

**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 **1st day of August 2022 at 5:00 P.M.**, to consider the following requests of Neal Driscoll, agent for DPML 95th Street, LLC (d/b/a Dermody Properties) and Dawn Neuy, agent for WEC Energy Group owner of the property located at 8000 95th Street, the former We Energies Pleasant Prairie Power Plant related to the redevelopment of the property.

1. **Comprehensive Plan Amendments:** 1) To amend the Land Use Plan Map 9.9 to place Lots 1, 2 and 3 of the proposed Certified Survey Map into the General Industrial land use designation, except that the Transmission Line Easements and Substation Easements on Lots 1, 2 and 3 of the proposed CSM to be placed in the Other Transportation, Communication and Utilities land use land use designations. In addition, no changes to the wetlands and floodplain land use areas shown on the land use plan. 2) To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted change to the 2035 Land Use Plan Map 9.9.
2. **Zoning Map Amendment** to rezone Lots 1, 2 and 3 of the proposed CSM from the M-4 Power Generating District to the M-2 General Manufacturing District. All lands currently zoned C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District will remain unchanged at this time.

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 further identified as Tax Parcel Number 92-4-122-164-0011.

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 July 1, 2022.

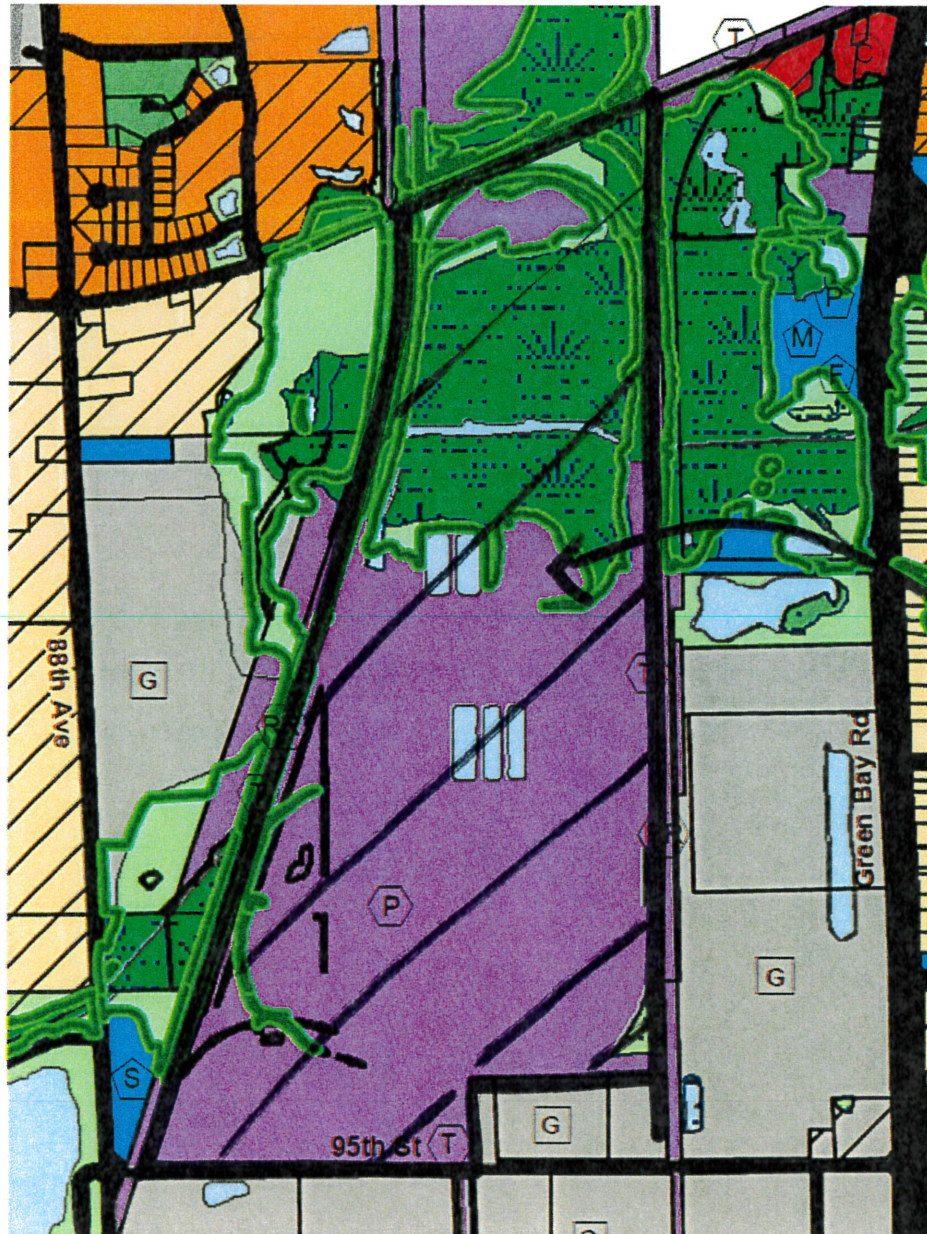


Jane C. Snell
Village Clerk

Comp Plan We Energies-Dermody LU and Rezone

CODE2206-002
CODE2206-003

CURRENT LAND USE PLAN



Legend

RESIDENTIAL LANDS

- LOW DENSITY RESIDENTIAL
(16,000 Square Feet Or More Per Dwelling Unit)
- LOW-MEDIUM DENSITY RESIDENTIAL
(11,000 To 16,999 Square Feet Per Dwelling Unit)
- UPPER-MEDIUM DENSITY RESIDENTIAL
(6,000 To 11,999 Square Feet Per Dwelling Unit)
- HIGH DENSITY RESIDENTIAL
(Less Than 5,000 Square Feet Per Dwelling Unit)



MIXED USE LANDS
 WD Village Green Center
 CT Chikwaake Transit Center



COMMERCIAL LANDS
 N Neighborhood Retail and Service Centers
 C Community Retail and Service Centers
 F Freeway-Oriented Service Centers
 O Freeway Office Centers
 R Freeway-Oriented Regional Retail Centers
 B Freeway-Oriented Business Centers



OTHER TRANSPORTATION, COMMUNICATIONS AND UTILITIES
 P Pleasant Prairie Power Plant
 L Active Landfill
 RR Railroads
 W Weigh Station
 T Overhead High Tension Wires



GOVERNMENTAL AND INSTITUTIONAL LANDS
 M Municipal Administrative Offices
 P Fire Station
 P Police Station
 H Hospital
 E Public Elementary School
 MS Public Middle School
 HS Public Senior High School



PARK, RECREATION AND OTHER OPEN SPACE LANDS
 R Regional Park
 C Community Park
 N Neighborhood Park



INDUSTRIAL LANDS
 L Limited Industrial
 G General Industrial
 P Production and Manufacturing



Agricultural Lands

ENVIRONMENTALLY SIGNIFICANT AREAS

- Primary Environmental Corridors
- Secondary Environmental Corridors
- Isolated Natural Resource Areas



Surface Water



Field Verified Wetlands



Interpolated Wetlands
(2005 WDNR Final Inventory Maps)



100-Year Floodplain

RIGHTS-OF-WAY

- Existing Right-of-Way (September 2003)
- Dedicated but not Constructed Right-of-Ways (September 2003)

URBAN RESERVE AREAS (OVERLAY)



LINEAR FEATURES

- Property Lines

Proposed CSM

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

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

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

PROJECT CONVERSION FACTOR: GRID/1.0000120 =
GROUND

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.

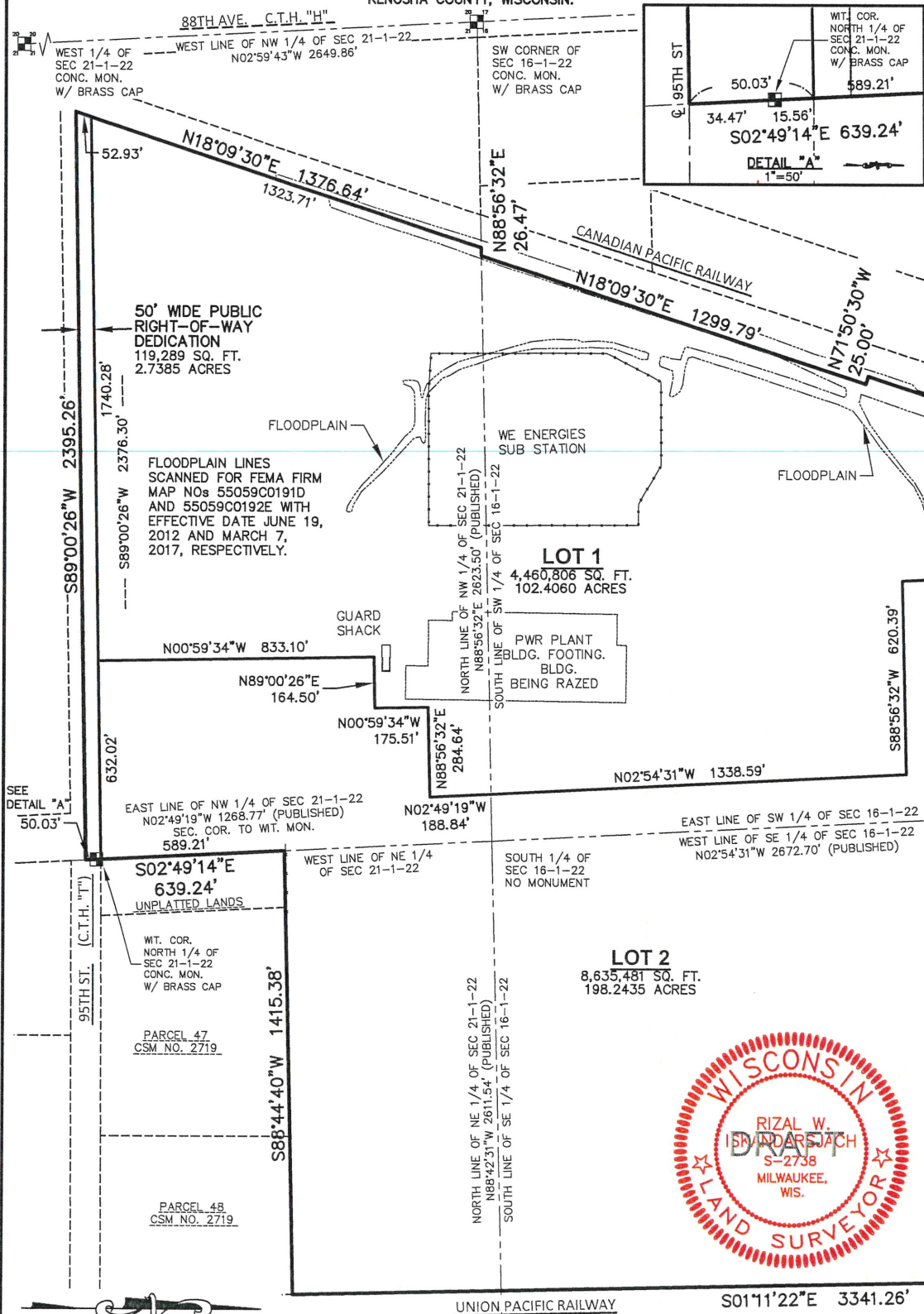
DATED THIS _____ DAY OF MAY, 2022
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 15

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SCALE IN FEET
400' 0 400'

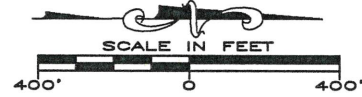
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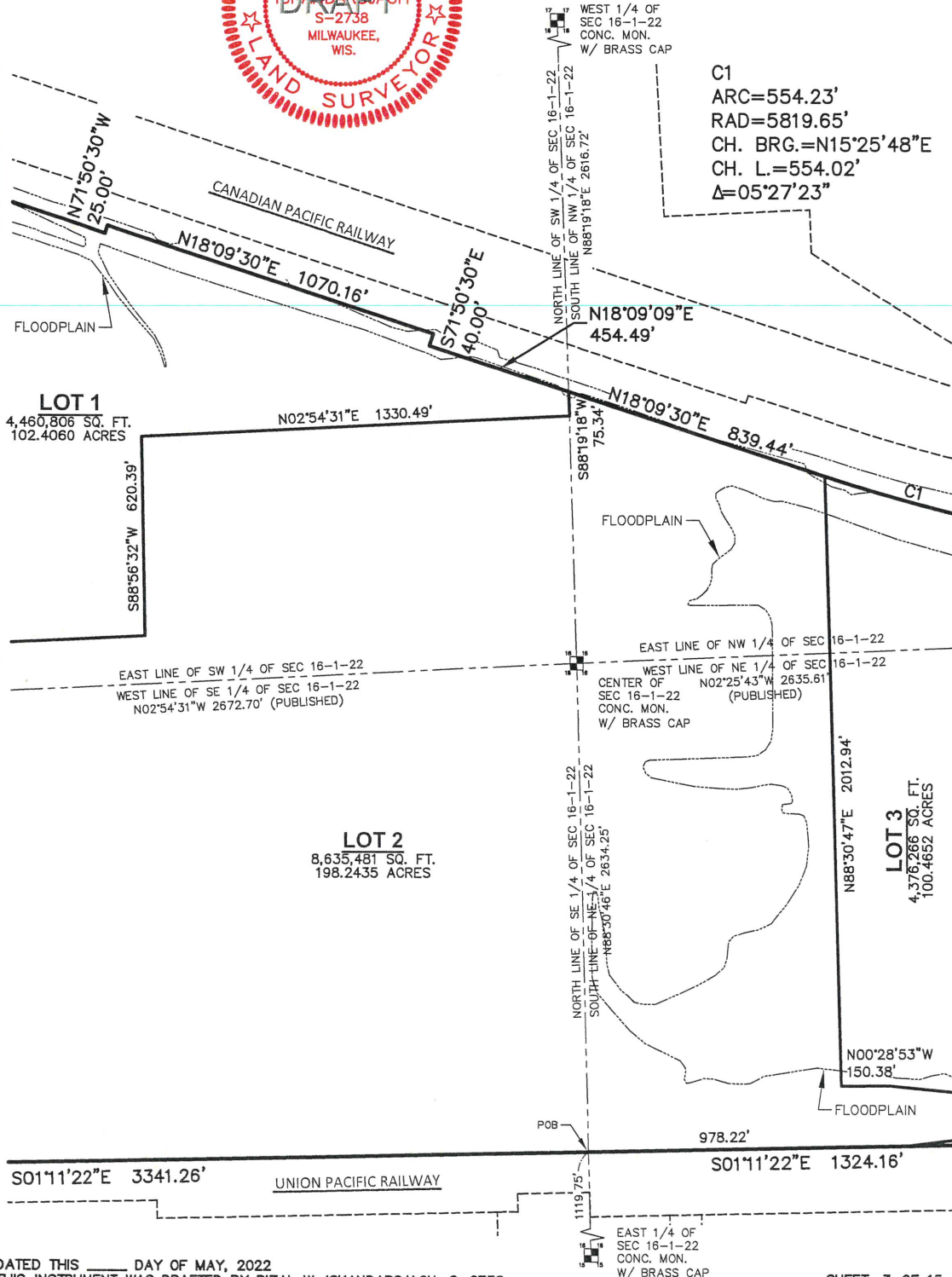
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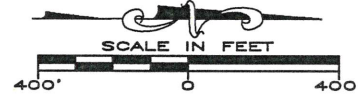
FLOODPLAIN LINES SCANNED FOR FEMA FIRM MAP NOS 55059C0191D AND 55059C0192E WITH EFFECTIVE DATE JUNE 19, 2012 AND MARCH 7, 2017, RESPECTIVELY.



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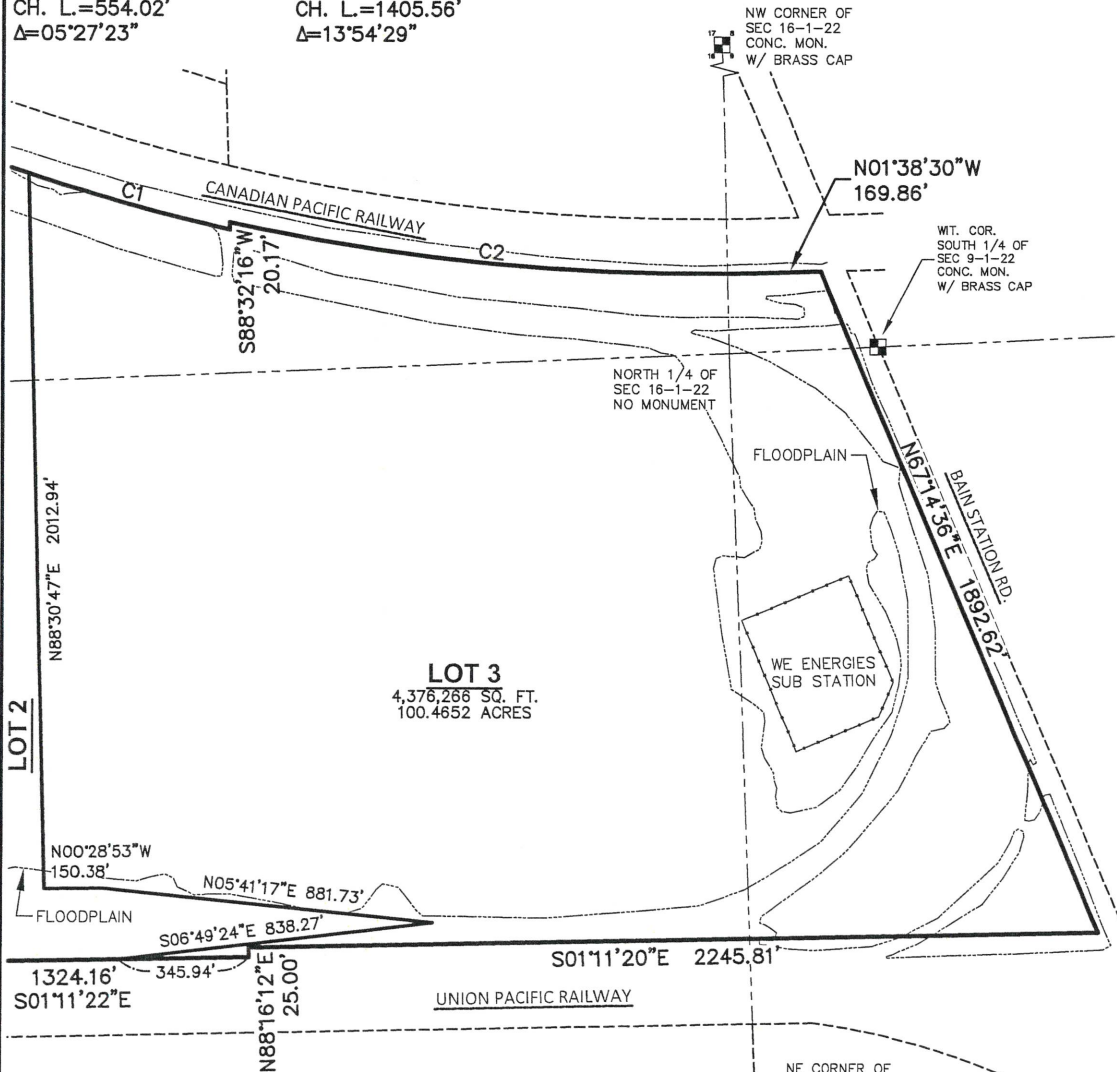
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C1
ARC=554.23'
RAD=5819.65'
CH. BRG.=N15°25'48"E
CH. L.=554.02'
Δ=05°27'23"

C2
ARC=1409.02'
RAD=5804.65'
CH. BRG.=N05°20'29"E
CH. L.=1405.56'
Δ=13°54'29"

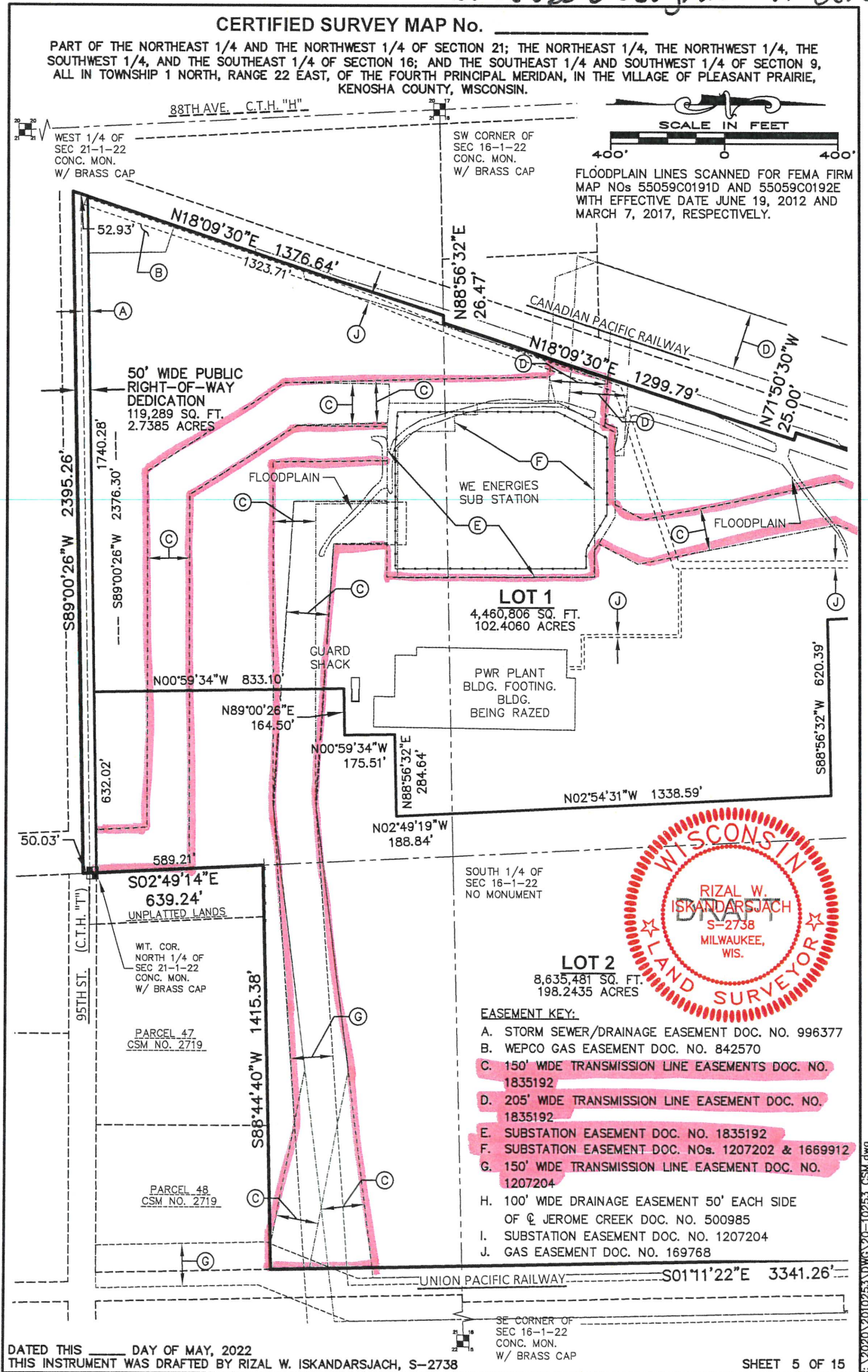


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SHEET 4 OF 15

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Other
Transportation, Communication
and Utilities land use designation areas



other
Transportation, Communication
and Utilities land use designation areas

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EASEMENT KEY:

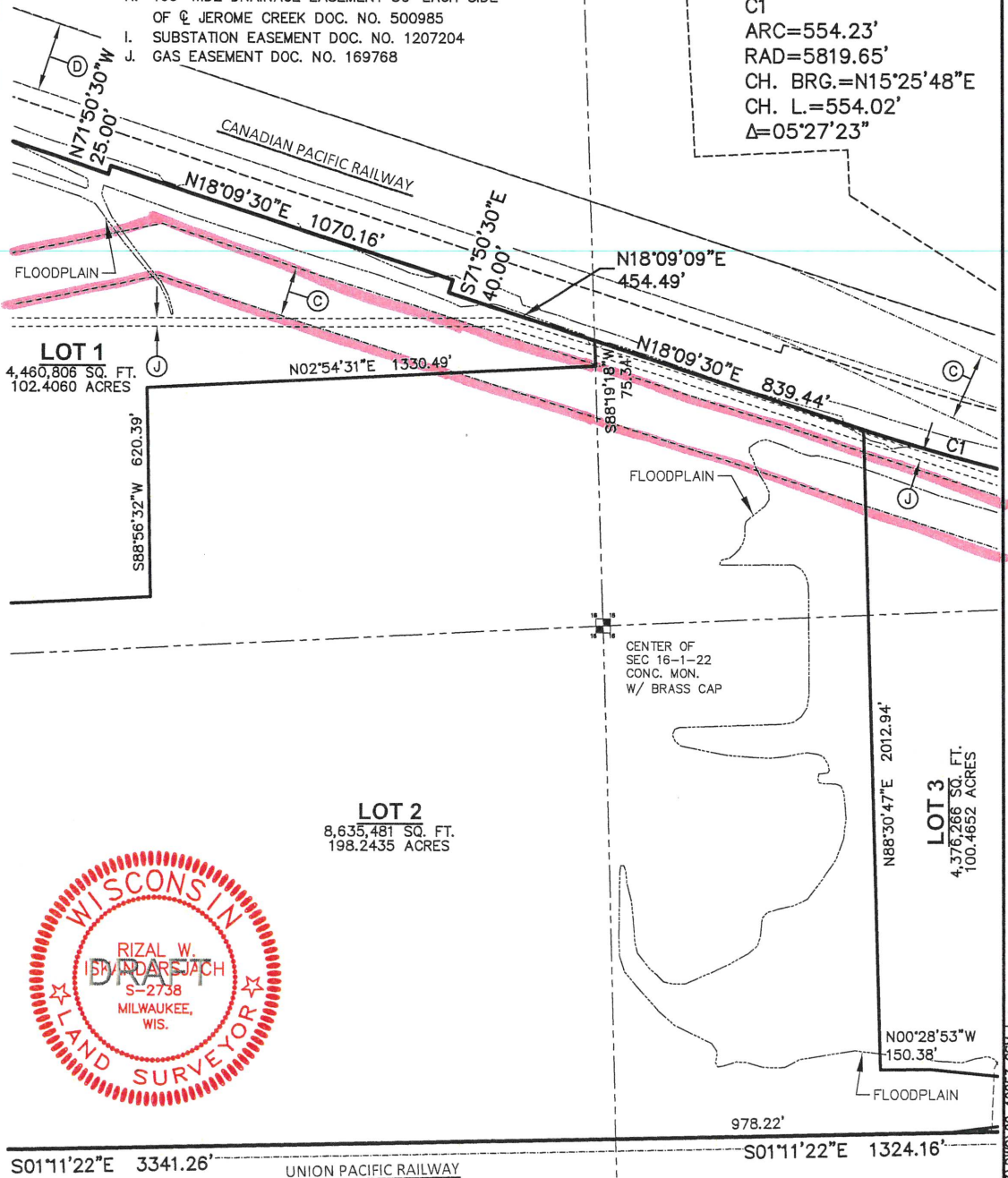
- A. STORM SEWER/DRAINAGE EASEMENT DOC. NO. 996377
- B. WPCO GAS EASEMENT DOC. NO. 842570
- C. 150' WIDE TRANSMISSION LINE EASEMENTS DOC. NO. 1835192
- D. 205' WIDE TRANSMISSION LINE EASEMENT DOC. NO. 1835192
- E. SUBSTATION EASEMENT DOC. NO. 1835192
- F. SUBSTATION EASEMENT DOC. NOS. 1207202 & 1669912
- G. 150' WIDE TRANSMISSION LINE EASEMENT DOC. NO. 1207204
- H. 100' WIDE DRAINAGE EASEMENT 50' EACH SIDE OF ϕ JEROME CREEK DOC. NO. 500985
- I. SUBSTATION EASEMENT DOC. NO. 1207204
- J. GAS EASEMENT DOC. NO. 169768



FLOODPLAIN LINES SCANNED FOR FEMA FIRM MAP NOS 55059C0191D AND 55059C0192E WITH EFFECTIVE DATE JUNE 19, 2012 AND MARCH 7, 2017, RESPECTIVELY.

WEST 1/4 OF
SEC 16-1-22
CONC. MON.
W/ BRASS CAP

C1
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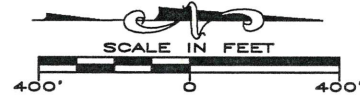


Other Transportation, Communication and Utilities Land use designation areas

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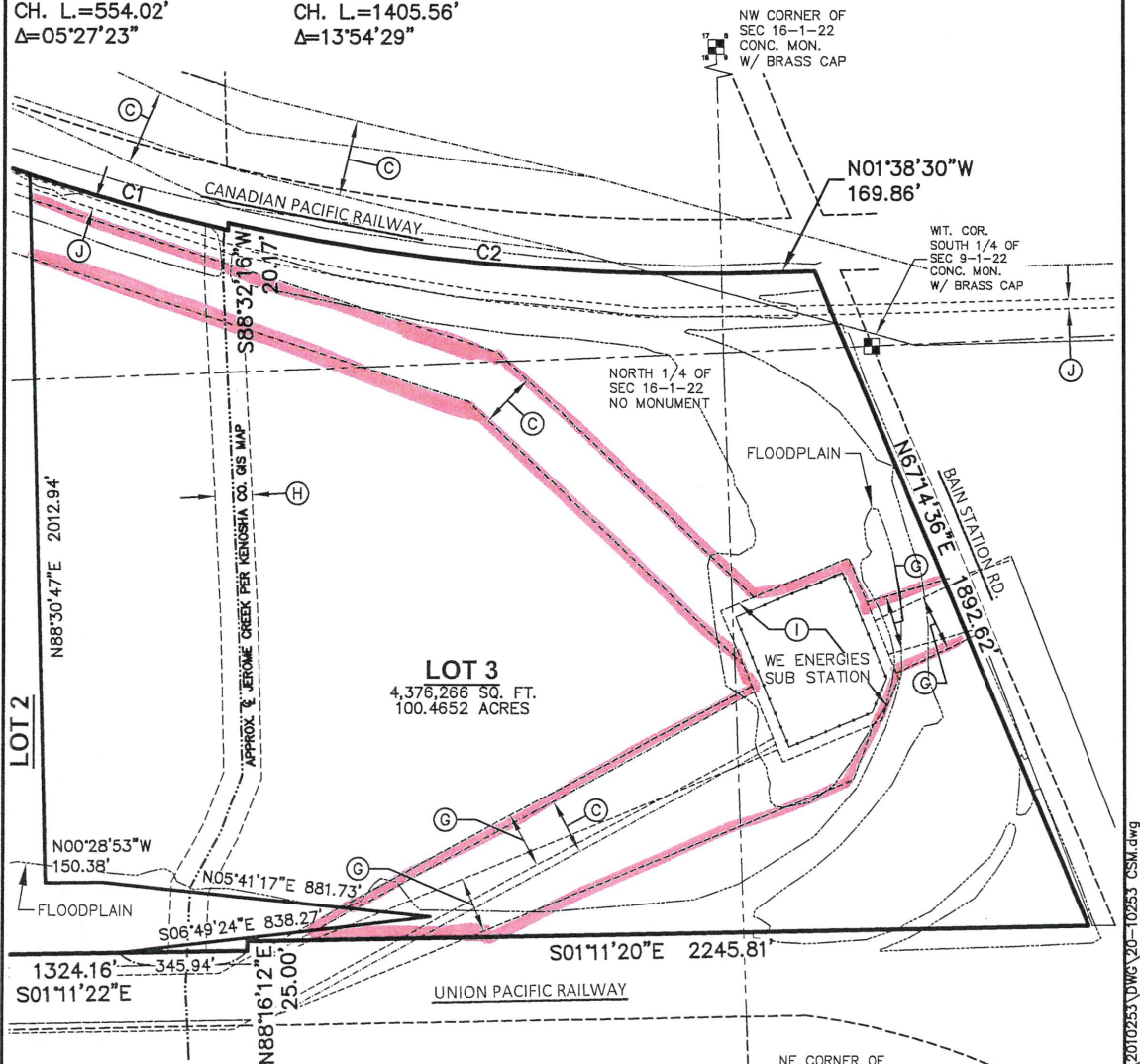


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