Executive Summary

Village Board Meeting of July 27, 2026

Ordinance 07-2026: Braun and S. Oakes Road Comprehensive Plan Amendment; CPA-26-01

BACKGROUND

The applicant applied to amend the village's part of the Transportation Element of the ***Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*** (*the Plan*). The applicant wishes to reconfigure the roadways to match their approved Preliminary Plat. Furthermore, the comprehensive plan update will delete connections no longer feasible and incorporate the Village's Braun Road Reconstruction project with a roundabout at the planned intersection of Braun and Oakes Roads. The plan also incorporates preliminary roadway layouts for the CCM/JARAMILLO, LLC property to the east, and ensures spacing and connecting roadways for properties which lie in between or adjacent. At this time the Village Board has approved a preliminary plat for the applicant's property. All shown roadways are for long-term planning purposes only.

COMPREHENSIVE PLAN

Is the proposed amendment consistent with the goals, objectives, and policies of the plan?
The applicant has outlined how the proposed amendment aligns with the goals and policies of the Comprehensive Plan.

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 are all planned 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 Braun Road 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. The proposed roadway reconfigurations are required to make that plat viable.

Is the proposed amendment in substantial agreement with the recommendations of the regional land use plan?
Yes. The Southeastern Wisconsin Regional Planning Commission's (*SEWRPC)* VISION 2050 plan specifically mentions this Oakes Road extension as a connection of regional significance.

LAND DIVISION

The modifications to the transportation element's proposed roadways conform to the Village's land division regulations contained within Code of Ordinances Chapter 74: Subdivisions.

ZONING

The Village Board rezoned the property from AG-2 (General Agriculture) to RN (Neighborhood Residential) in July

2025. The modifications to the transportation element's proposed roadways and the approved Braun Road Preliminary Plat conform to the RN zoning district regulations.

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 approve Ordinance 07-2026.

FISCAL IMPACT

These modifications will not have a direct fiscal impact. See the staff report for the Braun Road Preliminary Plat prepared in January 2026 for the fiscal impact analysis of that plat.

PREPARED BY

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