

**VILLAGE OF PLEASANT PRAIRIE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that there will be a **PUBLIC HEARING** before the **VILLAGE PLAN COMMISSION** of the **VILLAGE OF PLEASANT PRAIRIE**, Kenosha County, Wisconsin, at the Village Municipal Building, 9915 39th Avenue on the **18th day of July 2022 at 5:00 P.M.** to consider the request of Neal Driscoll, agent with DPML 95th Street, LLC (d/b/a Dermody Properties) for approval of a **Master Conceptual Plan** for the redevelopment of approximately 198 of the former We Energies Pleasant Prairie Power Plant site located at 8000 95th Street. The plan indicates the extension of 80th Avenue north from 95th Street with three (3) proposed industrial buildings of about 550,000 square feet, 620,000 square feet and 1,116,000 square feet. Each building provides the appropriate number of car stalls, truck docks and trailer parking stalls in accordance with modern industrial user requirements. In addition, a private road will loop the final site development to ensure proper access for users as well as essential services like police and fire and rescue emergency services. The plan incorporates required stormwater facilities and a park area along 95th Street for the installation of historical marker and a small parking area.

The property located within U.S. Public Land Survey Section 16, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and a part of Tax Parcel Number 92-4-122-164-0011.

ALL PERSONS INTERESTED MAY BE HEARD. Formal petitions regarding this matter may be submitted prior to or at this meeting. Written comments can be submitted via e-mail to communitydevelopment@plprairie.com, mailed or placed ahead of time in the Village Hall at 9915 39th Avenue.

If you wish to comment on the petitioner's request, comments will be received prior to and at the Public Hearing. If you would like more information, please contact Jean M. Werbie-Harris, Community Development Director, Peggy Herrick, Assistant Planner/Assistant Zoning Administrator or Aaron Kramer, Deputy Planner/Deputy Zoning Administrator at (262) 925-6717.

Dated and posted July 1, 2022.



Vesna Savic
Deputy Village Clerk

Dermody Master Concept Plan

DEV2112-002

Proposed CSIM

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 21; THE NORTHEAST 1/4, THE NORTHWEST 1/4, THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 16; AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RECORDING STAMP:

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE RD., SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX

PREPARED FOR:

WISCONSIN ELECTRIC POWER CO.
231 W. MICHIGAN AVE.
MILWAUKEE, WI 53203



SEE SHEETS 2 THRU 4
FOR LOT DETAILS
SEE SHEETS 5 THRU 7
FOR EXIST EASEMENTS
SEE SHEETS 8 THRU 12
FOR PROPOSED
EASEMENTS



NW 1/4
SEC 16-1-22

LOT 3
4,376,266 SQ. FT.
100.4652 ACRES

NE 1/4
SEC 16-1-22

Master
Conceptual Plan
area

NORTH LINE OF SE 1/4 OF SEC 16-1-22
N88°30'46"E 2634.25'

LOT 2
8,635,481 SQ. FT.
198.2435 ACRES

SE 1/4
SEC 16-1-22

SW 1/4
SEC 16-1-22

LOT 1
4,460,806 SQ. FT.
102.4060 ACRES

NW 1/4
SEC 21-1-22

NE 1/4
SEC 21-1-22

50' WIDE PUBLIC
RIGHT-OF-WAY
DEDICATION
119,289 SQ. FT.
2.7385 ACRES

PROJECT CONVERSION FACTOR: GRID/1.0000120 =
GROUND

BEARING BASIS:
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 1 NORTH, RANGE 22 EAST WAS USED AS
NORTH 88°30'46" EAST

SUBJECT TO EASEMENTS OF RECORD.
ALL MEASUREMENTS HAVE BEEN MADE TO THE
NEAREST ONE-HUNDREDTH OF A FOOT.
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO
THE NEAREST ONE SECOND.

DATED THIS ____ DAY OF MAY, 2022
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 15

RE:\2020\2010253\DWG\20-10253 CSIM.dwg



LOGISTICENTER - CONCEPT SITE PLAN

C-2 05/06/2022

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PINNACLE ENGINEERING GROUP

PEGJOB# 188.00A