


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

**NOTICE IS HEREBY GIVEN**, that there will be **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 **16<sup>th</sup> day of January, 2023 at 5:00 P.M.** to consider the request of Eric Pedersen, agent with Keystone Planning + Design for approval of a **Master Conceptual Plan** for the development of a 2.95 acre property generally located at the southeast corner of 115<sup>th</sup> Avenue and STH 50 within the Riverview commercial development area. The petitioner is proposing to subdivide the property into two lots for commercial development. The northern lot is proposed to be developed with a Buona Beef/Rainbow Cone Ice Cream restaurant with a drive-through facility and outdoor dining. The southern property could be developed with a mixed retail/service/restaurant uses that could also include a drive-through facility.

The property is known as Lot 3 of CSM 2973 located within U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-071-0203.

If you wish to comment on the 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 or Peggy Herrick, Assistant Planner/Assistant Zoning Administrator (262) 925-6717.

Dated and posted on December 21, 2022.

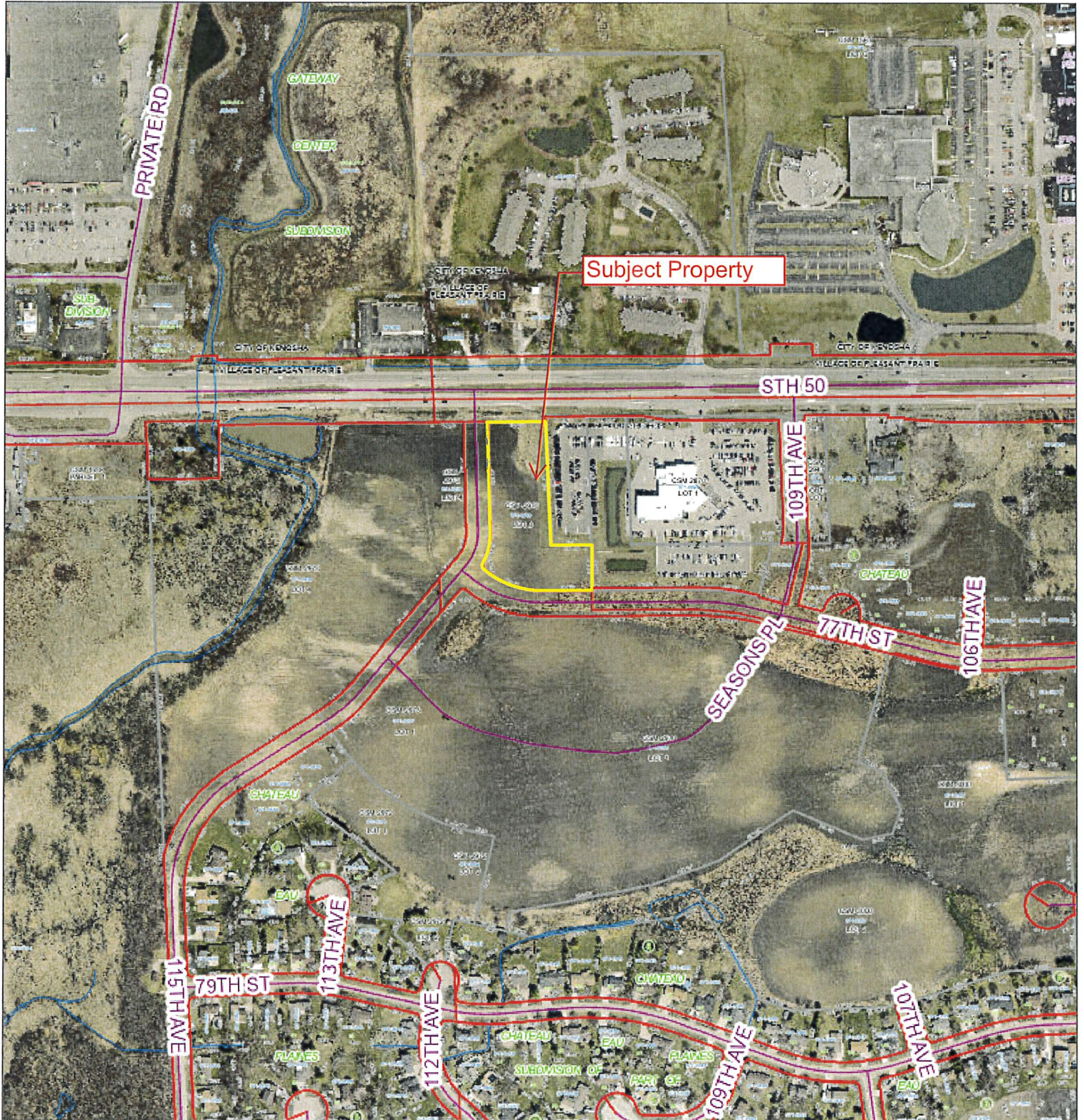
  
\_\_\_\_\_  
Grace Markiewicz  
Deputy Village Clerk

Buona Concept Plan  
DEV2212-001

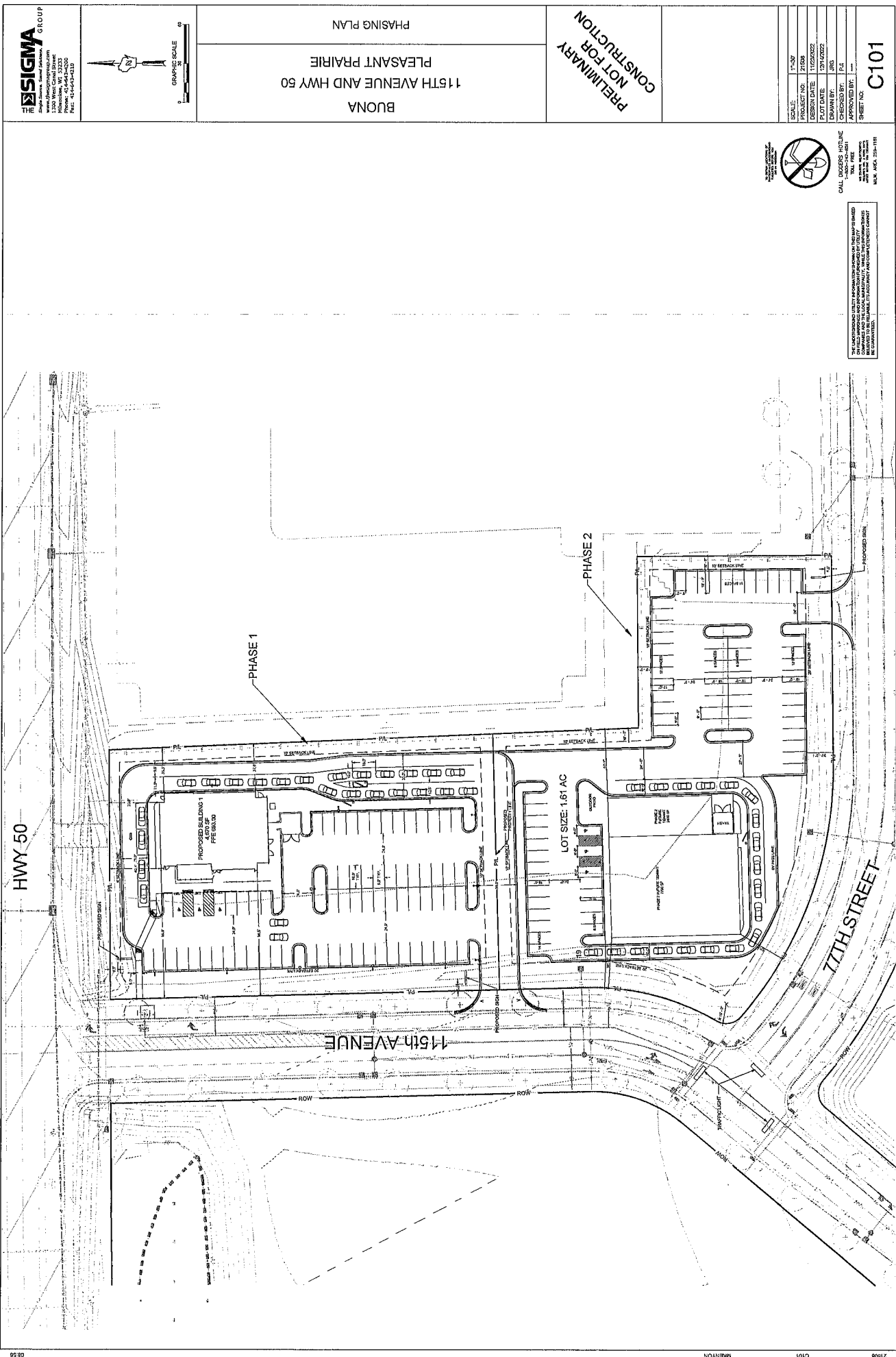
# General Location Map



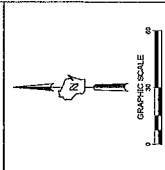
1 Inch = 451 Feet  
Date Printed: 12/14/2022



**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.



**THE SIGMA GROUP**  
 Design/Construct/Manage  
 1500 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-441-4200  
 Fax: 414-441-4210



BUONA  
 PLEASANT PRAIRIE  
 15TH AVENUE AND HWY 50  
 PHASING PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SCALE:	1"=50'
PROJECT NO.	21006
DESIGN DATE	1/22/2022
PLAT DATE	1/21/2022
DRAWN BY:	JRS
CHECKED BY:	JRS
APPROVED BY:	JRS
SHEET NO.	C101



CALL 311 FOR CITY ENGINE  
 TOLL FREE  
 1-800-368-3683  
 M.W. 1/25/22

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VIEW FROM NORTH WEST



VIEW FROM WEST PARKING LOT



VIEW FROM NORTH EAST



VIEW FROM WEST PARKING LOT

KEYSTONE VENTURES  
REAL ESTATE DEVELOPMENT  
BUONA + RAINBOW CONE  
PLEASANT PRAIRIE, WI  
11075 75th St, Pleasant Prairie, WI 53158



**BUONA.**  
CHICAGO'S ORIGINAL ITALIAN BEEF

KEYSTONE  
PLANNING+DESIGN  
KEYSTONE  
CONSTRUCT, LLC  
418 CLINTON PL RIVER FOREST, IL  
KeystonePlanningDesign.com

No	Description	Date
1	IFZ	11/02/22

RENDERINGS

G050

Scale

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11/12/2022 3:59:32 PM