

## Ordinance 14-2025

6625, 6617, 6611, 6533, 6525, 6409, and 6401 Washington Avenue (STH 20) Zoning Map Amendment;  
ZMA-25-09

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

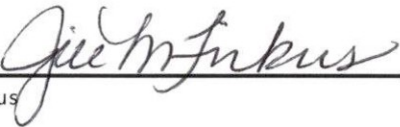
1. Per **§ 90-10.100(b)**, the Community Development Director shall revise the official zoning map for parcels 151032214087000, 151032214088000, 151032214089000, 151032214091010, 151032214092000, 151032214113000, and 151032214114000 from RL (Low-Density Residential) to C2 (Moderate-Intensity Commercial); and
2. That this ordinance shall take effect upon the date of adoption of this ordinance and publication as provided by law.

*Adopted October 27, 2025.*

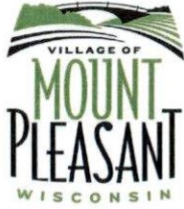
**The Village of Mount Pleasant, Wisconsin**

X 

David DeGroot  
President

X 

Jill Firkus  
Clerk



## Executive Summary

Village Board Meeting of October 27, 2025

---

### Ordinance 14-2025: 6617 Washington Avenue Zoning Map Amendment; ZMA-25-09

#### BACKGROUND

The applicant proposed to amend the zoning map for 6625 and 6617 Washington Avenue (STH 20) from RL (Low Density Residential) to C-2 (Moderate Intensity Commercial) in order to expand the business currently operating under a home occupations class B permit.

The village staff added the other five parcels to match the same amendment. Those parcels either already contain businesses, such as 6611, 6533, and 6525 Washington Avenue, or are currently marketed as commercial, such as 6409 and 6401 Washington Avenue. 6525 Washington Avenue is also currently split zoned, which is no longer permitted after the 2020 zoning code update. The Comprehensive Plan lists all of these properties as Mixed Residential/Commercial. Given their locations on a state trunk highway, it is unlikely that these properties will have future RL uses. Therefore, the staff included these parcels in the ordinance to clean up the zoning map and allow for easier redevelopment of the subject parcels.

The C-2 District accommodates moderate-intensity commercial, low-intensity manufacturing, and upper-story residential uses. High-intensity commercial uses, such as drive throughs, gas stations, and automobile repair and sales are prohibited in the C-2 district.

The Plan Commission reviewed and unanimously recommended the ordinance at their October 22, 2025, meeting.

#### 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.

#### Strategic Plan

This ordinance meets the following strategic plan outcomes:

1. Outcome: Welcoming and competitive community for a variety of housing types and commercial development.

#### Zoning

Per § 90-130.20: District descriptions, *"The C-2 District accommodates moderate-intensity commercial, low-intensity manufacturing, and upper-story residential uses. The Village intends the C-2 District to support these local uses within small nodes or along local corridors."*

The subject properties of this ordinance meet the lot regulations of the C-2 district.

Zoning Map amendments are legislative decisions of the Village Board based on consistency with the Comprehensive Plan and promotion of the public health, safety, and general welfare. In acting on a zoning map amendment, the Village Board must give due consideration to existing conditions, conservation of property values, building development providing best advantage to the Village, the current use of property, the cost of

providing municipal services to the property, and uses served by the zoning map amendment.

Discussions regarding impacts of specific commercial uses permitted within the C-2 zoning district that require additional permitting or licensing from the village or another licensing entity are best discussed at the specific entity empowered to decide on that specific permitting or licensing.

**RECOMMENDATION**

Staff recommends that the **a motion to approve.**

**FISCAL IMPACT**

There is limited fiscal impact to the village because most of the uses contained within the subject parcels will continue as they currently exist.

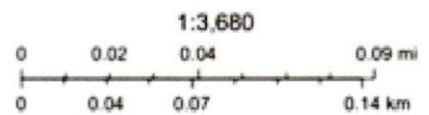
**PREPARED BY**

Samuel Schultz, Planning, on

# 6625, 6617, 6611, 6533, 6525, 6409, AND 6401 WASHINGTON AVE

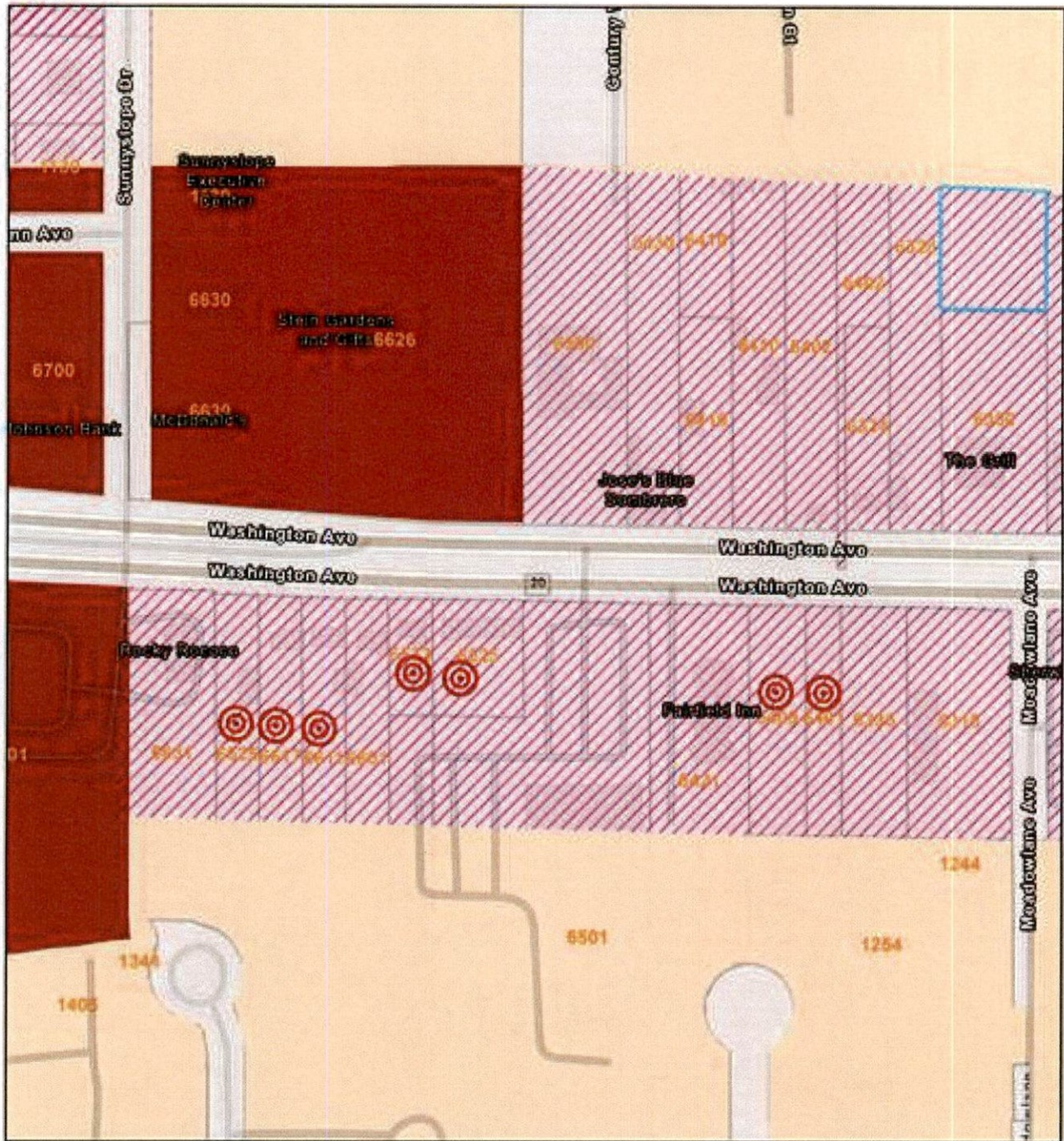


October 15, 2025



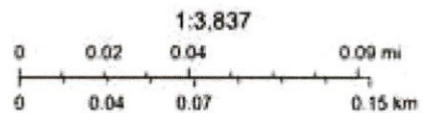
Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# Comprehensive Plan



10/16/2025, 12:13:37 PM

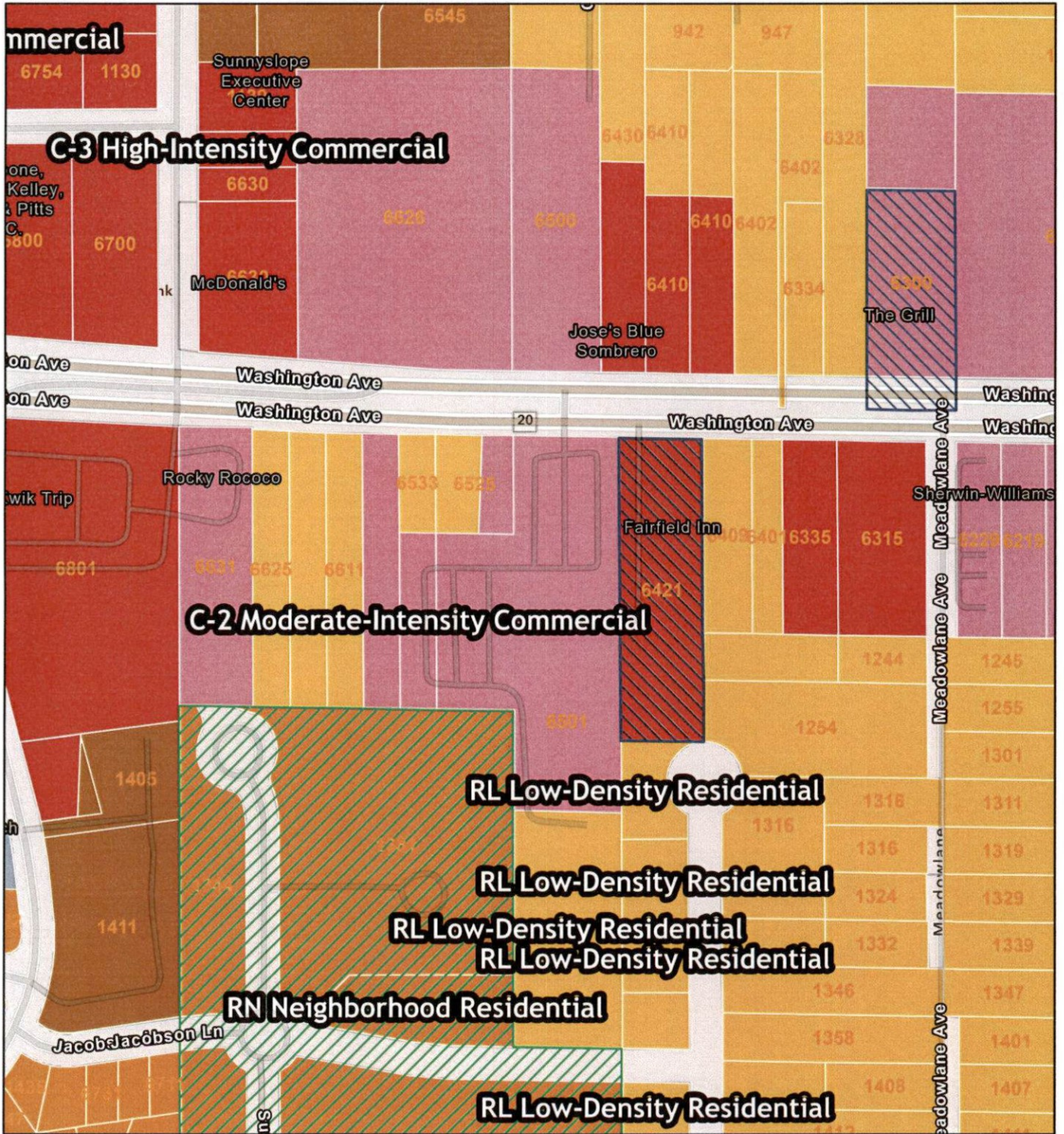
- Tax Parcel
- 2035 Master Plan
- Residential Areas - Incl. Churches, Multi-Family
- Commercial & Services
- Mixed-Use Residential/Commercial
- Racine County, Municipal Boundaries
- VILLAGE OF MT PLEASANT



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

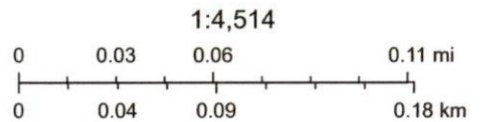
Staff GIS Viewer  
Village of Mount Pleasant, WI

# Zoning



10/16/2025, 8:47:08 PM

- Tax Parcel
- PD Legacy District
- Zoning Conditional Use
- Zoning Districts**
- RL Low-Density Residential
- RN Neighborhood Residential
- RM Moderate-Density Residential
- C-2 Moderate-Intensity Commercial
- C-3 High-Intensity Commercial
- P-1 Neighborhood-Scale Public/Institutional
- RACINE COUNTY, MUNICIPAL BOUNDARIES
- VILLAGE OF MT PLEASANT



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community