



Executive Summary

Village Board Meeting of July 27, 2026

Ordinance 08-2026: Emmertsen Road West Comprehensive Plan Amendment; CPA-26-02

BACKGROUND

Nielsen, Madsen, & Barber applied on behalf of Amy Hamilton to amend the Village's part of the Transportation Element of the A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. The applicant wishes to reconfigure the roadways to match their approved Preliminary Plat. The primary changes are the removal of the east west connection of Apollo Drive through a developed home parcel and the removal of its connection eastwards on S. Emmertsen Road. The remaining proposed roadway layout remains the same.

COMPREHENSIVE PLAN

Is the proposed amendment consistent with the goals, objectives, and policies of the plan?

The applicant outlined how the proposed amendment aligns with the goals and policies of the Comprehensive Plan. The revised layout successfully addresses connectivity requirements by streamlining the previously excessive five connection points along Emmertsen Road. Furthermore, the proposal improves regional traffic flow by correctly aligning the Mariner Drive extension with Kinzie Avenue.

Will the proposed amendment lead to any detrimental environmental effects?

No.

Is the proposed amendment compatible with surrounding land uses?

Yes, the proposed amendment is compatible with the surrounding land uses, which are also residential.

Are existing local and County facilities and services adequate to serve the type of development associated with the amendment?

Yes, this would complete an unfinished road network.

Will the proposed amendment enhance economic development within the County?

Yes. The subsequent plat helps provide a portion of the estimated more than 4,000 housing units needed by 2029 according to a recent Racine County housing study, and the roadway reconfiguration is needed to make that plat viable economically.

Is the proposed amendment in substantial agreement with the recommendations of the regional land use plan?

Yes. Southeastern Wisconsin Regional Planning Commission's VISION 2050 plan does not identify any of the reconfigurations specifically.

LAND DIVISION

The Village Board approved the Lineage Estates Preliminary Plat at their June 29, 2026, meeting.

ZONING

The Village Board amended the zoning map for the subject property to RL (Low-Density Residential) at their June 29, 2026, meeting.

STRATEGIC PLAN

This application meets the following key strategies and outcomes identified in *Confident in the Future: Mount*

Pleasant Strategic Plan 2030.

- **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.

RECOMMENDATION

The Plan Commission recommended that the Village Board approves Ordinance 08-2026.

FISCAL IMPACT

The staff do not project any fiscal impact from these changes.

PREPARED BY

Samuel Schultz, Community Development Director