

**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 Steven Brown as a result of wetland delineation completed on Lot 93 and the adjacent west one-half of the 44rd Avenue right-of-way south of 122nd Street within the Pleasant Homes Subdivision.

1. **Comprehensive Plan Amendments** to correct the land use map by placing the field delineated wetlands into the Park, Recreation and Other Open Space Land with a Wetland land use designation and 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 the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the R-5 Urban Single Family Residential District.

The property is known as Lot 93 and the west half of 44rd Avenue right-of-way south of 122nd Street located in U.S. Public Land Survey Section 35, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-354-0120.

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 Hearings. 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-Brown-Pleasant Homes Lot LU and Rezone

CODE2202-004
CODE2202-005

GENERAL LOCATION MAP

Subject Property

44th Ave



AMBIT LAND SURVEYING
 3120-312th Avenue
 Wheatland, WI. 53105-8934
 Licensed Professionals in
 both Illinois & Wisconsin

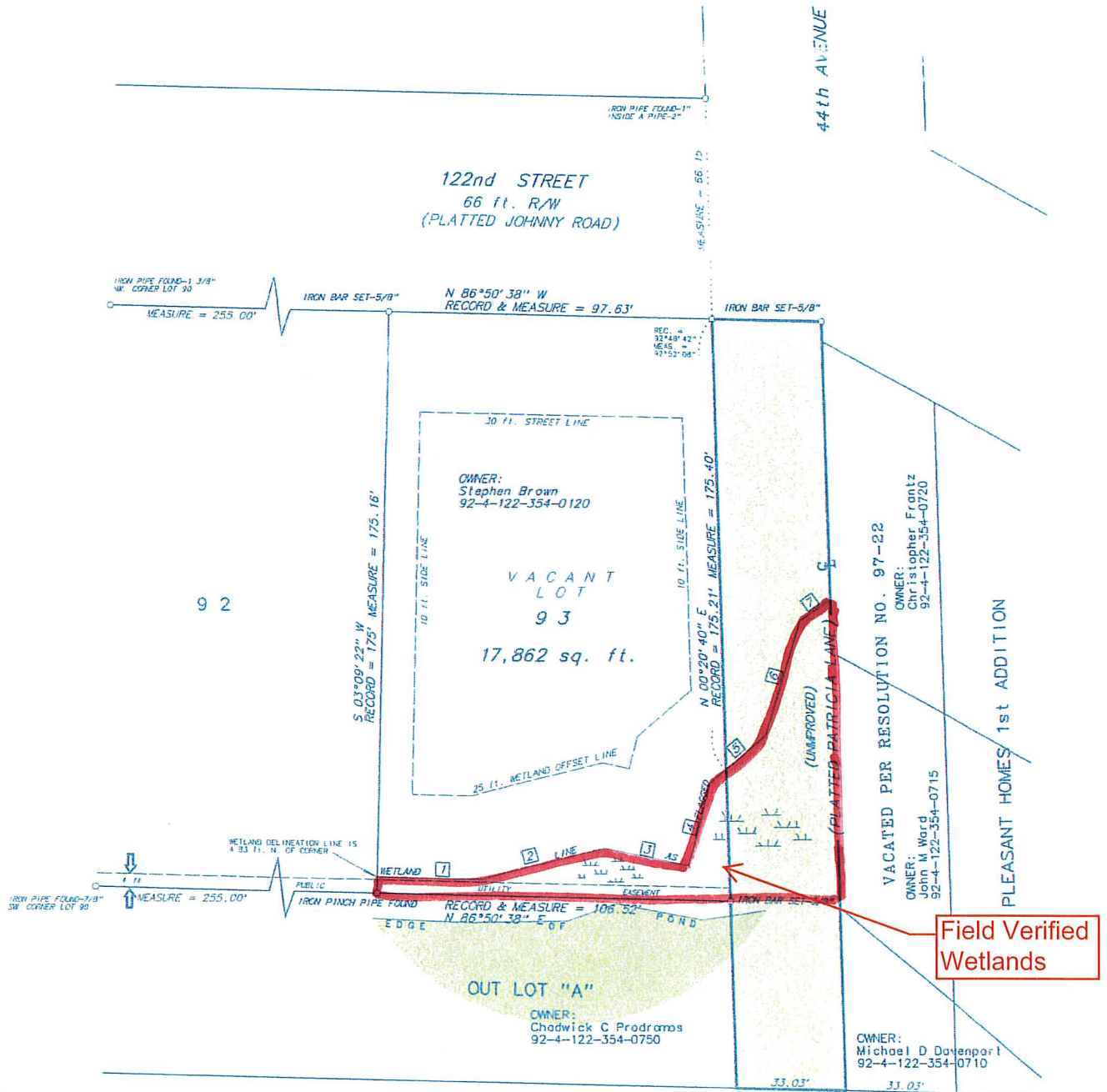
PHONE: 262-537-4874

FAX: 262-537-4221

EMAIL: ambit@tds.net

Lot 93 of PLEASANT HOMES SUBDIVISION, a subdivision of parts of the Northeast and Southeast Quarters of Section 35, Town 1 North, Range 22 East of the 4th Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NUMBER: 92-4-122-354-0120



WETLAND DELINEATION LINE

| COURSE | BEARING | DISTANCE |
|--------|----------------|----------|
| 1 | S 88°45'41\" E | 31.23' |
| 2 | N 75°34'28\" E | 37.75' |
| 3 | S 78°26'18\" E | 26.30' |
| 4 | N 14°49'35\" E | 25.62' |
| 5 | N 49°42'13\" E | 22.30' |
| 6 | N 16°29'50\" E | 35.91' |
| 7 | N 54°54'43\" E | 11.40' |

Fieldwork completed on and date of certification: March 25, 2020

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures, thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Wheatland, Wisconsin this 15th day of January, 2021

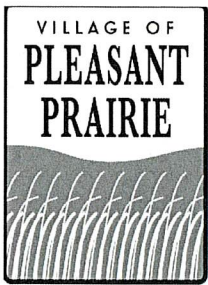


Mark A. Bolender
 Mark A. Bolender
 Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 30 feet

ORDERED BY: S. Brown

JOB NO.: 20061



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: 12/27/23

