

Ordinance 14-2024

4216 Old Green Bay Road Zoning Map Amendment; ZMA-24-5

The Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, ordains that:

1. The Village Board amends the Zoning Map as referenced in **§ 90-10.100: ZONING MAP** as follows:
 - a. Lot 2 of CSM-24-2 from C-2 to RH-1;
2. That per **§ 90-10.100(B)**, the Village Board directs the Community Development Director to revise the official Zoning Map to reflect its amendment as soon as possible; and
3. That this ordinance shall take effect upon the date of adoption of this ordinance and publication as provided by law.

Adopted June 24, 2024.

The Village of Mount Pleasant, Wisconsin

A handwritten signature in black ink, appearing to read "David DeGroot", is written over a rectangular box.

David DeGroot
President

A handwritten signature in black ink, appearing to read "Jill Firkus", is written over a rectangular box.

Jill Firkus
Clerk



EXECUTIVE SUMMARY

Village Board Meeting of June 24, 2024

Project

Ordinance 14-2024: 4216 Old Green Bay Rd Zoning Map Amendment; ZMA-24-5

Certified Survey Map CSM-24-2

4216 Old Green Bay Rd Conditional Use; CU-24-2

Summary

William Morris, Architect, LLC applied on behalf of the owner (Open Arms LLC from ST MARYS MEDICAL CENTER INC) to:

1. Create a 2.66-acre lot from the 17.91 parent parcel via a certified survey map;
2. Amend the zoning map for the property from C-2 to RH-1; and
3. Request a Conditional Use to operate a senior care facility for 25 residents per [§ 90-320.60\(b\)\(2\)](#).

The applicants and Open Arms LLC plan to adapt the existing building on the north end of the site for a CBRF. They do not currently plan for an expansion of the building or site, but if they did the village would require site plan review.

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Parcel ID(s)

151032235006011

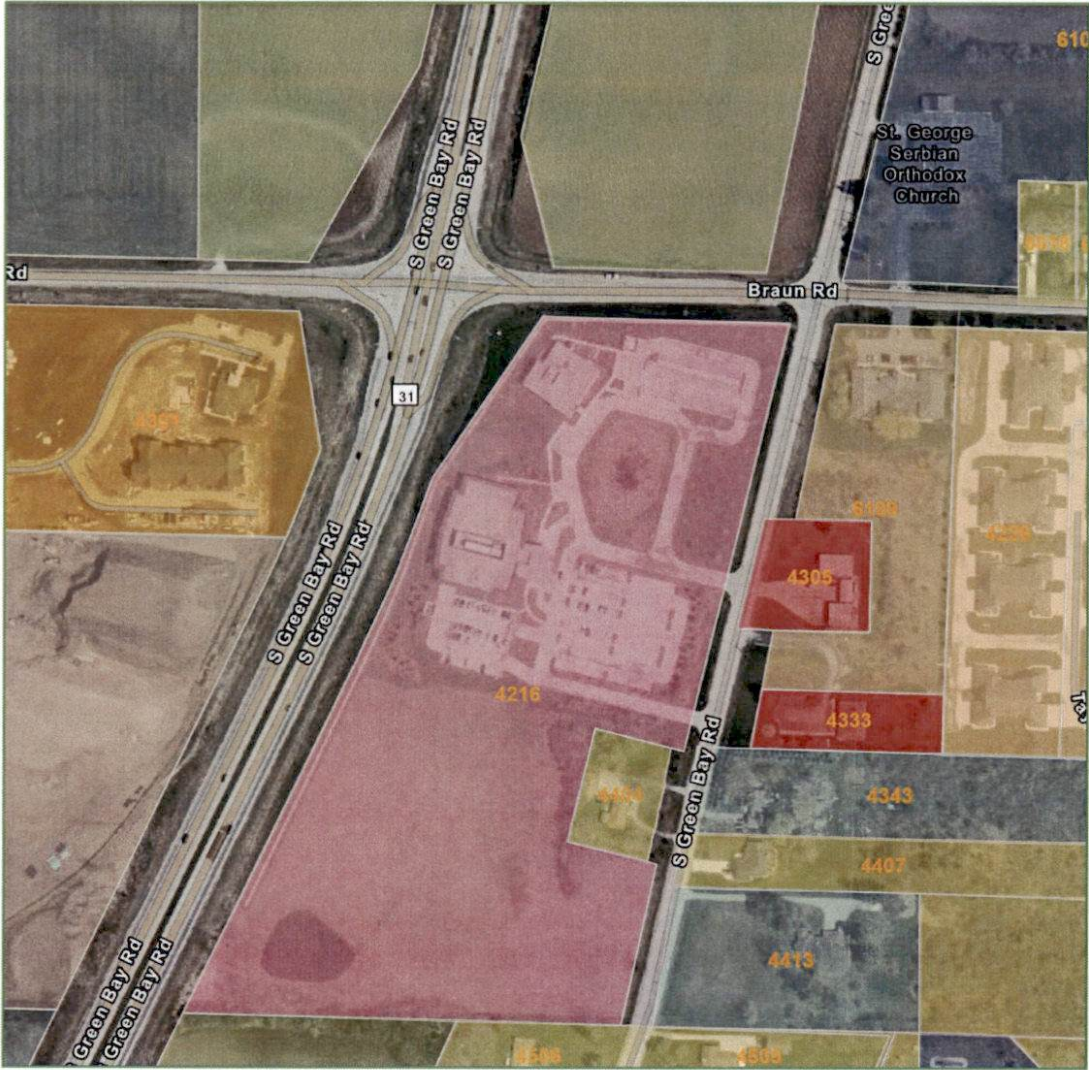
Owner

Open Arms LLC Via St Marys Medical Center, Inc.

Applicant

William Morris, Architect, LLC

Map



Consistency with the Comprehensive Plan

The application follows the *Institutional* recommendation of 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 property. The institutional designation is not common, and therefore does detail the uses and zones allowed. Staff determined that a CBRF use under RH-1 is allowable, but a standard multi-family building is not.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

See [ARTICLE 10: Introductory Provisions](#).

ARTICLE 100: Base Districts

The existing building meets the lot, principal building siting, principal building design, accessory building siting, and building height requirements of the RH-1 zoning district. The site needs to apply for any required building permits and site plan approval, if necessary.ⁱ

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

The RH-1 zoning district allows a Community Based Residential Facility of over 16 residents with a conditional use. Those conditions are listed below.

ARTICLE 400: Village-Wide Regulations

The applications meet these provisions.

ARTICLE 500: Administration and Procedures

[Division 90-530: Zoning Map Amendments](#) contains the ordinances governing zoning map amendments. [Division 90-550: Conditional Uses](#) contains the ordinances governing conditional uses.

The village requires a conditional use for Community Based Residential Facility of over 16 residents per [§ 90-420.100\(l\)](#). The use-specific conditions for that conditional use are as follows:

Use-specific conditions of approval. In districts that require conditional use approval (See Table 90-310-1.), the number of residents in a group living use may not exceed the number of bedrooms in the building.

Village staff: The center will meet this requirement, because it is also shared by the state licensure.

To aid in review of and decision-making on proposed conditional uses, the Plan Commission and Village Board must evaluate at least the following criteria, which are deemed reasonable and, to the extent practicable, measurable:

1. Whether the establishment, maintenance or operation of the conditional use will be detrimental to or endanger the public health, safety, or general welfare.
2. Whether the Village is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.
3. Whether the uses, values and enjoyment of other property in the neighborhood for purposes already established will be substantially impaired or diminished in any foreseeable manner.
4. Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. Whether adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

6. Whether measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on site and on the public streets.
7. Whether the conditional use conforms to all applicable regulations of the district in which it is located.

Village staff: The new proposed use meets these requirements, because it is an existing building with a compatible uses to the previous and neighboring, and it is of minimal impact to the village, the neighbors, or the existing infrastructure.

ARTICLE 600: Measurements and Terminology

This executive summary uses the methods and terms described within [Article 600: Measurements and Terminology](#).

Fiscal Impact

The village staff determined a fiscal impact analysis of this adaptive reuse project would not yield usable information for the plan commission's determination or for future staff analysis.

Additional Considerations

None.

Conditions

The village staff and the Plan Commission recommend the conditions listed within the endnotes.

Recommendation

The village staff and the Plan Commission recommend that the Village Board *moves to approve Ordinance 14-2024: 4216 Old Green Bay Road Zoning Map Amendment; ZMA-24-5, the 4216 Old Green Bay Road Certified Survey Map; CSM-24-2, and the 4216 Old Green Bay Road Conditional Use; CU-24-2 subject to the recommended conditions.*

Prepared By

Robin Palm, Planner II

ⁱ The applicant must apply for site plan review or building permits as needed.

I, _____ STATE YOUR NAME _____,

who has been granted

the power and authority

of a Police Chief

of the Village of Mt. Pleasant,

do hereby accept

my appointment as a Police Chief

for the Village of Mt. Pleasant,

Racine County, State of Wisconsin.

I hereby swear

that I will perform all lawful duties

prescribed to me

with the best of my ability,

that I will support the Constitution of the United States,

the Constitution of the State of Wisconsin,

and that I will faithfully discharge

the duties of said office

to the best of my abilities

so help me God.

REZONING EXHIBIT

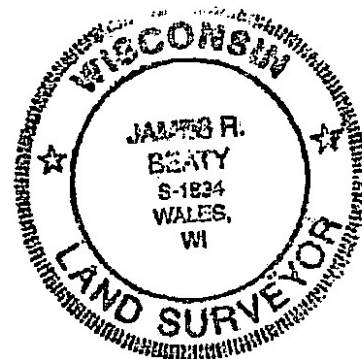
BEING A REDIVISION OF A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO 1208, AND VACATED RIGHT-OF-WAY, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, IN TOWN 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT PLEASANT, RACINE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

Being a part of Lot 3 of Certified Survey Map No 1208, and vacated right-of-way, being a part of the northeast 1/4 of the northeast 1/4 and the northwest 1/4 of the northeast 1/4 of Section 35, in Town 3 North, Range 22 East, in the Village of Mt Pleasant, Racine County, Wisconsin.

Lands to be rezoned are bounded and described as follows:

Commencing at the northwest corner of the northeast 1/4 of Section 35; thence N 89°46'30" E, a distance of 2335.24 feet along the north line of said northeast 1/4 to a point; thence S 01°18'48" E, a distance of 45.01 feet to a point on the south right of way line of Braun Rd. ; thence N 89°46'30" E, a distance of 58.90 feet parallel with the north line of said northeast 1/4 of Section 35 to a point being on the West line of Old Green Bay Road; thence S 12°12'30" W, a distance of 270.00 feet to a point; thence N 77°47'30" W, a distance of 65.50 feet to a point; thence S 89°46'30" W, a distance of 285.72 feet to a point; thence N 57°00'09" W, a distance of 170.00 feet to a point on the East right of way line of Green Bay Road (S.T.H. "31"); thence N 33°00'17" E, a distance of 187.00 feet to the south right of way line of Braun Rd.; thence N 89°46'30" E, a distance of 388.64 feet to the point of beginning. Said described lands containing 116,236s.f. (2.6684 Acres) of land.



PREPARED BY / SURVEYOR:
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James R. Beaty
James R. Beaty, PLS 1834
DATED: APRIL 2, 2024