

**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 **21st day of November 2022 at 5:00 P.M.** to consider the approval of a **Master Conceptual Plan and a Zoning Text Amendment** for the requests of Stephen Mills and Daniel Szczap on behalf of Bear Development LLC, owner of the vacant property located at the northeast corner of 91st Avenue and Prairie Ridge Blvd.

Specifically, the petitioner is proposing to subdivide the property into two (2) parcels for the development of a dance studio on the northern parcel and a hotel on the southern portion. In addition, the petitioner is requesting approval of a Zoning Text Amendment to create the specific Planned Unit Development Ordinance requirements for the proposed development.

The property is known as Lot 2 of CSM 2930 located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-081-0122.

If you wish to comment on the petitioner's requests, 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 or Peggy Herrick, Assistant Planner/Assistant Zoning Administrator or Aaron Kramer, Deputy Planner/Deputy Zoning Administrator at (262) 925-6717.

Dated and posted November 7, 2022.



Jane C. Snell
Village Clerk

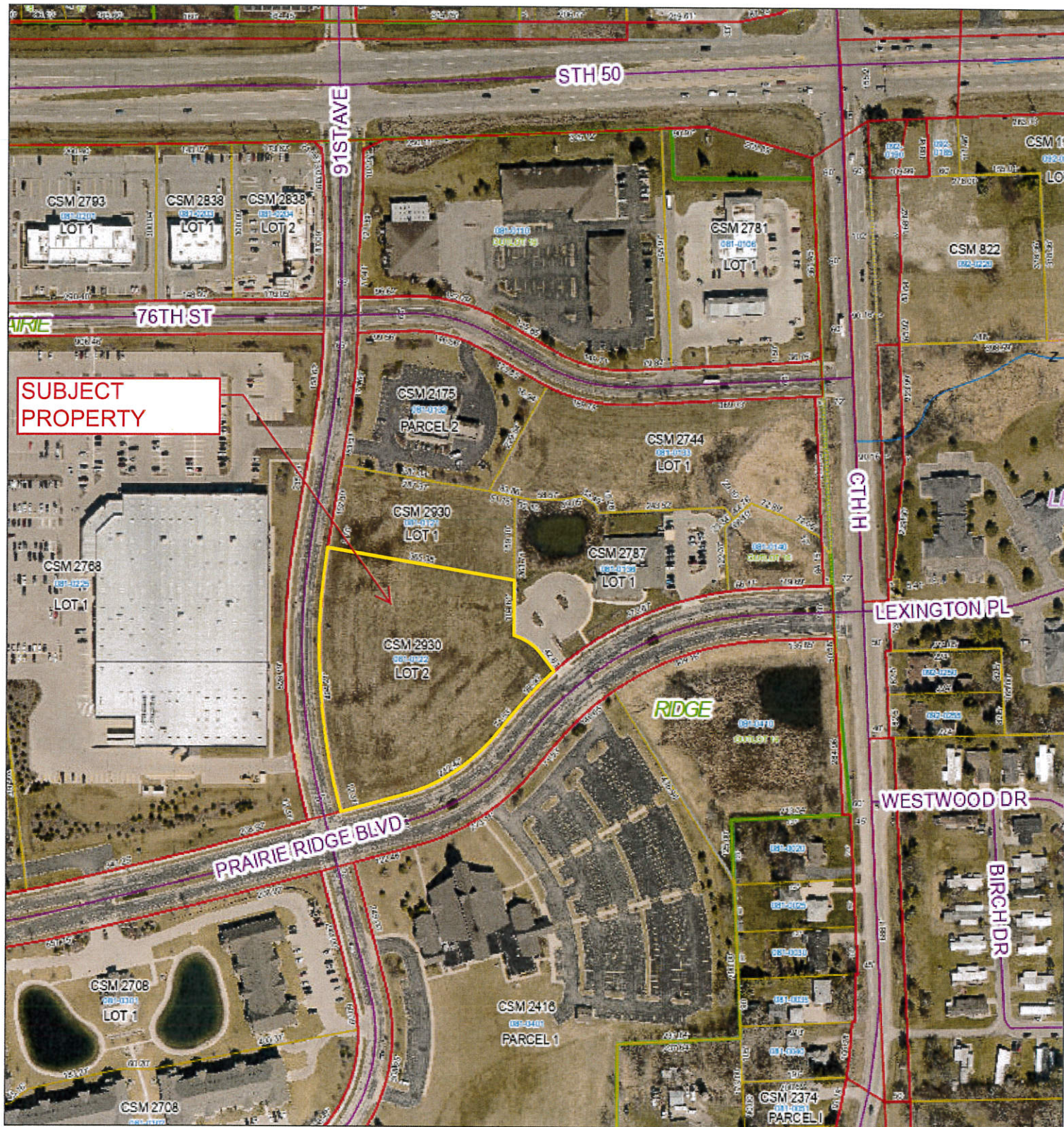
Bear-Prairie Ridge Concept Plan and PUD

DEV2209-001
CODE2210-003

General Location Map



1 Inch = 260 Feet
Date Printed: 11/3/2022



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.

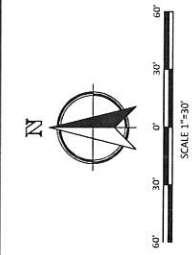


Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI, 53406
Tel: (262) 634-5588 Website: www.nmbc.net

PRAIRIE RIDGE
DANCE STUDIO/HOTEL MASTER PLAN
FOR
BEAR
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	DATE
1	PER VILLAGE COMMENTS	10-25-2022
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2013.0057.07
SHEET
1 OF 2



SITE DATA

INTERIORS SURFACE CALCULATIONS	
HOTEL	
TOTAL PARCEL AREA	10,106 S.F. = 2.313 AC
EXISTING IMPERVIOUS SURFACE AREA	0 S.F. = 0.00 AC (0.0%)
EXISTING GREEN SPACE AREA	10,106 S.F. = 2.313 AC (100%)
PROPOSED BUILDING/ENCLOSURE	15,967 S.F.
PROPOSED IMPERVIOUS SURFACE AREA	62,529 S.F. = 1.435 AC (61.9%)
PROPOSED GREEN SPACE AREA	38,487 S.F. = 0.884 AC (38.1%)
DANCE STUDIO	
TOTAL PARCEL AREA	55,931 S.F. = 1.284 AC
EXISTING IMPERVIOUS SURFACE AREA	0 S.F. = 0.00 AC (0.0%)
EXISTING GREEN SPACE AREA	55,931 S.F. = 1.284 AC
PROPOSED BUILDING/ENCLOSURE	5,000 S.F.
PROPOSED IMPERVIOUS SURFACE AREA	27,534 S.F. = 0.633 AC (60.7%)
PROPOSED GREEN SPACE AREA	28,397 S.F. = 0.651 AC (60.7%)
ON-SITE PARKING	
PROPOSED ON-SITE PARKING	83 SPACES
PROPOSED ADA PARKING	4 SPACES
TOTAL PARKING	87 SPACES
DANCE STUDIO	
PROPOSED ON-SITE PARKING	50 SPACES
PROPOSED ADA PARKING	3 SPACES
TOTAL PARKING	53 SPACES
BUILDING INFORMATION	
HOTEL	
BUILDING ENCLOSURE	15,967 S.F.
BUILDING HEIGHT	55 FEET
BUILDING STORES	4
BUILDING ROOMS	86
DANCE STUDIO	
BUILDING ENCLOSURE	5,000 S.F.
BUILDING HEIGHT	20 FEET
BUILDING STORES	1

