



Executive Summary

Plan Commission Meeting of April 15, 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 the their conceptual Preliminary Plat.

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.

Additional Considerations for Implementation

While the plan proposed meets the connectivity needs of the comprehensive plan, it is important to note that the primary preserved connection point is located on an adjacent parcel outside the applicant's current control. Staff remains open to any of the three connection points identified in the current planning layer and agree that removing two of three would have no detrimental effects. However, we advise caution and urge the commission to specially consider the feasibility of those proposed future connections, particularly since a previous development decision by the applicant at 630 Emmertsen has already limited one potential access point. Relying on third-party property owners for essential connectivity may introduce long-term implementation risks.

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 entirely 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

Approving this application would permit the conceptual preliminary plat configuration as submitted.

ZONING

The properties are currently zoned AG-1 and RL-1.

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
Construction photo of the Seasons apartment community
 - **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 village staff recommends that the Plan Commission moves to:

1. Direct staff to send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the Statutes, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the Statutes. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.
2. Direct staff to schedule a public hearing on the proposed amendment and publish a Class 1 notice at least 30 days before the public hearing containing the information required under Section 66.1001(4)(d) of the Statutes.

PREPARED BY

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