

**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, owner of the vacant property located north of 10379 Sheridan Road as a result of the Wisconsin Department of Natural Resources confirmation that there were no wetlands located on the property:

1. **Comprehensive Plan Amendments:** to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Park, Recreational and Other Open Space Lands with Wetlands land use designations to the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.
2. **Zoning Map Amendment:** to rezone the portion of the lot zoned C-1, Lowland Resource Conservancy District to the R-5, Urban Single Family Residential District so that the entire property is within the R-5 District.

The subject property is known as Lot 9 of Block 7 in the Carol Beach Estates Subdivision Unit 7 and located in the Southeast One Quarter of U.S. Public Land Survey Section 19, Township 1 North, Range 23 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 93-4-123-194-1040.

The Plan Commission meeting may be attended in person or virtually, instructions on how to register and access the meeting virtually will be posted 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

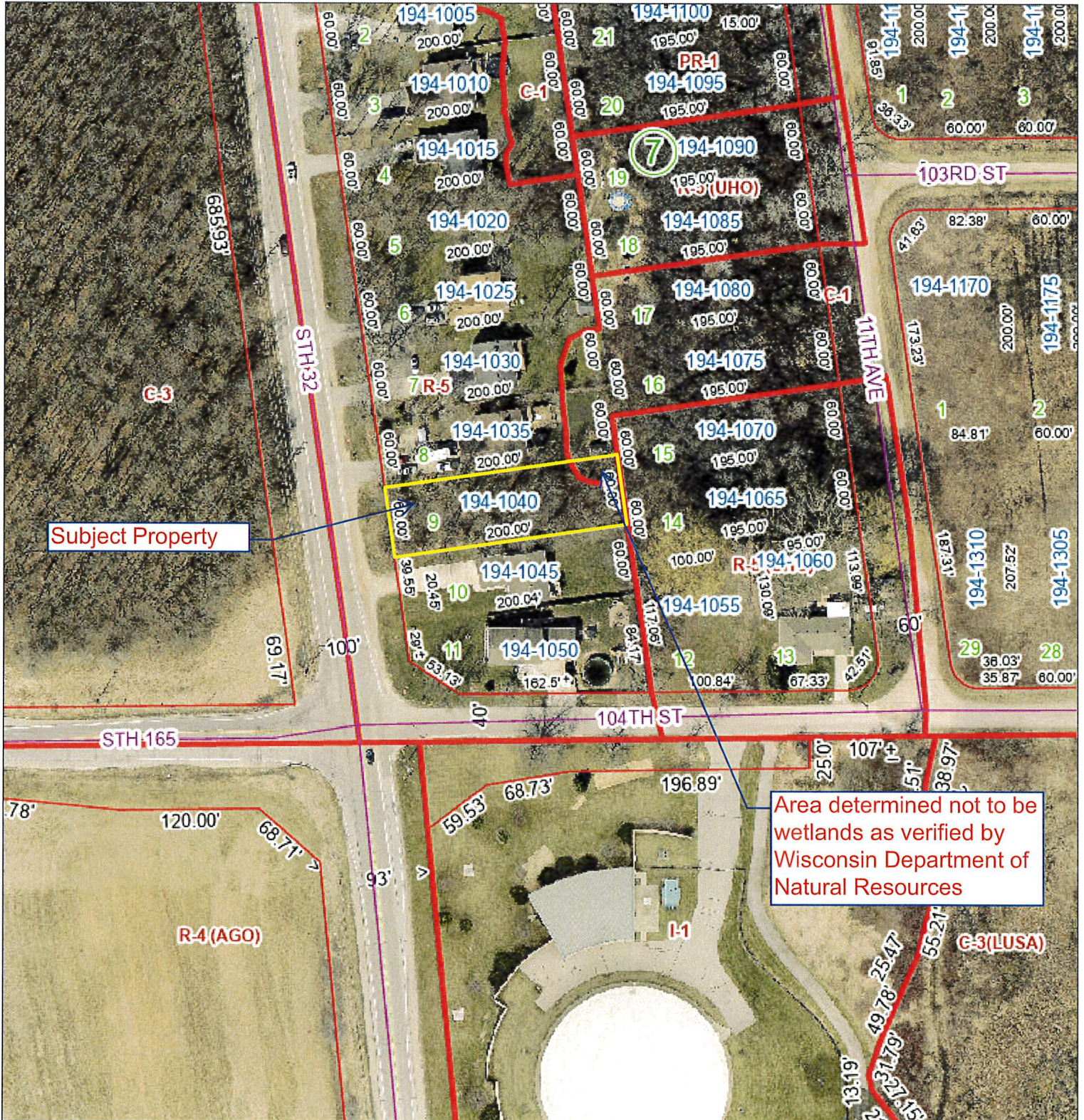
Comp Plan-Brown-Sheridan Rd LU and Rezone-No Wetlands

CODE2202-006
CODE2202-007

GENERAL LOCATION MAP



1:1,393
Date Printed: 2/9/2022



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.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027- W St. Paul Ave
Milwaukee, WI, 53233

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



09/10/2021

STEVE BROWN
3111 106th PLACE
PLEASANT PRAIRIE, WI 53158

WIC-SE-2021-30-02986

RE: Wetland Delineation Report for "Single Family Home- Steve Brown" located in the Village of Pleasant Prairie, Kenosha County

Dear Mr. Brown:

We have received and reviewed the wetland delineation report prepared for the above-mentioned site by DK Environmental Services. This letter will serve as confirmation of a no wetland determination as shown on the included wetland delineation map is acceptable. This finding is based upon a 9/7/21 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization or permit, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please call me at (414) 255-5815 or email kara.brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Specialist

Copy to:

USACE Project Manager
Daniel Krill, DK Environmental Services

WETLAND INVESTIGATION

On June 13, 2021 DK Environmental Services conducted an on-site wetland field investigation of the subject parcel in accordance with the U.S. Army Corps of Engineers Delineation Manual. The above referenced exhibits (#1– #5) and Exhibit 6 below were used to assist in the final determination of the presence of wetlands and if present, delineation of wetland boundaries.

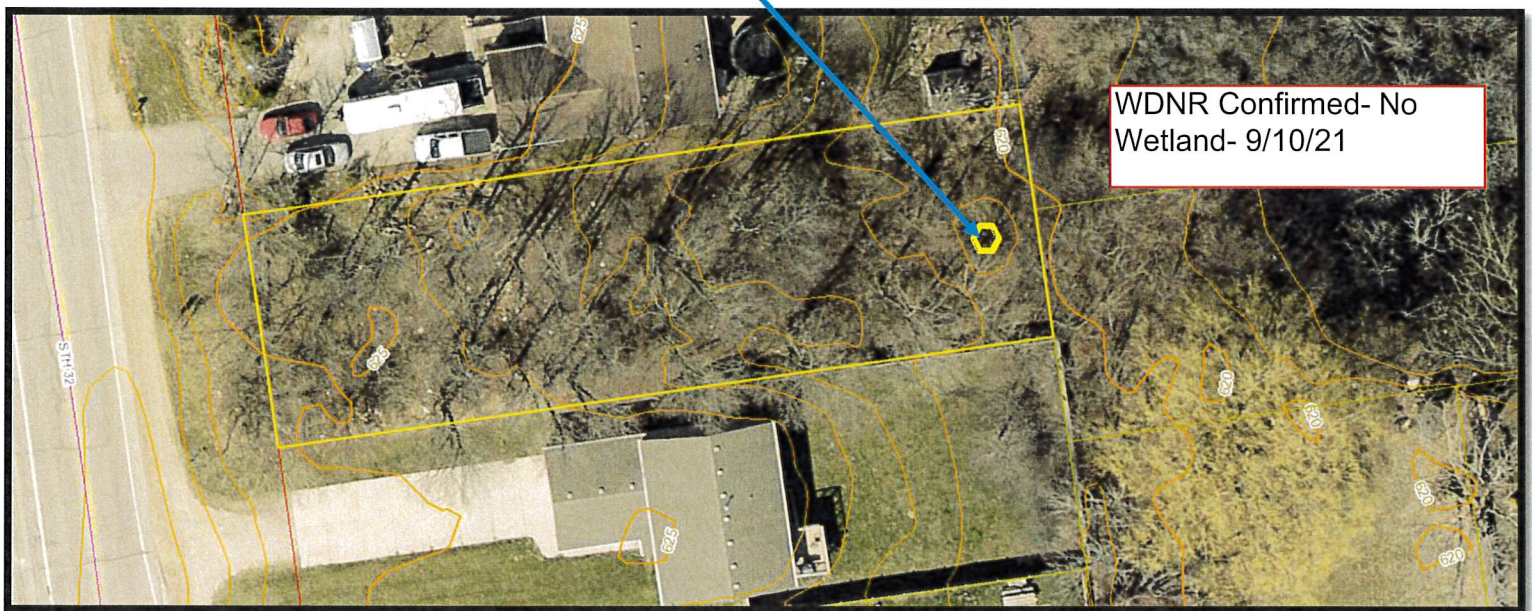
A visual inspection of the entire site and observation of surface drainage patterns, hydrology, vegetative communities, and soil profiles was documented. Areas of special concern were inspected where regional/local source materials or maps indicated potential wetland areas, such as low lying, poorly-drained hydric soils, or where wetland conditions on the site are likely to be found.

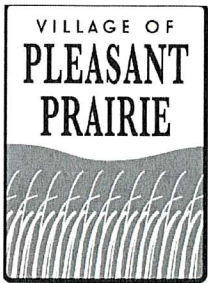
The lot is well-drained and surface drainage flows from west to east through the lot. There is more than 5 feet of fall from the west property line to the east. A Data Point was sampled at the rear of site as shown on the exhibit below. The soils sampled were non-hydric and sandy loam throughout.

The subject lot is densely wooded, dominated by FACU species including mature Black Locust trees (*ROBINIA PSEUDOACACIA*) and an understory shrub layer dominated by Honeysuckle (*LONICERA TATARICA*).

EXHIBIT 6: Topographic Map and Data Point Location

DP #1 UPL [42.522657, -87.823160](#)





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

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


Notary Public, Kenosha County, WI
My Commission expires: 12/25/2025

