



Executive Summary

Plan Commission Meeting of February 18, 2026

1617-1619 Derby Avenue Condominium Plat; CP-26-01

BACKGROUND

The applicant applied to convert a twinhouse building into two condominium units. The plat and related declaration assign responsibilities for areas of common ownership. The Village Board approved a certified survey map CSM-24-07 for the subject property in 2024, which split an existing 0.38-acre parcel (151-03-23-29-304-000) into two Low-Density Residential lots on the corner of Derby Avenue and Sheridan Road.

COMPREHENSIVE PLAN

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. The ***Village of Mount Pleasant Master Bicycle Plan 2030*** recommends bicycle lane improvements for Sheridan Road, such as bicycle lanes; however, the applicant is not responsible for those improvements. ***A Park and Open Space Plan for the Village of Mount Pleasant: 2050*** does not recommend anything for the property.

LAND DIVISION

This application meets the requirements of Chapter 74: Subdivisions.

ZONING

This application meets the requirements of Chapter 90: Zoning.

STRATEGIC PLAN

This application meets the following key strategies and outcomes within ***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 CP-26-01 to the Village Board.

FISCAL IMPACT

The staff do not expect this proposed change in ownership structure to affect the taxable value of the property.

PREPARED BY

Robin Palm, Planner II