated residential lot and building regulations into a single table (Table 90-110-3), added the RN district, and aligned several village-wide regulations.

Since that adoption, staff monitored pre-development meetings and subdivision concepts. Two issues emerged:

1. The 2025 consolidation retained the district minimum lot widths and areas but eliminated the explicit narrow-lot standards that had previously enabled fee-simple twinhouse and townhouse formats with zero side setbacks.
2. Overlapping dimensional and density standards continued to complicate plats and certified survey maps that met overall net density but failed one or more lot area or width thresholds, triggering redesigns without changing intensity.

In November 2025, the Plan Commission discussed restoring a clear path for narrow fee-simple attached housing, relying more consistently on density at the plat scale, and limiting the use of variances where a zoning map amendment would be more appropriate. The proposed ordinance (**Exhibit A**) implements that direction by modestly expanding the lot table and two new procedural tools. The ordinance would amend Chapter 90 as follows:

1. **Add maximum density ranges to the residential lot and building table.** Table 90-110-3 currently establishes minimum units per net acre for each residential district but does not set corresponding upper limits. The amendment adds a *Maximum units per net acre* row to the table, establishing a defined density range for each district (e.g., RL: 1 to 8 dwelling units per net acre; RN: 6 to 16; RM: 9 to 30, with no explicit maximum in RH). These caps act as a policy guardrail for subdivision-scale intensity while leaving existing minimum densities unchanged. This also future-proofs the zoning code, as expected, upcoming state law changes will require localities to specify density levels in comprehensive plans. Consistent with the November 2025 discussion, the ordinance also increases the maximum lot area in the RN and RM districts to accommodate typical 6-8-unit attached buildings in RN and 20+-unit moderate-scale buildings in RM, in line with the 1.0-1.3 acre and 2.4-3.1 acre ranges the Commission previously reviewed.
2. **Clarify how the lot table applies to attached dwelling units with shared walls and zero side setbacks.** A new 90-110.75 codifies a *building sites* concept for fee-simple twinhouses and townhouse buildings. For purposes of applying Table 90-110-3, all fee-simple lots within a single attached building are treated as one building site. The building site's lot area and width are calculated by summing the individual lots, and that combined site must meet the district's minimum and maximum lot area and lot width standards. Within that building site, interior lot lines between attached units may have a zero-foot side setback, subject to building and fire codes, while end units remain subject to the standard side and rear setbacks. A new footnote in Table 90-110-3 directs readers to this section for attached homes. This restores the functional

narrow-lot path for fee-simple attached housing that was available under the 2020 twinhouse and townhouse regulations, without reintroducing separate lot tables by building type or defining the entire zone's typical lot dimensions by one housing type. Lots approved under this section are deemed conforming and do not require separate variances for lot area or width.

3. **Limit the use of variances for density and de facto rezoning.** An amendment to 90-560.30: Authorized variances modifies a subsection (e), clarifying that the Board of Appeals may not grant variances that effectively change the zoning of a property where a zoning map amendment consistent with the Comprehensive Plan is available. Administrative adjustments authorized elsewhere in the chapter remain available. This implements the November Plan Commission recommendation to limit subdivision-scale density variances and avoid using variances as a substitute for legislative rezoning.

All other aspects of the June 2025 residential update, including the district descriptions, permitted building types, maximum impervious surface standards, and garage and gardening regulations, remain unchanged.

COMPREHENSIVE PLAN

Current draft housing legislation at the state level includes requirements for communities to set more specific density standards within the land use element of their comprehensive plans. Continuing to refine the village's standards proactively coincides with this draft legislation and potential required comprehensive plan updates relating to residential density.

STRATEGIC PLAN

These potential updates meet the following Key Strategies and Outcomes identified in the Strategic Plan.

- Balance Growth and Development
    - Planning major Village initiatives to optimize budgeting impact, ensuring compliance with the Comprehensive Plan.
        - Outcome: Welcoming and competitive community for a variety of housing types and commercial development. Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
- Customer Satisfaction
    - Outcome: Ordinances that evolve with the changing needs of the Village.
        - Village staff regularly review existing ordinances to remove language that is outdated, improve processes, and update standards to better reflect current best practices.

RECOMMENDATION

The village staff recommend that the Plan Commission recommends approval of Ordinance 19-2025 to the Village Board.

FISCAL IMPACT

The ordinance clarifies administrative review procedures and does not impact the cost of development.

PREPARED BY

Samuel Schultz

90-110.100 Twinhouses

(a) **Description.** A twinhouse is a residential building occupied by 2 dwelling units, each of which is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

(b) **Where Allowed.** Twinhouses are allowed in all RL, RM and RH districts.

(c) **Lot and Building Regulations.** Twinhouses are subject to compliance with the lot and building regulations of Table 90-110-4.

(d) **Ownership.** A twinhouse dwelling lot may be paired with only one other lot, and both lots must be held under the same ownership at the time of construction of both twinhouses. Both attached twinhouse dwelling units must be constructed as a single unit and project during the same construction time period.

(e) **Covenants and Restrictions.** A declaration of covenants, conditions and restrictions or a similar enforceable agreement must be submitted with the plat (or CSM) if new lots are being created or with the zoning compliance application if no new lots are being created. The declaration must specify respective owner obligations and rights with regard to any common structures, such as shared walls, roof, and other inseparable improvements.

TABLE 90-110-4 TWINHOUSE LOT AND BUILDING REGULATIONS

Regulation	RL-1	RL-2	RM & RH
(a) Lot			
1 **Minimum Lot Area** (square feet)	3,000	1,800	1,800
1 **Maximum Lot Area** (square feet)	7,200	3,600	3.600
2 **Minimum Lot Width** (feet)	30	24	24
2 **Maximum Lot Width** (feet)	55	35	35
Maximum Building Coverage (% of lot)	50	55	55
(b) Principal Building Siting			
3 **Street Setback** (min, feet)	15	15[1]	15[1]
4 **Interior Side** (min, feet) [2]	6	6	6
5 **Rear** (min, feet)	25	25	25
(c) Accessory Building Siting			
Allowed Location	Allowed in rear yard only		
Side and Rear Setbacks (min, feet)	3	3	3
(d) Garages			
Garage Configuration	See 90-110.70(c)		
(e) Maximum Building Height			
Principal Building (feet)	35	35	35
Accessory Building (feet)	20	20	20

[1] 10-foot minimum street setback on lots with alley access to parking/garage.

[2] Interior side building setbacks apply only to end units (i.e., on non-attached side). Driveways must be set back at least 2 feet from interior side lot lines.

90-110.110 Townhouse Buildings

(a) **Description.** A townhouse building is a residential building occupied by 3 or more dwelling units, each of which is located on its own lot and has one or more common or abutting walls with other dwelling units in the townhouse building. Each dwelling unit has a front and back and its own external entrance. Townhouse dwelling units do not share common floors/ceilings with other dwelling units.

(b) **Where Allowed.** Townhouses are allowed in RM and RH districts.

(c) **Lot and Building Regulations.** Townhouses are subject to compliance with the lot and building regulations of Table 90-110-5.

(d) **Ownership.** All townhouse dwelling units with shared structural elements (e.g., walls or roofs) must be constructed as a single unit and project during the same construction time period.

(e) **Covenants and Restrictions.** A declaration of covenants, conditions and restrictions or a similar enforceable agreement must be submitted with the plat (or CSM) if new lots are being created or with the zoning compliance application if no new lots are being created. The declaration must specify respective owner obligations and rights with regard to any common structures, such as shared walls, roof, and other inseparable improvements.

TABLE 90-110-5 TOWNHOUSE LOT AND BUILDING REGULATIONS

Regulation	RM-1	RM-2	RH
(a) Lot			
1 **Minimum Lot Area** (square feet)	1,800	1,800	1,800
1 **Maximum Lot Area** (square feet)	3,600	3,600	3,600
2 **Minimum Lot Width** (feet)	18	18	18
2 **Maximum Lot Width** (feet)	35	35	35
Maximum Building Coverage (% of lot)	55	55	55
(b) Principal Building Siting			
3 **Street Setback** (min, feet)	15	15[1]	15[1]
4 **Interior Side** (min, feet) [2]	6	6	6
5 **Rear** (min, feet)	25	25	25
(c) Principal Building Width			
Maximum Number of Attached Units	6	12	No max.
(d) Garages			
Garage Configuration	See 90-110.70(d)		
(e) Accessory Building Siting			
Allowed Location	Allowed in rear yard only		
Side and Rear Setbacks (min, feet)	3	3	3
(f) Maximum Building Height			
Principal Building (feet)	35	35	35
Accessory Building (feet)	20	20	20

[1] 10-foot minimum street setback on lots with alley access to parking/garage.

[2] Interior side building setbacks apply only to end units (i.e., on non-attached side). Driveways must be set back at least 2 feet from interior side lot lines.

Ordinance 19-2025

Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-110.70 and 90-560.30 and Creating § 90-110.75 Lot and building regulations for twinhouse and townhouse buildings

WHEREAS, the Mount Pleasant Board of Trustees determined it necessary to amend §§ 90-110.70 and 90-560.30 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin pertaining to residential lot and building regulations and authorized variances; and

WHEREAS, the Mount Pleasant Board of Trustees determined it necessary to create § 90-110.75 Lot and building regulations for twinhouse and townhouse buildings to adequately regulate fee-simple attached dwelling units; and

WHEREAS, the adoption of this text amendment followed the procedures outlined in Division 90-520: Text Amendments; and

WHEREAS, the Mount Pleasant Village Board of Trustees finds that the proposed text amendments meet the purposes of zoning regulation outlined in § 90-10.50 Purposes; and

NOW THERREFORE, at a regular meeting of the Village Board for the Village of Mount Pleasant, held on the 12th day of January, 2026, a quorum of the trustees of the Village of Board being present and a majority voting in favor thereof, the Village Board of Mount Pleasant do ordain as follows:

1. §§ 90-110.70 and 90-560.30 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin is hereby amended as shown in the attached **EXHIBIT A**.
2. § 90-110.75 of the Code of Ordinances, Village of Mount Pleasant, Wisconsin is hereby amended as shown in the attached **EXHIBIT A**.
3. All ordinances and parts of ordinances contravening the provisions of this ordinance are hereby repealed.
4. The terms of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
5. This ordinance shall take effect and be in force after its passage and publication.

Passed and adopted by the Village Board of the Village of Mount Pleasant on the 12th day of January, 2026.

Approved: **Attest:**

X _____ X _____

David DeGroot
President

Jill Firkus
Clerk

EXHIBIT A

Code of Ordinances, Village of Mount Pleasant, Wisconsin

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Chapter 90: Zoning

Article 100: Base Districts

Division 90-110: Residential Districts

§ 90-110.70: Lot and building regulations

R District lots and buildings must comply with the regulations of Table 90-110-3.

	Regulation	RE	RL	RN	RM	RH
	Lot					
1	Minimum lot area (square feet)	21,780	6,000	4,200	3,600	-
1	Maximum lot area (square feet)	430,560	43,560	43,560	130,680	
2	Minimum lot width (feet)	100	55	35	-	
2	Maximum lot width (feet)	-	120	240	360	1,080
	Minimum units per net acre	0.1	1	6	9	12
	Maximum units per net acre	2	8	16	30	-
	Maximum impervious surface coverage (% of lot)	25	50	65	80	100
	Principal Building Siting					
3	Street setback (minimum; feet)[1]	20	15			
4	Interior side (minimum; feet)[2]	16	8	6		
5	Rear (minimum; feet)	25				
	Accessory Building Siting					
	Front yard (minimum; feet)	100	-			

Regulation	RE	RL	RN	RM	RH
Secondary or side yard (minimum; feet)[3]	20	15			
Side and rear setbacks (minimum; feet)	10	3			
Garages					
Garage configuration	See ERROR! REFERENCE SOURCE NOT FOUND.				
Maximum Building Height					
Principal building (stories)	2		3		6
Accessory building (stories)	2	1.5	2		
Minimum Finished Above-Grade Living Area (square feet)					
	2,500	1,250	Per building code		

Table 90-110-1: Lot and Building Regulations

(a) Notes
  (1) May reduce by five feet on lots with rear access to parking/garage.
  (2) Interior side building setbacks apply only to end units (i.e., on nonattached side).
  (3) The street-facing wall of a secondary or side street yard accessory building must include at least 20 square feet of window area or comply with one of the R District Screening Options in Table 90-430-2.
  (4) Twinhouse and townhouse buildings may use the lot width and area regulations as a single building site, per § 90-110.75.

§ 90-110.75 Lot and building regulations for twinhouse and townhouse buildings

(a) Purpose. The village intends this section to allow twinhouse and townhouse buildings on individual lots while maintaining the lot and density patterns intended for each residential zoning district.
(b) Applicability. This section applies to twinhouse and townhouse buildings, as defined and permitted in § 90-110.20, where each dwelling unit is located on its own lot.
(c) Lot areas and widths. The village shall treat all lots that contain dwelling units within a twinhouse or townhouse as a single building site when applying the lot and building regulations of Table 90-110-3. When applying the table, the following regulations should apply.
  (1) The lot areas for twinhouse or townhouse buildings is the sum of the areas of the lots that share a 0-foot side setback.
  (2) The lot widths for twinhouse or townhouse buildings is the sum of the widths of the lots that share a 0-foot side setback.
  (3) The area and width summations must comply with the lot area and lot width standards of Table 90-110-3 for the zoning district in which it is located.
(d) Interior lot lines and setbacks.
  (1) The village does not require interior side setbacks along lot lines located between attached dwelling units within the same twinhouse or townhouse building, subject to the applicable building and fire codes.
  (2) Interior side setbacks from Table 90-110-3 continue to apply along the non-attached side of end units and along rear lot lines.
(e) Relationship to principal building rule. Treating multiple lots as a single building site for purposes of Table 90-110-3 does not authorize more than one principal building on an individual lot, where § 90-110.30 governs.

Article 500: Village-Wide Regulations

Division 90-560: Variances

§ 90-560.30: Authorized variances

[ORD. NO. 19-2020, 6-8-2020; AMENDED 4-22-2024 BY ORD. NO. 7-2024]

(e) Waive, vary, or modify applicable units per net acre (density) standards such that the variance would create a lot permitted in a different zoning district, i.e., variances are not permitted when a zoning map amendment would create a permissible lot;

EDITORS NOTE: THIS AMENDMENT DENOTES INSERTIONS BY UNDERLINE AND DELETIONS BY ~~STRIKETHROUGH~~.

Housing Density

Some examples in and outside Mount Pleasant

RL- Larger End

Above 100 ft widths above ¼ acre lots

Settlement at Hood's Creek Subdivision

RL- Mid Range

100 ft lots

Mount Vernon Neigborhood

RL- Mid Range

4 units/acre

RL/RN- Denser Range

60 ft lots, some duplexes
(this overlaps with RN designations)

Warwick Way Neighborhood

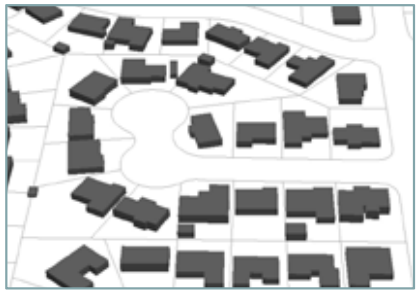
Examples of RL density Zoning Courtesy City of Albuquerque's Visualizing Density Guide 2015

SINGLE-FAMILY HOUSING

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

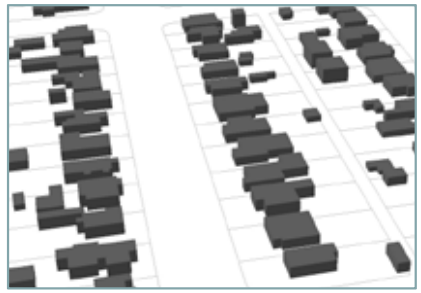
TAYLOR RANCH

Site Area: 6 Acres
Number of Units: 23
Gross Density: 4 DU/Acre
Built: 1970s and 1980s



UNIVERSITY HEIGHTS

Site Area: 8 Acres
Number of Units: 35
Gross Density: 4 DU/Acre
Built: 1950s



RN zoning

40 ft lots

Lake Park Neighborhood

Examples of RN density Zoning Courtesy City of Albequerque's Visualizing Density Guide 2015

DUPLEX

A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a duplex is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to-front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 1 of the dwelling units.

WELLS PARK

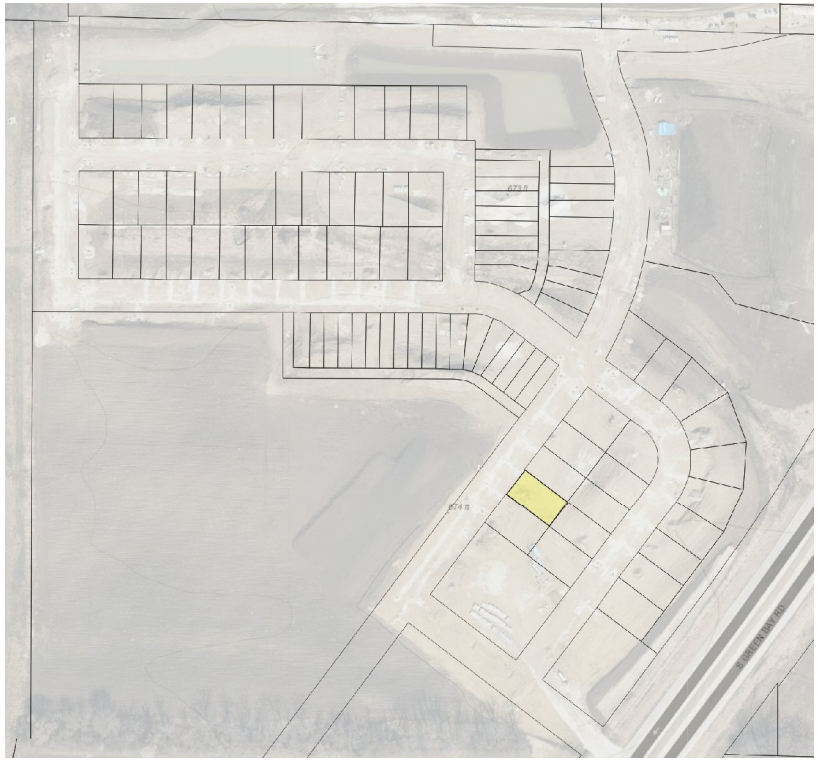
Site Area: 0.33 Acres
Number of Units: 5
Gross Density: 15 DU/Acre
Built: 2000

SOUTHEAST HEIGHTS

Site Area: 0.26 Acres
Number of Units: 2
Gross Density: 8 DU/Acre
Built: 2009

Page 012

RN Zoning- Small Lot Single Family, 1-6 units 6-16 units/acre



Pike River Crossing

Examples of RN density Zoning Courtesy City of Albequerque's Visualizing Density Guide 2015

TOWNHOUSE

A building with 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. Townhouses are often platted so that each unit is on its own lot.

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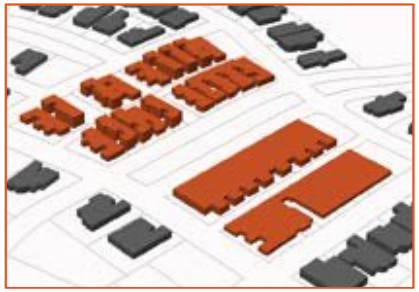
ANDALUCIA TOWNHOUSES

Site Area: 8 Acres
Number of Units: 41
Gross Density: 5 DU/Acre
Built: 2014



17

GLENWOOD LOFTS

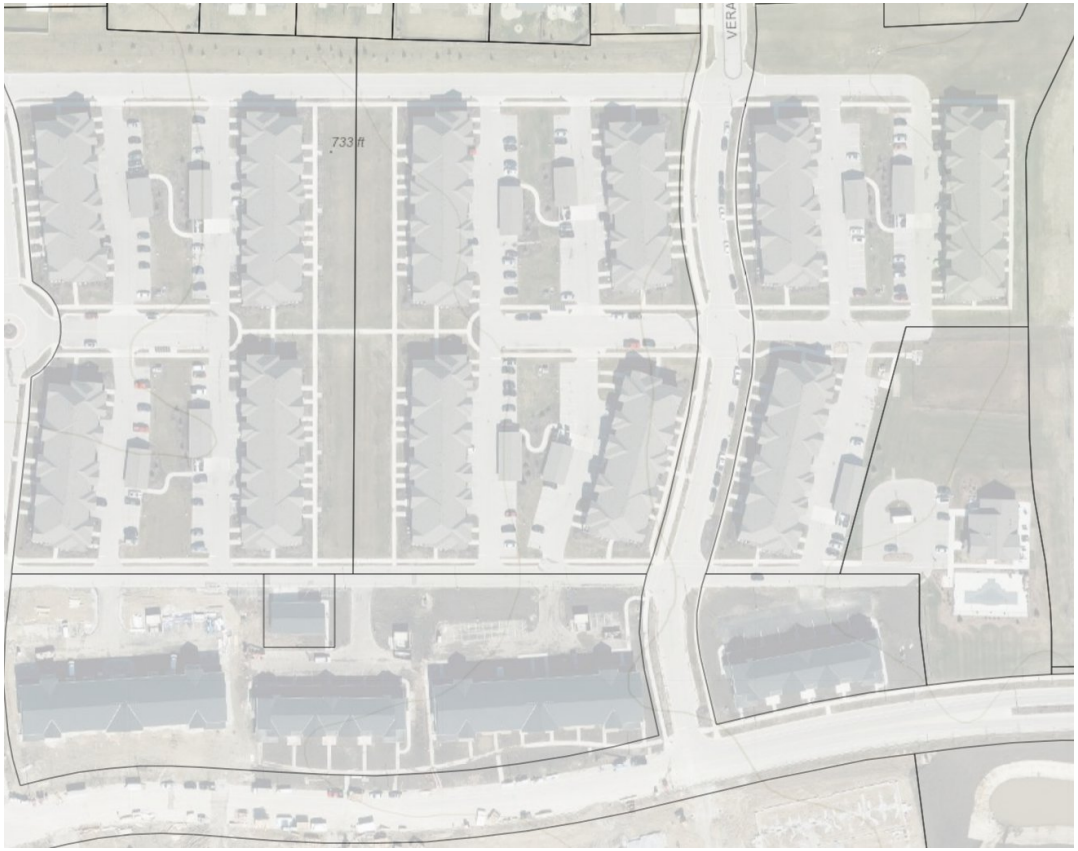
Site Area: 2.05 Acres
Number of Units: 21
Gross Density: 10 DU/Acre
Built: 2006

RM

20-26 unit buildings

2 story limit

14 units/acre



Tivoli Green

Examples of RM density Zoning Courtesy City of Albequerque's Visualizing Density Guide 2015

MULTI-FAMILY

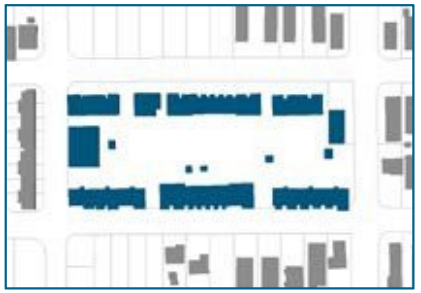
A building with 3 or more dwelling units that are accessed from a shared entrance, not separate entrances at ground level. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.

ANDALUCIA VILLAS

Site Area: 15.86 Acres
Number of Units: 240
Gross Density: 15 DU/Acre
Built: 2014

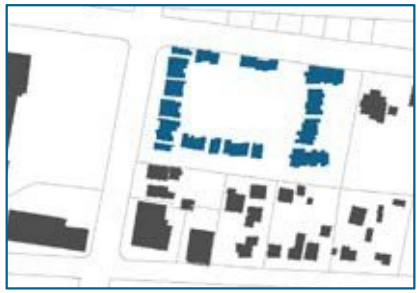
PLAZA FELIZ

Site Area: 3.6 Acres
Number of Units: 66
Gross Density: 18 DU/Acre
Built: 2014



Examples of RM-RH density Zoning Courtesy City of Albequerque's Visualizing Density Guide 2015

PLAZA CIUDANA
Site Area: 3.0 Acres
Number of Units: 74
Gross Density: 25 DU/Acre
Built: 2014



SUNDOWNER
Site Area: 2.7 Acres
Number of Units: 71
Gross Density: 30 DU/Acre
Built: Renovated 2014

SILVER MOON LODGE
Site Area: 1.38 Acres
Number of Units: 151
Gross Density: 110 DU/Acre
Built: 2014