Executive Summary

Village Board Meeting of July 27, 2026

5940 16th Street Certified Survey Map; CSM-26-05

BACKGROUND

The applicant submitted a Certified Survey Map for the existing multifamily residential property at 5940 16th Street. The CSM divides the existing 1.971-acre parcel into two lots: Lot 1, containing the existing apartment building and accessory garages, and Lot 2, located along South Emmertsen Road. The purpose is to develop the newly split property. The proposed CSM does not approve new construction of any new building, which would be subject to Village review.

COMPREHENSIVE PLAN

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***, which identifies the subject property for residential use. The proposed CSM divides an existing multifamily residential property in the RH (High-Density Residential) District and does not change the use of the property. ***A Park and Open Space Plan for the Village of Mount Pleasant: 2035*** identifies S. Emmertsen Road as a recommended corridor for enhanced bicycle facilities. S. Emmertsen Road currently has painted bicycle lanes, and the applicant is not responsible for installing the enhanced facilities denoted in the plan with this application.

LAND DIVISION

Chapter 74 requires public streetlamps at street intersections and the intersections of public streets and private commercial driveways *(see Condition 2*) per Code of Ordinances § 74-8.13: Street lamps.

ZONING

The subject property is zoned RH (High-Density Residential). The current RH lot and building table does not establish a minimum lot area or minimum lot width, and the CSM does not approve new dwelling units or new construction.

STRATEGIC PLAN

This application meets the following key strategies and outcomes identified in ***Confident in the Future: Mount Pleasant 2030 Strategic Plan***.

1. **Balance Growth and Development**. Planning major Village initiatives to optimize budgeting impact, ensuring compliance with the Comprehensive Plan.
    1. **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.

RECOMMENDATION

The Plan Commission recommended that the Village Board approve CSM-26-05 subject to these recommended conditions:

1. If necessary to establish shared access, utility service, drainage, or maintenance obligations between the new and old parcels after the land division, the applicant shall show the applicable easement on the CSM or provide a recorded easement or shared-facility document approved as to form by the Village Attorney.
2. The applicant shall install a public streetlamp at the intersection of S. Emmertsen Road and the multifamily

private driveway/access drive in accordance with § 74-8.13, subject to Public Works approval.

FISCAL IMPACT

The application divides land for infill development and does not create a new public street, major new utility extension, or public assistance obligation. Future residential construction is expected to increase the assessed value of the property and will be reviewed through the normal building permit, utility connection, and Public Works review processes. A precise value depends on the number of units constructed. RH requires a minimum of 12 units per acre; the existing property has 24 units on it built in 1980 assessed at $1,400,000. A new 12-unit structure would have an assessed value floor of $1,500,000.

PREPARED BY

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