

**VILLAGE OF PLEASANT PRAIRIE
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, that there will be two **PUBLIC HEARINGS** before the **VILLAGE PLAN COMMISSION** of the **VILLAGE OF PLEASANT PRAIRIE**, Kenosha County, Wisconsin, at the Village Municipal Building, 9915 39th Avenue on the **29th day of January 2024 at 6:00 P.M.**, to consider the following ordinance amendments related to the FEMA approved Floodplain Boundary Adjustment (LOMR-F Case No. 17-05-2597A) that removed approximately 1,500 cubic yards from the 100-year floodplain and created approximately 1,615 cubic yards of 100-year floodplain to compensate for the 100-floodplain filled, related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road (Tax Parcel Number 92-4-122-152-0301).

ZONING TEXT AND MAP AMENDMENTS:

1. To adopt new floodplain regulations, Chapter 430 Floodplain Zoning Ordinance. This new Floodplain Zoning Ordinance includes new floodplain requirements and adopts the new Coastal Floodplain Maps associated with Lake Michigan. This new Floodplain Zoning Ordinance will also reference the above noted Floodplain Boundary Adjustment LOMR Case No. 17-05-2597A.
2. To correct the Floodplain Zoning Map to show the amended location of the 100-year floodplain within the appropriate Floodplain Districts associated with LOMR Case No. 17-05-2597A.

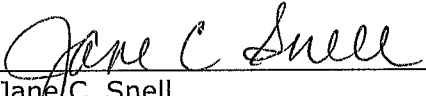
COMPREHENSIVE PLAN AMENDMENTS:

1. To amend the Village 2035 Land Use Plan Map 9.9 to correct and change the 100-year floodplain land use designations on the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent with respect to the FEMA approved Floodplain Boundary Adjustment-LOMR Case No. 17-05-2597A.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

A copy of the proposed new floodplain regulations and the new Coastal Floodplain Maps associated with Lake Michigan are on file and open for public inspection at the Village Hall, 9915 39th Avenue, Pleasant Prairie during regular business hours (Monday through Friday from 7:30 am to 4:30 pm).

If you wish to comment on the requests, comments will be received prior to and at the Public Hearings. If you would like more information, please contact Jean M. Werbie-Harris, Community Development Director, Peggy Herrick, Assistant Community Development Director or Miranda Steinmetz, Planner II at (262) 925-6717.

Dated and posted December 28, 2023.



Jane C. Snell
Village Clerk

KENOSHA COUNTY
INTERACTIVE MAPPING



1:2,743

1" = 229'

Date Printed: 12/18/2023



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



- SHADED COLOR INDICATES PROPOSED UTILITY DATA
- BLUE COLOR INDICATES AS-BUILT TOPOGRAPHIC DATA FROM DECEMBER 14, 2016

[illegible]

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DATE: 03/25/16
SCALE: 1" = 40'
JOB NO. 1150610
PROJECT MANAGER: KRISTEN J. PELAN, P.E.
DESIGNED BY: CLR
CHECKED BY: RJY
SHEET NUMBER
C400

NEW DPW BUILDING-PRANGE CENTER
VILLAGE OF PLEASANT PRAIRIE, WI

**RECORD DRAWING
UTILITY PLAN**

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

DATE	DESCRIPTION
12-14-16	RECORD DRAWING
01-31-17	ADDED INVERTS SUPPLIED BY VILLAGE
02-13-17	REVISIONS PER CLIENT COMMENTS



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	A portion of Sections 15 and 16, Township 1 North, Range 22 East, as described in the Deeds recorded as Document Nos. 932289, 794909, 322709, 323896, 327748, 586656, 794094, and 880961, all in the Office of the Register of Deeds, Kenosha County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550613	
AFFECTED MAP PANEL	NUMBER: 55059C0192E	
	DATE: 3/7/2017	
FLOODING SOURCE: JEROME CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.550327, -87.893717 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	8600 Green Bay Road	Portion of Property	X (unshaded)	681.2 feet	--	681.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE FLOODWAY	
STUDY UNDERWAY	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northwest corner of the Northwest 1/4 of said Section 15; thence South 03°01'39" East along the West line of said Section 15 a distance of 291.78 feet to the POINT OF BEGINNING of lands to be described; thence South 88° 12' 01" East 42.31 feet to a point; Thence South 62° 28' 53" East 488.38 feet to a point; thence 488.27 feet along an arc of a curve whose center lies the East, whose radius is 2934.79 feet and whose chord bears South 01° 04' 42" West 487.70 feet to a point; thence South 03° 41' 16" East 202.08 feet to a point; thence South 76° 26' 28" West 9.68 feet to a point; thence North 26° 04' 01" West 19.75 feet to a point; thence North 19° 23' 44" West 15.10 feet to a point; thence North 42° 34' 37" West 17.59 feet to a point; thence North 34° 01' 30" West 28.42 feet to a point; thence North 25° 52' 22" West 31.92 feet to a point; thence North 31° 31' 42" West 15.73 feet to a point; thence North 37° 47' 34" West 20.67 feet to a point; thence North 43° 39' 57" West 32.22 feet to a point; thence North 45° 36' 09" West 44.19 feet to a point; thence North 67° 26' 17" West 10.17 feet to a point; thence South 40° 54' 13" West 22.12 feet to a point; thence South 00° 45' 37" West 7.68 feet to a point; thence South 12° 35' 32" West 10.80 feet to a point; thence North 89° 28' 28" West 295.86 feet to a point; thence South 13° 01' 34" West 18.33 feet to a point; thence South 51° 51' 07" West 9.11 feet to a point; thence South 86° 41' 52" West 28.50 feet to a point; thence North 61° 04' 00" West 11.79 feet to a point; thence South 68° 23' 48" West 25.17 feet to a point; thence North 39° 58' 02" West 12.36 feet to a point; thence North 79° 46' 15" West 15.88 feet to a point; thence South 59° 00' 55" West 27.60 feet to a point; thence South 84° 14' 30" West 30.45 feet to a point; thence North 26° 27' 39" East 22.43 feet to a point; thence North 59° 41' 41" West 18.45 feet to a point; thence North 28° 16' 05" West 14.14 feet to a point; thence North 42° 58' 57" West 9.95 feet to a point; thence South 72° 17' 05" West 1.62 feet to a point; thence North 30° 19' 33" West 7.18 feet to a point; thence North 14° 43' 50" West 6.72 feet to a point; thence North 40° 48' 28" East 3.84 feet to a point; thence North 16° 51' 01" West 11.41 feet to a point; thence North 02° 22' 53" West 13.62 feet to a point; thence North 21° 50' 12" West 8.22 feet to a point; thence North 05° 15' 57" West 20.51 feet to a point; thence North 05° 14' 55" West 31.56 feet to a point; thence North 00° 51' 50" East 98.10 feet to a point; thence North 04° 38' 23" East 24.20 feet to a point; thence North 05° 33' 58" West 60.25 feet to a point; thence North 13° 40' 24" East 5.83 feet to a point; thence North 05° 05' 37" East 33.32 feet to a point; thence North 07° 29' 30" West 28.23 feet to a point; thence North 02° 24' 09" East 16.05 feet to a point; thence North 11° 55' 26" East 13.10 feet to a point; thence North 10° 08' 36" West 9.06 feet to a point; thence North 01° 47' 03" West 48.21 feet to a point; thence North 07° 47' 30" East 22.46 feet to a point; thence North 03° 08' 39" East 61.90 feet to a point; thence North 26° 17' 36" East 51.07 feet to a point; thence North 50° 48' 21" East 40.69 feet to a point; thence North 08° 58' 51" East 82.64 feet to a point; thence North 25° 28' 29" East 89.49 feet to a point; thence South 88° 12' 01" East 58.47 feet to the POINT OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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