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 **6**th **day of June 2022 at 5:00 P.M.**, to consider the following amendments as a result of a wetland delineation completed on the property located at 6225 104th Street (STH 165) owned by Katelyn Holdridge:

- 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 all non-wetland areas will be located in the Low Density Residential land use designation, to remove the Urban Reserve land use designation from the entire property 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-4 Urban Single Family Residential District.

The property is located in U.S. Public Land Survey Section 27, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-271-0016.

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 the Village 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, Peggy Herrick, Assistant Planner/Assistant Zoning Administrator or Aaron Kramer, Deputy Planner/Deputy Zoning Administrator at (262) 925-6717.

Dated and posted May 6, 2022.

Jane C. Snell Village Clerk

Comp Plan-Holdridge LU and Rezone-wetlands

CODE2204-002 CODE2204-003



s 1 Inch =368 Feet



KENOSHA COUNTY INTERACTIVE MAPPING

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, countly and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha Countly is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha Countly.

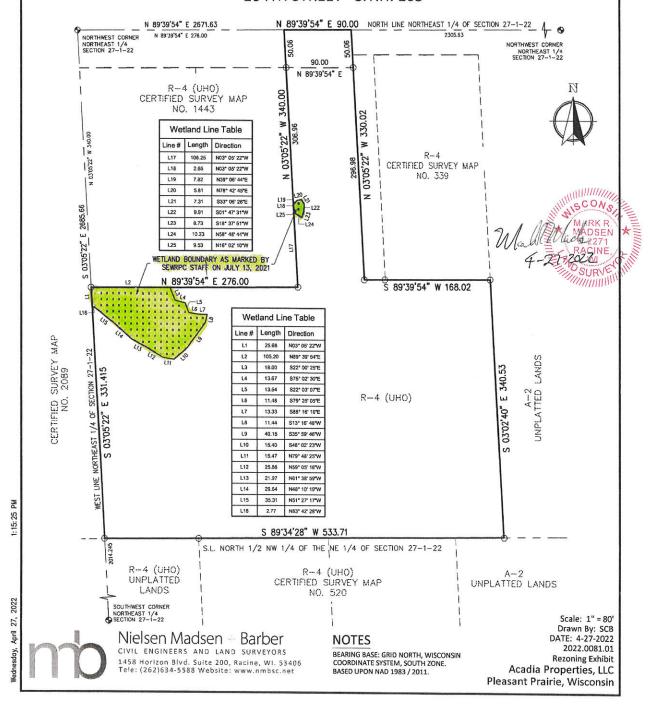
Date Printed: 5/3/2022

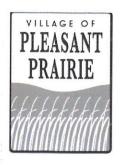
Plat of a survey for Acadia Properties, LLC., of: Part of the Northeast 1/4 of Section 27, Township 1 North, Range 22 East of the Fourth Principal Meridian and being more particularly described as: Beginning on the North line of said 1/4 Section at a point 276.00 feet North 89°40′05″ East from the Northwest corner of said 1/4 Section; thence North 89°40′05″ East along the North line of said 1/4 Section 89.45 feet; thence South 3°05′25″ East 330.01 feet; thence North 89°40′05″ East 168.02 feet; thence South 3°02′45″ East 341.10 feet; thence South 89°37′40″ West 533.74 feet to the West line of said 1/4 Section; thence North 3°05′25″ West along said West line 331.50 feet to the Southwest corner of Certified Survey Map No. 1042, a plat of record; thence North 89°40′05″ East 276.00 feet to the Southeast corner of said Certified Survey; thence North 3°05′25″ West 340.00 feet to the Northeast corner of said Certified Survey and the point of beginning. Subject to a public highway over the most Northerly 33 feet. Said land being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin. Containing 204,246 square feet or 4.689 acres.

REZONE FROM C-1 TO C-1: Part of the Northeast 1/4 of Section 27, Township 1 North, Range 22 East of the Fourth Principal Meridian and being more particularly described as: Beginning on the West line of said Northeast 1/4 Section located S03°05'22"E 340.00 feet from the Northwest corner of said Northeast 1/4 Section; thence N89°39'54"E 105.20 feet; thence S22°00'25"E 18.00 feet; thence S75°02'30"E 13.67 feet; thence S22°03'07"E 13.54 feet; thence S75°02'50"E 11.48 feet; thence S88°16'16"E 13.33 feet; thence S13°16'48"W 11.44 feet; thence S35°59'46"W 40.15 feet; thence S48°02'23"W 15.40 feet; thence N79°48'25"W 15.47 feet; thence N59°05'16"W 25.86 feet; thence N61°38'59"W 21.97 feet; thence N48°10'19"W 29.64 feet; thence N51°27'17"W 35.31 feet; thence N83°42'28"W 2.77 feet to the West line of said Northeast 1/4 Section; thence N03°05'22"W 25.68 feet along the West line of said Northeast 1/4 Section to the point of beginning. Containing 8,995 square feet or 0.207 acres.

REZONE FROM R-4 (UHO) TO C-1: Part of the Northeast 1/4 of Section 27, Township 1 North, Range 22 East of the Fourth Principal Meridian and being more particularly described as: Commence on the West line of said Northeast 1/4 Section located \$03°05'22"E 340.00 feet from the Northwest corner of said Northeast 1/4 Section; thence N89°39'54"E 276.00 feet; thence N03°05'22"W 106.25 feet to the point of beginning; continue thence N03°05'22"W 2.65 feet; thence N39°06'44"E 7.82 feet; thence N78°42'45"E 5.81 feet; thence \$33°06'26"E 7.31 feet; thence \$01°47'31"W 9.91 feet; thence \$18°37'51"W 8.73 feet; thence N58°48'44"W 10.23 feet; thence N16°02'10"W 9.53 feet to the point of beginning. Containing 252 square feet or 0.006 acres.

104TH STREET - S.T.H. 165





AFFIDAVIT OF POSTING

STATE OF WISCONSIN)
COUNTY OF KENOSHA)
I, Miranda Steinmetz, for the Village of Pleasant Prairie, do hereby certify
that on May (e, 2027, 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 day of,
Miranda Steinmetz
Subscribed and Sworn to before me this day of
TARY PURING
Notary Public, Kenosha County, WI My Commission expires: 10/1/2025 MARCOY MELISSA ROY MELISSA ROY MELISSA ROY MISCONSIDER MISCONSI
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