

**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 **24th day of October 2022 at 5:15 P.M., Hearings** to consider the following requests of Edward Rich, agent on behalf of OMA LLC owners of the Culver's of Pleasant Prairie located at 10484 Corporate Drive:

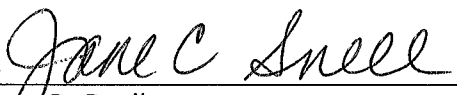
1. Approval of a **Zoning Text Amendment** to create the specific Planned Unit Development Ordinance requirements. When the property was rezoned into the B-4 (PUD), Planned Business District with a Planned Unit Development Overlay District in the early 1990's, a specific PUD Ordinance was not required.
2. Approval of a **Conditional Use Permit** for the drive-through and outdoor seating. On December 11, 2000 the Plan Commission conditionally approved the Site and Operational Plans for the construction of the Culver's at Pleasant Prairie restaurant with a drive-thru and outdoor seating. At that time the B-4, Planned Business District allowed a restaurant with a drive-through and outdoor seating as a permitted use. However, in 2002, the Village amended the Business District and redefined the B-4 District. The new B-4, Freeway Service Business District regulations allowed a restaurant with a drive-thru and outdoor seating only with approval of a Conditional Use Permit; therefore, this use became classified a legal, non-conforming use.

The Zoning PUD Text Amendment and the Conditional Use Permit will allow the development uses, buildings and lots to be classified as legal and conforming.

The properties are known as Parcels 15 and 16 of CSM 1489 located in U.S. Public Land Survey Section 30, 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 92-4-122-302-0132 and 92-4-122-302-0138.

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 October 10, 2022.



Jane C. Snell
Village Clerk

Culvers CUP and PUD

DEV2210-002
CODE2210-002

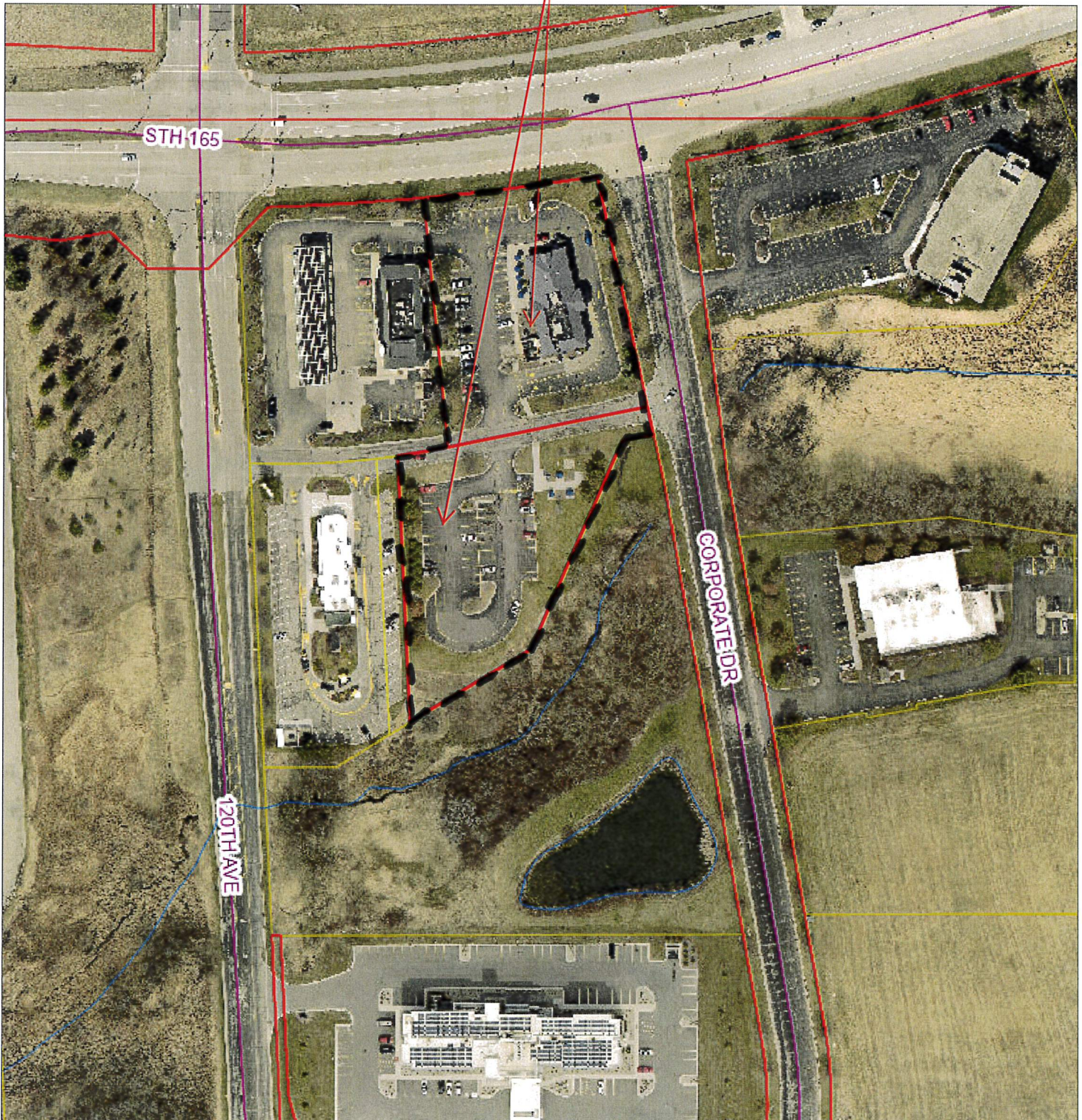
General Location Map



Culver's of Pleasant Prairie
10484 Corporate Drive



1 Inch = 150 Feet
Date Printed: 10/7/2022



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.