Executive Summary

Village Board Meeting of March 23, 2026

Approval of Luanne Drive Certified Survey Map; CSM-26-01

BACKGROUND

The applicant applied to divide the existing 3.18-acre lot into four lots. Each lot is 29,676 square feet with 150 feet of frontage along Luanne Drive. The application also dedicates 33 feet of right-of-way to the public along Luanne Drive.

COMPREHENSIVE PLAN

The application complies with all elements of the Comprehensive Plan.

LAND DIVISION

This application meets the ordinances contained within Chapter 74 of the Code of Ordinances except for those noted within the conditions for approval.

ZONING

All four proposed lots contained within this application lie within and meet the size requirements of the RE (Estate Residential) District. The staff will review any proposed development on these lots for zoning compliance with Chapter 90 of the Code of Ordinances.

STRATEGIC PLAN

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

RECOMMENDATION

The staff recommend that the Plan Commission ***moves to recommend approval of CSM-26-01 to the Board of Trustees subject to the following conditions:***

1. The applicant shall modify Luanne Road to Luanne Drive within the vicinity map on Sheet 2.
2. The applicant shall modify the map to show all existing structures, together with an identification of the type of structure, such as residence, garage, barn, or shed; the distances of such structures from existing and proposed property lines, wells, watercourses, and drainage ditches; existing property boundary lines in the area adjacent to the exterior boundaries of the proposed certified survey map and within 100 feet thereof, and any other features pertinent to proper land division. The proposed use of existing structures to be retained shall be noted. All wells within the exterior boundaries of the proposed certified survey map, and within 100 feet of the exterior boundaries of the map, shall be shown.
3. The applicant shall modify the map to show existing and proposed lot lines, dimensions and size of all lots, and the minimum lot area required by the zoning district in which the land division is located.
4. The applicant shall modify the map to show location, size, and invert elevation of any existing sanitary or

storm sewers, culverts, and drain pipes; the location of manholes, catch basins, hydrants, electric and communication facilities, whether overhead or underground; and the location and size of any existing water and gas mains within the exterior boundaries of the certified survey map or immediately adjacent thereto. If no sewers or water mains are located on or immediately adjacent to the land division, the nearest such sewers or water mains that might be extended to serve the land division shall be indicated by their direction and distance from the nearest exterior boundary of the certified survey map, and by their size, and invert elevations. All elevations shall be referenced to a vertical datum approved by the Public Works Director.

5. The applicant shall modify the map to show shoreland boundaries and boundaries of the one-percent-annual-probability (100-year recurrence interval) floodplain and related floodplain regulatory stages, as determined under the effective FEMA Flood Insurance Study or other technical document. Where such floodplain data are not available, the floodplain boundaries and related stages shall be determined by a professional engineer retained by the subdivider and the sealed engineer's report providing the required data shall be subject to review and approval by the Public Works Director, WDNR, and FEMA. When approved accordingly, the Village floodplain zoning map shall be revised in accordance with the amendment provisions set forth in the Village Floodplain Zoning Ordinance to incorporate the new approved one- percent-annual-probability flood profile. The contour line lying a vertical distance of two feet above the floodplain shall also be shown.
6. Temporary termination of streets intended to be extended at a later date shall be accomplished with the construction of a temporary circular- or "T"-shaped turnaround contained within the street right-of-way. Temporary turnarounds must be connected and extended when the adjoining property is developed. If the right-of-way for the temporary turnaround is wider than 60 feet for urban streets and 66 feet for rural streets, then the wider "bump-out" portion shall be a temporary easement that shall eventually be removed or vacated when the subject road is extended and constructed in accordance with the provisions of § 74-8.5 of the Code of Ordinances. Required front yards or building setbacks would be measured from the street right-of-way that is to be permanently dedicated.

FISCAL IMPACT

Cost/Benefit			
Estimated Taxable Value per Acre	$ 735,772		*The total Estimated Taxable Value divided by the Developed Acres.*
Estimated Net Value per Acre	$ 635,505		*The total Estimated Taxable Value minus the Infrastructure Replacement Cost (NPV) divided by the Developed Acres.*
Net Revenue	$ 003,334		*The Annual Tax Contributions (NPV) minus the Annual Cost.*
Gain/(Loss) Over 40-Years	$ 243,390		*The Escalated Tax Contributions minus the Total Escalated Cost.*
Revenue to Cost Ratio	1	:1	*The Escalated Tax Contributions divided by the Total Escalated Cost.*
Private to Public Ratio	7	:1	*The Total Taxable Value divided by the Infrastructure Replacement Cost (NPV). 40:1 is net positive ratio.*

Public Liability Repayment (Years)	33	*The number of years until the Escalated Tax Contributions are greater than the Escalated Infrastructure Replacement Cost.*

PREPARED BY

Samuel Schultz, Community Development Director