

**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 **4th day of April 2022 at 5:00 P.M.**, to consider the following requests of Scott and Dora Azmus related to the creation of three (3) lots generally located at south of 87th Place at 48th Avenue. Lots 1 and 2 of the proposed CSM will have frontage on 87th Avenue for the construction of two (2) single family homes and Lot 3 Lot 3 will have frontage on 87th Place will remain undeveloped at this time, but will be identified for future single family development.

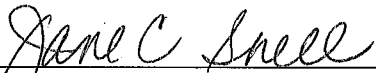
1. **Comprehensive Plan Amendments: 1)** to amend a portion of the Isetts Neighborhood Plan to illustrate how the vacant lands south of 87th Place at 48th Avenue could be further developed; **2)** to remove the urban reserve land use designation from Lots 1 and 2 of the proposed CSM on the 2035 Land Use Plan Map 9.9; and **3)** 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 and 2 of the proposed CSM from the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District to the R-4 District. Lot 3 of the proposed CSM will remain in the R-4 (UHO) District.

The property is located in U.S. Public Land Survey Section 14, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as a part of Tax Parcel Number 92-4-122-142-0118.

The Plan Commission meeting may be attended in person or virtually, instructions on how to register and access the meeting virtually will be posed to our website 24 hours prior to the meeting at www.pleasantprairiewi.gov/virtual.

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 March 4, 2022.

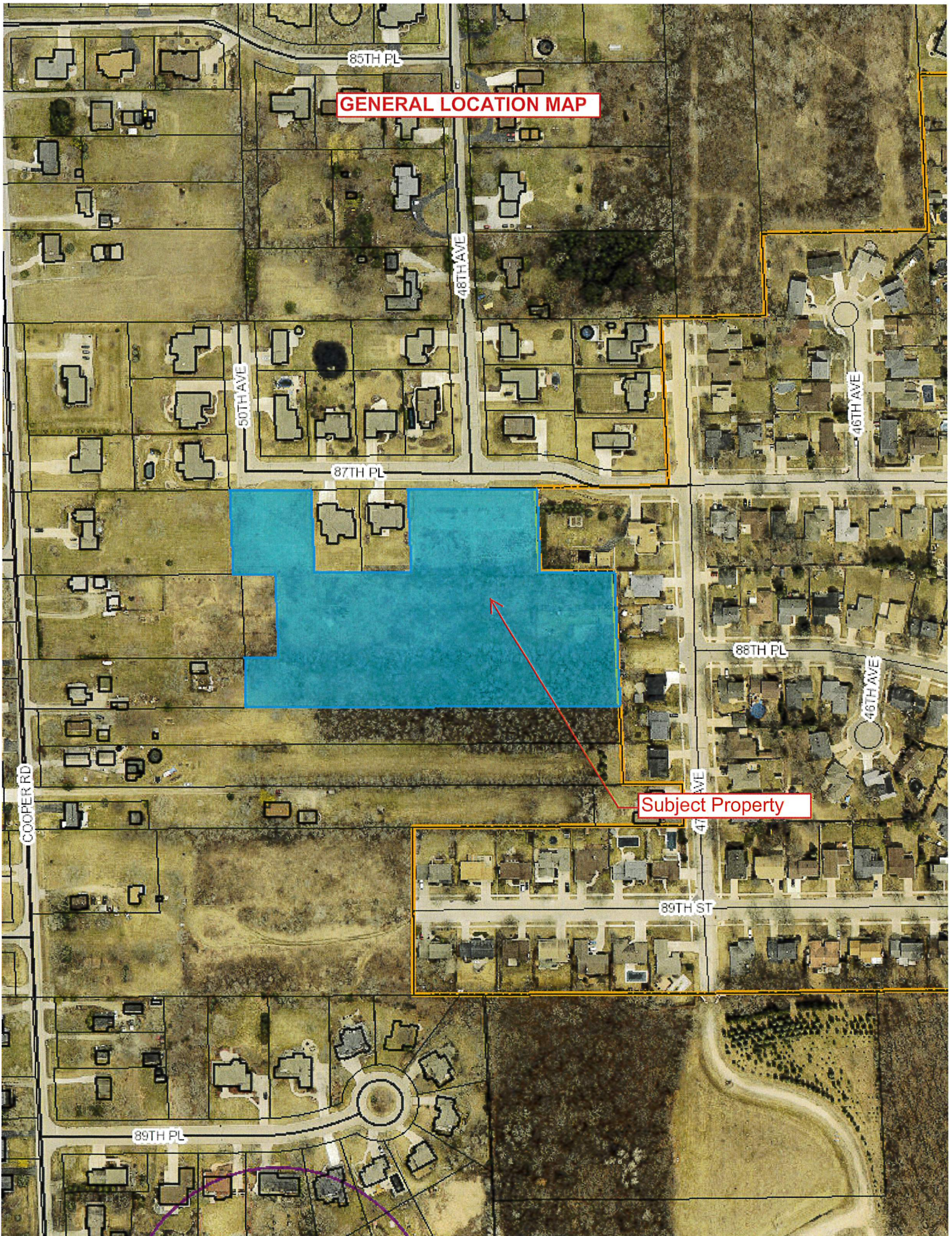


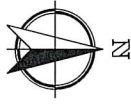
Jane C. Snell
Village Clerk

Comp Plan-Azmus NP LU and Rezone

CODE2202-002
CODE2202-003

GENERAL LOCATION MAP



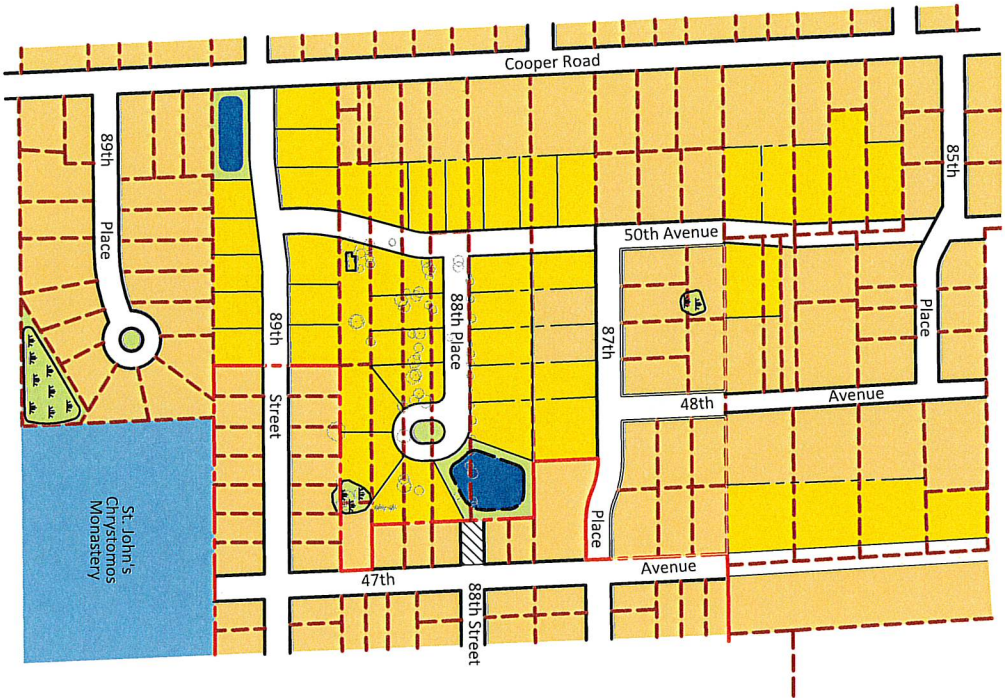


PREPARED
FOR

Scott & Dora Azmus
8750 47th Avenue Kenosha, Wisconsin

ISSETT'S NEIGHBORHOOD PLAN AZMUS CSM AMENDMENT

nmb
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI 53406
Tele: (262)534-5588 Website: www.nmbc.net



- ### SITE LEGEND
- EXISTING RESIDENTIAL USE
 - PROPOSED RESIDENTIAL USE
 - EXISTING INSTITUTIONAL USE
 - OPEN SPACE
 - TRANSPORTATION AND UTILITIES
 - RIGHT-OF-WAY TO BE VACATED
 - RETENTION POND USE
 - WETLANDS
 - EXISTING WOODLANDS PRESERVED
 - EXISTING WOODLANDS REMOVED
 - EXISTING PUBLIC RIGHTS-OF WAY
 - PROPOSED PUBLIC RIGHTS-OF WAY
 - EXISTING LOT LINES
 - PROPOSED LOT LINES
 - MUNICIPAL BOUNDARY

Scale: N.T.S.
Drawn By: SCB
DATE: 2-02-2022
2006.0037.02
Issett's Neighborhood Plan
Azmus CSM Amendment
Scott and Dora Azmus
Pleasant Prairie, Wisconsin

CERTIFIED SURVEY MAP NO. _____

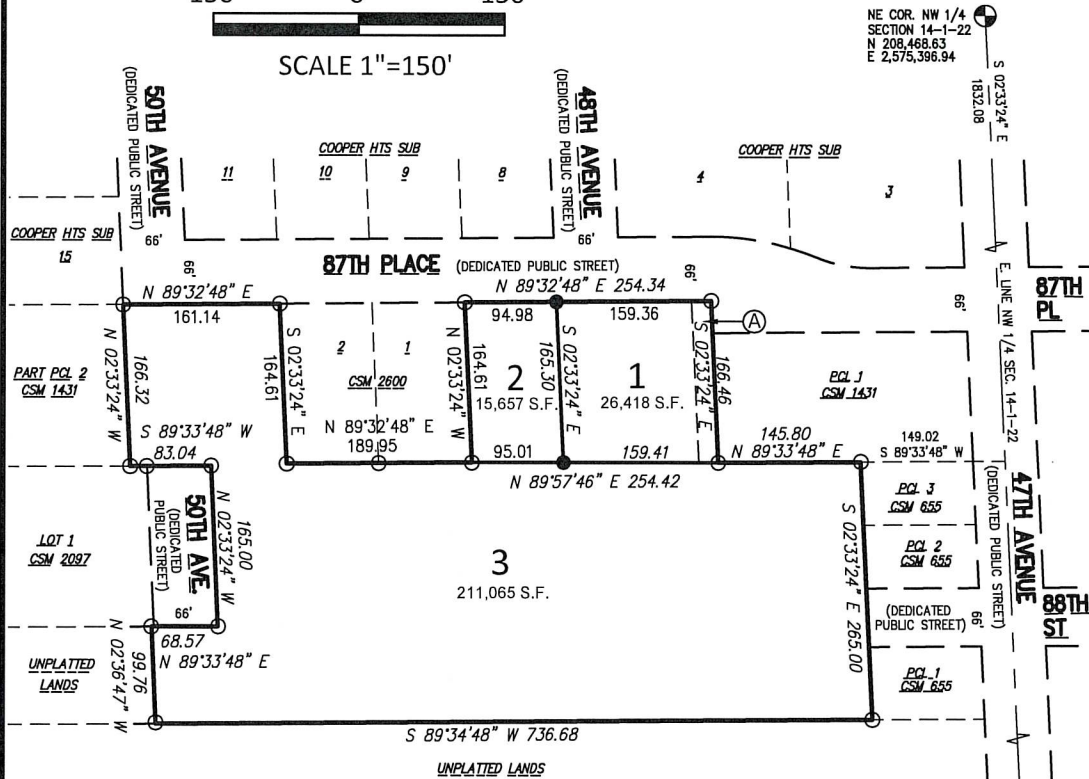
A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP No. 2600
BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



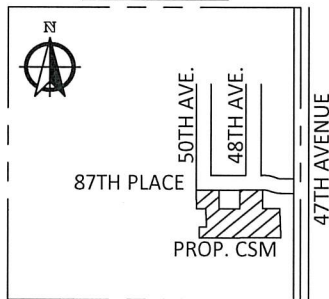
150' 0' 150'

SCALE 1"=150'

RECORDING DATA



LOCATION MAP



NW 1/4 14-1-22

NOTES:
ZONING OF PARCELS IS R-4 & R-4 (UHO)

SCOTT & DORA AZMUS
8750 47TH AVENUE
KENOSHA, WI. 53142

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927. THE EAST LINE OF THE
NE 1/4 OF SECTION 14-1-22 IS ASSUMED TO BEAR
N 02°33'24" W.

Ⓐ 20' STORMWATER DRAINAGE, ACCESS &
MAINTENANCE EASEMENT

LEGEND:
○ 1.315" O.D. IRON PIPE FOUND
● 3/4" O.D.x18" REBAR - 1.51 LBS/LIN FT. SET
⊙ 6" CONC. MON. W / BRASS CAP FOUND

2006.0037.02.DWG
SHEET 1 OF 4 SHEETS



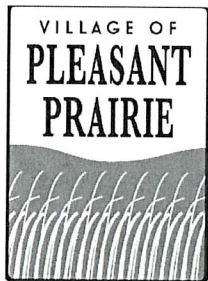
Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen February 2, 2022



AFFIDAVIT OF POSTING

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

I, **Miranda Steinmetz**, for the Village of Pleasant Prairie, do hereby certify that on 3. 4. 2022, posted a true and correct copy of the attached hereto and made a part hereof in the following two (2) public places:

Village Website at www.pleasantprairiewi.gov

Village Hall, 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158

Dated this 4 day of March, 2022.

Miranda Steinmetz
Miranda Steinmetz

Subscribed and Sworn to before me
this 4th day of March, 2022.

Peggy K. Herrick
Notary Public, Kenosha County, WI

My Commission expires: 12/27/25

