



## PUBLIC HEARING NOTICE

February 23, 2026

6:00 PM

Village Hall, Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

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The Village of Mount Pleasant gives notice that the Village Board will hold a public hearing on Monday, February 23, 2026, during their meeting scheduled to begin at 6:00 PM or as soon thereafter as it may be heard. The meeting will take place at Village Hall, 8811 Campus Drive, Mount Pleasant, WI 53406. The purpose of the hearing is to consider changes to the district boundaries or amendments or supplements to the regulations established by the village or amendments thereto under SECTION 90-10.100 ZONING MAP and using procedures outlined in 90-520 ARTICLE 90-520 TEXT AMENDMENTS of the Village Code of Ordinances.

### ZONING TEXT AMENDMENTS

#### **ORDINANCE 17-2025: AMENDING CODE OF ORDINANCES, VILLAGE OF MOUNT PLEASANT, WISCONSIN §§ 90-420.10 AND 90-420.70.**

These amendments make the following changes to the Village's sidewalk requirements found in the Parking and Access section of Chapter 90: Zoning.

- The ordinance clarifies that the regulations of Division 90-420: Parking and Access apply to all new developments, redevelopments, and when changes to structures or uses meet the conditions of § 90-430.20 Applicability. The cross-reference to landscaping and screening consolidates when the zoning ordinance requires changes to parking areas and screening areas, which are often interlinked.
- Expanding the existing In Lieu Of Fee ordinance to apply to urban street cross sections.
- Expanding the existing In Lieu Of Fee ordinance to apply to properties further than 1,200 feet away from a connecting sidewalk or multi-use pathway, which is the maximum block length identified within § 74-7.6(b).
- Reducing the existing In Lieu Of Fee ordinance to disqualify any sidewalks or multi-use pathways identified within Village's Comprehensive Plan, Bicycle and Pedestrian Plan, a tax incremental district project plan, or any other applicable plan officially adopted by the Village Board.

#### **ORDINANCE 19-2025: AMENDING CODE OF ORDINANCES, VILLAGE OF MOUNT PLEASANT, WISCONSIN §§ 90-110.70 AND 90-560.30 AND CREATING § 90-110.75 LOT AND BUILDING REGULATIONS FOR TWINHOUSE AND TOWNHOUSE BUILDINGS**

The ordinance would amend Chapter 90 as follows:

- Add maximum density ranges to the residential lot and building table. The amendment adds a Maximum units per net acre row to the table, establishing a defined density range for each district (e.g., RL: 1 to 8 dwelling units per net acre; RN: 6 to 16; RM: 9 to 30, with no explicit maximum in RH).
- Increases the maximum lot area in the RN and RM districts to accommodate typical 6-8-unit attached buildings in RN and 20+-unit moderate-scale buildings in RM.
- Adds 90-110.75 which codifies a "building site" for fee-simple twinhouses and townhouse buildings that have zero setbacks or shared walls. For purposes of determining the lot area and lot width per Table 90-110-3, all fee-simple lots within a single attached building(s) are treated as one building site. Front, Rear setbacks, as well as side setbacks for end units, remain unchanged.
- Amends 90-560.30: Authorized variances subsection (e), clarifying that the Board of Appeals may not grant variances that effectively change the zoning of a property where a zoning map amendment consistent with the Comprehensive Plan is available.

**The Plan Commission unanimously recommended Ordinances 17-2025 and 19-2025 to the Village Board.**

*The public may view the public hearing maps and items by request or at the Village Hall. Those with disabilities who need assistance to participate in this meeting should request it from the Clerk's Office at (262) 664-7800 with as much notice as possible.*

*The full packet for the December 2025 Plan Commission containing these items can be downloaded at:*

<https://www.mtpleasantwi.gov/AgendaCenter/Plan-Commission-13/?-12172025-1284>.

*A Video Recording of that Plan Commission meeting can be located the Villages Youtube Channel here:*

[https://www.youtube.com/live/WHaor1HHt00?si=W757RF4\\_Tm0YvmEI](https://www.youtube.com/live/WHaor1HHt00?si=W757RF4_Tm0YvmEI)

(262) 664-7800 | <https://www.mtpleasantwi.gov/435/Planning>

The public may sign up for email notifications at <https://www.mtpleasantwi.gov/list.aspx>