

**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 **21<sup>st</sup> day of March 2022 at 5:00 P.M.**, to consider a **revised** Master Conceptual Plan for the development of the proposed Village Green Center mixed-use "downtown" development that consists of approximately 180 acres of land, generally located at Springbrook Road and 104<sup>th</sup> Street (STH 165) adjacent to 39<sup>th</sup> Avenue.

On November 8, 2021 the Village Plan Commission held a public hearing and recommended that the Village Board conditionally approved the Master Conceptual Plan and directed staff to continue to work with RINKA to evaluate the housing density alternatives that provides more of a transition of lot sizes to the existing neighborhoods to the east, west and north of the Village Green Center that will enhance the tax base. In addition, for the staff to update the Generalized Next Steps in the process as outlined in the **attached**.

On December 6, 2021, the Village Board considered a revised Master Conceptual Plan that showed lower residential density adjacent to the existing residential neighborhoods to the north, east and west. The number of units in the southeast and northwest areas were reduced from 533 units/lots to 380 units/lots. The Village Board also recommended that the amount of retail commercial around the Village Green central open space be reduced to 75,000 square feet. In addition, the Village Board recommended that the revised Plan be brought back to the Plan Commission for reconsideration, based upon the Village Board's recommendations.

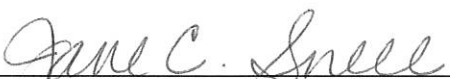
**Attached** is a revised Master Conceptual Plan that shows the reduction of residential units from 533 units/lots to 380 units/lots in the western and eastern portions of the Village Green Center and illustrates the potential locations of 75,000 square feet of retail commercial development around the central open green space.

The properties are located within U.S. Public Land Survey Sections 23 and 24, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

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](http://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 7, 2022.

  
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Jane C. Snell  
Village Clerk

## Next Steps-Generally

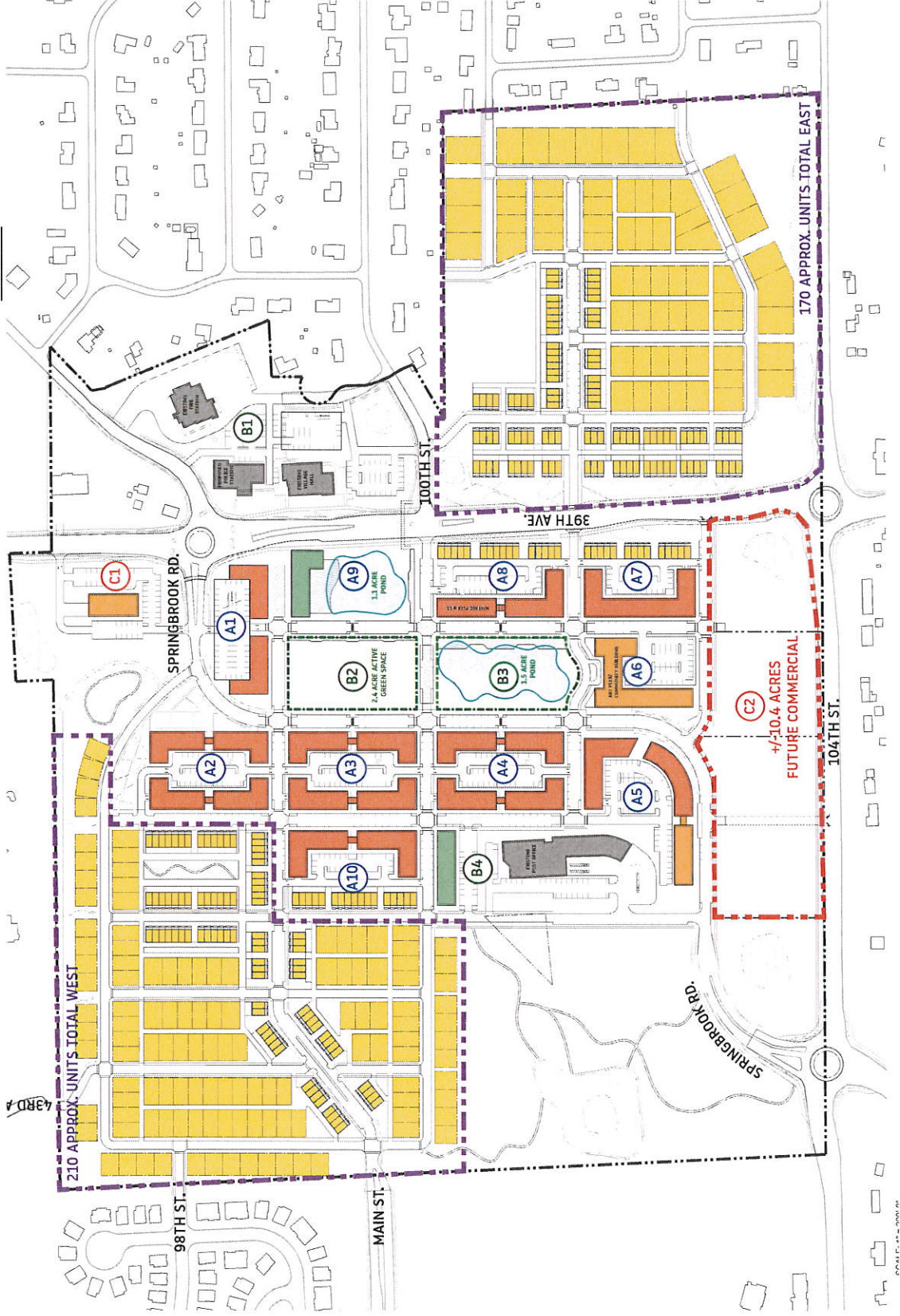
- Hire a consultant to evaluate and prepare the Traffic Impact Analysis (TIA).
- Market development sites and engage with developers to discuss potential land sales and developer requirements.
- Prepare a Neighborhood Plan Amendment and Conceptual Plan based on detailed Engineering Plans.
- Prepare the detailed Planned Development Ordinance with specific design guidelines and development standards.
- Evaluate the Village's ability to service the development.
- Prepare a phasing development plan, evaluate project costs and project feasibility. Explore financial opportunities to develop the Village Green Center.
- Develop an overall preliminary budget for the development and explore TID financing for any eligible portion of the development.
- Finalize engineering plans and obtain approvals.
- Prepare documents to subdivide the property and evaluate land acquisition as may be needed for public infrastructure.
- Obtain all Village approvals and entitlements for the development.
- Obtain all necessary WI DNR and US ACOE permits for construction of improvements.
- Obtain and award bids, hold a preconstruction meeting and begin construction of Phase 1.





# PLEASANT PRAIRIE - DEVELOPMENT SUMMARY DIAGRAM

## MAXIMUM BUILDING HEIGHTS ALLOWED BY PROPOSED ZONING



# PLEASANT PRAIRIE - DEVELOPMENT SUMMARY DIAGRAM COMMERCIAL LOCATIONS

