Executive Summary

Village Board Meeting of April 27, 2026

Discussion and possible motion to approve Ordinance 02-2026: 3649 Lathrop Avenue Zoning Map Amendment; ZMA-26-01

BACKGROUND

The applicant applied to amend the zoning map for the property from RE (Residential Estate) to RL (Low-Density Residential). The applicant wishes to construct a 400 square foot outbuilding on the property, which will increase the impervious surface percentage of the property from approximately 33% to 35%. Per § 90-110.70: Lot and Building Regulations the limit on impervious surface in the RE district is 25%. This limit was added to the code recently via Ordinance 09-2025, so the existing structures are legal nonconforming. The limit in the RL zone is 50%. The Comprehensive Plan indicates residential for the property and the nearby parcels are both RE and RL zoning.

When the impervious surface change was implemented in the summer of 2025, staff was of the opinion that the village would need to draft alternative compliance and flexibility components in order to prevent the need for variances or rezones over relatively minor code compliance circumstances. This application would be example 1 in the need for such measures. Staff plans on bringing some suggested provisions to Plan Commission in the future, but the goal would be to encourage stormwater management best practices throughout the village.

COMPREHENSIVE PLAN

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. Neither the ***Village of Mount Pleasant Master Bicycle Plan 2030*** nor ***A Park and Open Space Plan for the Village of Mount Pleasant: 2050*** contain any recommendations for the subject property.

ZONING

The application meets the lot size and width requirements of the RL district.

STRATEGIC PLAN

The application meets the following key strategies and outcomes identified within ***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.
- **Customer Satisfaction.** Community focused delivery of services that are responsible, reliable and high quality
    - **Outcome: Customer satisfaction with Village government services.** Customer service is crucial. Citizens who engage with Village government both digitally and in-person feel the experience is respectful, effective, and professional.
    - **Outcome: Ordinances that evolve with the changing needs of the Village.** Village staff regularly review existing ordinances to remove language that is outdated, improve processes, and update

standards to better reflect current best practices.

RECOMMENDATION

The staff recommend that the Plan Commission moves to approve Ordinance 02-2026.

FISCAL IMPACT

This rezone will have negligible fiscal impact on the property.

PREPARED BY

Jill Firkus, Village Clerk