



VILLAGE OF MOUNT PLEASANT



PROGRESS REPORT 2025

Prepared by:

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Introduction

Every community is a work in progress. Roads need fixing. People need homes and places to work. Parks need tending. The twin duties of growth and upkeep can never end because there's always something more to accomplish.

This report outlines Village government's 2025 accomplishments supporting ongoing progress. It was a busy year. Major projects significantly expanded the Village's property tax base. In Community Development, new housing development required detailed land use reviews, permit processing, building code inspections, and, ultimately, occupancy approvals. The Village continued to leverage Tax Incremental Financing to invest in infrastructure and spur private development.

More people used summer recreation programs and rented parks facilities for events. The department also advanced special projects that will improve Mount Pleasant's tree canopy and enhance neighborhood parks.

The Public Works Department continued its street and utility engineering to meet the need for well-maintained Village roads, sewers, and stormwater facilities. It also oversaw improvements that combat flooding and basement backups.

Read on for a deeper look into this year's efforts for the work in progress that is the Village of Mount Pleasant.

– Tamara Simons, Village Administrator

2025 Snapshot

 **\$996.6M**

Value of new construction that boosted Village's 2025 total assessed value.

 **1,000**

New housing units permitted to break ground or under construction in 2025.

 **8%**

Participation increase in Parks summer playground, T-ball, and softball programs.

 **3**

Miles of new sanitary sewer constructed by the Village.



New Construction on the Rise



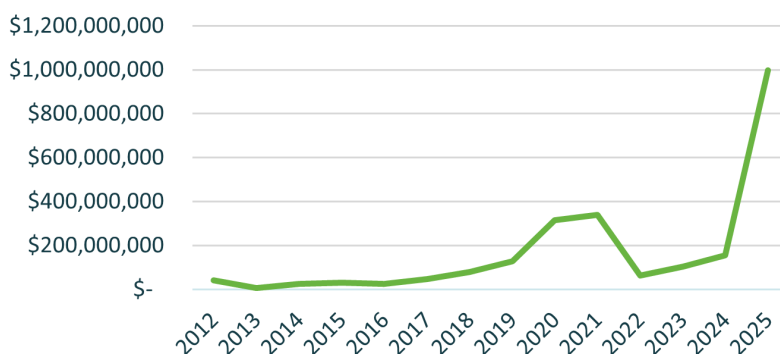
New construction is adding significant property value to the Village and creating unique opportunities.

Nearly \$1 billion of private construction, led by Microsoft's first data center, was completed in 2024. This far outpaces the statewide average. The construction projects themselves will bring more housing supply, which is a proven way to combat rising housing costs, along with commercial buildings that help retain or attract new jobs and corporate partners.

For Village government, the new property value helps elected officials balance their responsibility to provide government services with their respect for taxpayers' pocketbooks. It also creates options to support projects through tax incremental financing.

The new value gives elected officials flexibility, under Wisconsin's tax levy limits, to consider raising the property tax as needed to maintain services. If the tax levy increases less than Mount Pleasant's total property value grows, the Village tax payment owed on every dollar of property value will shrink. That will happen in 2026.

The Village tax rate was \$6.09 per \$1,000 in 2025, but it will go down to \$5.67 in 2026 because of the large property value added by new construction. The lower rates partially offset increases in total taxes owed on properties whose assessed values increased.



Value of Mount Pleasant New Construction

Source: Wisconsin Department of Revenue



Why is New Construction Important?



Photo Courtesy of Microsoft Corp.

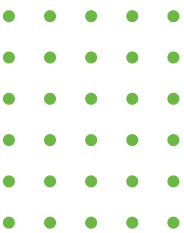
Wisconsin statutes limit the annual property tax increases that local governments can impose. But price inflation has no cap. A service that cost \$10 when those limits took effect in 2005 would now cost about \$17, just due to inflation. Wisconsin law lets local leaders increase property taxes if the community permits construction projects that increase its overall value. Suppose new construction in a given year increases a community's overall property value by 5%. In that case, elected officials have the option to increase their tax levy by an equal percentage.

Communities that intend to provide the same level of services year-over-year must increase their total value by permitting new construction projects. If price inflation outpaces a community's growth from new construction, local leaders cannot raise taxes to keep up with the increasing cost of goods and services, even if the amount they would buy stays the same. In that case, they must either borrow more money or cut services.

Community	Net New Construction Value	Percent of Total Equalized Value
City of Madison	\$ 1,003,750,800	2.18 %
Village of Mount Pleasant	\$ 996,569,500	17.15 %
City of Milwaukee	\$ 482,346,400	1.04 %
City of Verona	\$ 230,110,100	5.40 %
City of Kenosha	\$ 223,908,900	1.93 %

Top 5 Communities for New Construction Value in 2025

Source: Wisconsin Department of Revenue



Pipes and Paving

The Village maintains 133 miles of roads and 176 miles of sewer mains, numbers that continue to grow as new developments add to Mount Pleasant's public infrastructure. In 2025, the Department of Public Works oversaw the repaving of 19 segments of Village road totaling 2.85 miles. The department also manages and maintains sanitary and storm sewers in the Village.

In addition, DPW monitors the design and construction of future public streets that developers build for their projects, providing regulatory guidance to ensure they meet Village standards. Those new streets and sewers are turned over to the Village upon completion. In 2025, this included new streets in three subdivision developments, and a future extension of Carrington Boulevard toward Spring Street.



New Sanitary Sewer Built



Aging Storm Sewer Replaced on Deerfield Road



New Sanitary Sewer Accepted from Developers



New roadway Accepted from Developers

Major Projects in 2025

On top of its ongoing responsibilities, DPW advanced several larger construction and engineering efforts in 2025.

Chicory Road Storage Basin

The Mount Pleasant Sewer Utility and Racine Wastewater Utility built a 1.7-million-gallon underground storage tank near Chicory Road to contain the flow of water into sewers during heavy storms. This project reduces the possibility of basement backups for homes and businesses in a 1,200-acre area.

Lift Station Generators Installation

Another safeguard was added to keep basements dry when permanent generators were added to seven Village sewer lift stations to ensure pipes are flowing away from homes even during power outages. The DPW project with contractor NEXT Electric LLC will cut overtime costs because employees no longer must be called in to take movable generators to the lift stations if a storm knocks out the power.



Restoration and Recreation



The Village in 2025 continued to enhance and protect its parks and natural areas. Accomplishments include ongoing restoration of major waterways, and continued growth of recreational programs within the parks system.

Mount Pleasant's Parks & Recreation Division in 2025 led a public outreach and planning effort to draft improvement concepts for Dirkse, Drozd, and James Turek parks. The concepts endorsed by the Village Board this year are now the blueprint for future capital requests and construction plans for the three neighborhood parks, starting with improvements to Drozd Park in 2026.

The Parks division in 2025 completed the Village's first comprehensive tree inventory, documenting almost 6,200 trees in Mount Pleasant parks and public rights-of-way. This information will guide the ongoing drafting of forestry maintenance plans, and revisions to Village ordinances and policies.

 **350**

Enrollment in Parks Playground Program for kids aged 4-13.

 **338**

Summer youth softball and T-ball league enrollment.

 **250**

Park facility rentals.



Water Guard



The Village continues its decades-long initiative to restore the 450-acre Pike River corridor. The stormwater utility, working with Thompson & Associates Wetland Services, in 2025 combatted invasive plants and encouraged more native greenery, including a prescribed burn in May south of Braun Road. They continue to monitor the river's water quality. The Pike River remains on the state's list of impaired waterways largely because of chlorides from road salts. Efforts are ongoing to diagnose and solve that issue.

Mount Pleasant's Public Works Department continued planning for future phases of Lamparek Creek's restoration. That project is a joint effort with the Root-Pike Watershed Initiative Network. Root-Pike WIN in 2025 restored another segment of Lamparek Creek thanks to funding from Microsoft.

The Village also works with Root-Pike WIN on public outreach and education efforts as part of its broader efforts to improve water quality. Throughout 2025, DPW tested water quality at 20 stormwater outfalls, and performed 300 inspections across 31 construction sites to monitor water runoff.



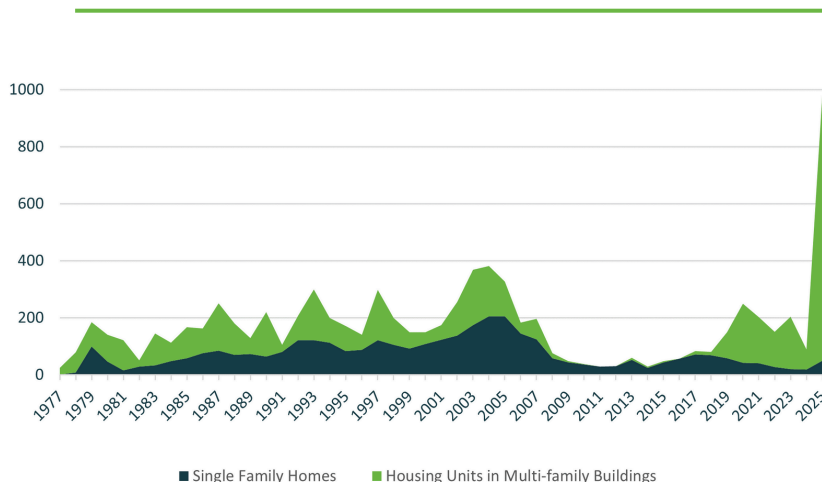
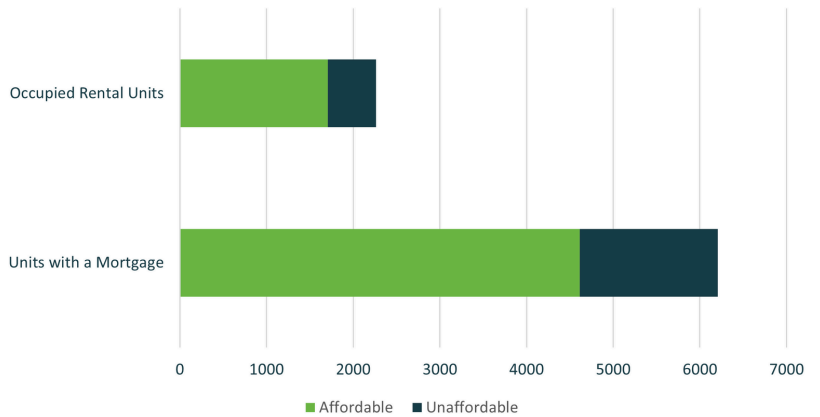
Affordable and Available Homes

Mount Pleasant experienced an uptick in housing activity in 2025 with developments representing a combined 1,000 units either breaking ground or continuing construction. Those projects have gained full Village Board approvals and secured building permits. In addition to those approved projects, others with over 1,000 combined housing units remain under review.

More housing can help Mount Pleasant, and all of Racine County, address concerns over the relatively low number of new homes compared with the continued interest from buyers and renters. That imbalance results in the current low vacancy rates in the Village, and higher housing prices.

Within Reach

The Village's most recent housing affordability analysis found about 75% of current, occupied housing units are considered affordable. That's according to the federal benchmark that says a home is affordable if its mortgage or rent is 30% or less than the occupants' income.



Housing Activity

The number of housing units securing building permits from the Village of Mount Pleasant increased in 2025.





Financing the Future

Tax Incremental Financing Districts, or TIDs, are local governments' main tool to support development that could not happen without public funding assistance. The Village has seven TIDs that attract companies and jobs, new housing, and expand the tax base to benefit all Mount Pleasant property owners in the long-term.

How TIDs Work

A Joint Review Board of members of all impacted taxing jurisdictions votes to create a TID, set its geographic boundaries, and approve the types of projects the TID could support within those boundaries. New construction within the district creates new property value that generates more property taxes. Those property taxes are used to pay off the project costs approved through the district. A district closes either when it pays for all of its project costs, or at the end of its statutory life. When that happens, the new property value is added to the tax base of all taxing jurisdictions, including the county and school district. In addition to benefits stemming directly from the completed district projects, the wider tax base they create supports governmental services and provides property tax relief.

TID No. 1

This district on both sides of Highway 20 near I-94 supported Park 94 with employers including InSinkErator and Seda North America, followed more recently by Aurora Medical Center – Mount Pleasant.

\$161.7M

New Value Created

- Year Created: 2006
- Starting Value: \$4.3 million
- Projected Public Investment: \$44.5 million
- Projected Return on Investment: 254%
- Maximum Statutory Life: 2033

TID No. 2

This district running through the heart of the Village supported infrastructure for a shopping center at Highways 31 and 11, residences including Tivoli Green on 90th Street, and the Mount Pleasant Civic Campus.

\$193.3M

New Value Created

- Year Created: 2007
- Starting Value: \$92.1 million
- Projected Public Investment: \$36.5 million
- Projected Return on Investment: 429%
- Maximum Statutory Life: 2034





TID No. 3

South of Highway 20 and east of International Drive, this district supported several industrial buildings, including a 243,000-square-foot spec building that Texas investor Hillwood completed in 2023.



\$50.9M

New Value Created

- Year Created: 2014
- Starting Value: \$4.1 million
- Projected Public Investment: \$14.8 million
- Projected Return on Investment: 244%
- Maximum Statutory Life: 2035

TID No. 4

South of Highway 20 at I-94, the district's financing agreements advanced new hotels, industrial buildings for employers including the U.S. headquarters of Oterra that opened in 2025, and the Mount Pleasant Commerce Center.

\$77.5M

New Value Created


- Year Created: 2015
- Starting Value: \$3.6 million
- Projected Public Investment: \$13.1 million
- Projected Return on Investment: 493%
- Maximum Statutory Life: 2036

TID No. 5

This district prepared thousands of acres for business park development that attracted more than 1,200 jobs by Foxconn, and billions of dollars of ongoing data center investment by Microsoft.

\$1.7B

New Value Created

- Year Created: 2017
 - Starting Value: \$30.2 million
 - Projected Public Investment: \$1.3 billion
 - Projected Return on Investment: 89%
 - Maximum Statutory Life: 2049
- 



TID No. 6

This TID supported over 460 housing units west of Highway 31 between Braun Road and Highway 195. This year saw completion of the Seasons at Mount Pleasant's second phase, and ongoing construction of Pike River Crossing.

\$73.5M

New Value Created

- Year Created: 2021
- Starting Value: \$113,500
- Projected Public Investment: \$37.8 million
- Projected Return on Investment: 94.6%
- Maximum Statutory Life: 2040

TID No. 7

This district extended infrastructure to about 500 acres east of I-94 along Spring Street, leading to three 2025 groundbreakings for projects with a combined 800 housing units, and Educators Credit Union's recently-completed headquarters offices.

\$28.8M

New Value Created

- Year Created: 2022
- Starting Value: \$64 million
- Projected Public Investment: \$54 million
- Projected Return on Investment: 511%
- Maximum Statutory Life: 2044

Incremental Growth

The Village's seven TIDs are expected to support \$3.5 billion in new real estate value before they close.

District (Year Created)	Value at Time of Creation	New Value Created	Projected Value
TID No. 1 (2006)	\$ 4,300,000	\$ 161,700,000	\$ 159,600,000
TID No. 7 (2007)	\$ 92,100,000	\$ 193,300,000	\$ 185,800,000
TID No. 3 (2014)	\$ 4,100,000	\$ 50,900,000	\$ 49,100,000
TID No. 4 (2015)	\$ 3,600,000	\$ 77,500,000	\$ 74,600,000
TID No. 5 (2017)	\$ 30,200,000	\$ 1,700,000,000	\$ 2,500,000,000
TID No. 6 (2021)	\$ 113,500	\$ 73,500,000	\$ 166,000,000
TID No. 7 (2022)	\$ 64,000,000	\$ 28,800,000	\$ 330,000,000
Totals	\$ 198,400,000	\$ 2,300,000,000	\$ 3,500,000,000

TID Values

Source: Annual Tax
Incremental District Reports




Acknowledgements

Village Government


Village Administrator Tamara Simons
Communications Director Sean Ryan
Communications Manager Lisa Olley
Community Development Director Samuel Schultz
Finance Director Kathy Kasper
Fire Chief Dustin Ellis
Human Resources Director Mary Cole
Parks and Recreation Manager George Baumgardt
Police Chief Robert Botsch
Public Works Director/Village Engineer Anthony Beyer
Village Attorney Chris Smith
Village Clerk Jill Firkus
Village Treasurer Brandi Baker

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