

**VILLAGE OF PLEASANT PRAIRIE  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN**, that there will be **PUBLIC HEARING** before the **VILLAGE PLAN COMMISSION** of the **VILLAGE OF PLEASANT PRAIRIE**, Kenosha County, Wisconsin, at the Village Municipal Building, 9915 39th Avenue on the **9<sup>th</sup> day of January, 2023 at 4:00 P.M.**, the following requests of Neal Driscoll, agent for DPML 95<sup>th</sup> Street, LLC (d/b/a Dermody Properties) related to the re-development of a portion of the property located at 8000 95<sup>th</sup> Street, the former We Energies Pleasant Prairie Power Plant, to be known as LogistiCenter Pleasant Prairie. The portion of the property to be re-developed includes Lots 4, 5, 6 and 7 the proposed CSM.

1. **Comprehensive Plan Amendments:** 1) To amend the Land Use Plan Map 9.9 to place Lots 4, 5 and 6 of the proposed Certified Survey Map from the Industrial land use designation into the Park, Recreation and Other Open Space Lands land use designation for the proposed stormwater facilities for the development; and to place the field delineated wetlands within Lots 6 and 7 of the proposed CSM into the Park, Recreation and Other Open Space Lands with a field verified wetlands designation. No changes to the floodplain land use areas shown on the land use plan or the Other Transportation, Communication and Utilities land use land use designations over the Transmission Line Easements and Substation Easements on Lots 4 and 7. 2) 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 4, 5 and 6 of the proposed CSM into the PR-1, Neighborhood Park-Recreational District for the proposed stormwater facilities for the development; and to rezone the field delineate wetlands within Lots 6 and 7 into the C-1, Lowland Resource Conservancy District. All lands currently zoned FPO, Floodplain Overlay District will remain unchanged at this time.

The property is located within U.S. Public Land Survey Section 16, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as a part of Tax Parcel Number 92-4-122-164-0011.

If you wish to comment on the 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 (262) 925-6717.

Dated and posted on December 9, 2022.

  
\_\_\_\_\_  
Grace Markiewicz  
Deputy Village Clerk

Comp Plan Amend Dermody 2nd LU Rezone  
CODE2207-004  
CODE2207-005

# DRAFT

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of Lot 2 of Certified Survey Map No. \_\_\_\_\_,  
being a part of the Northeast 1/4, Southeast 1/4 & Southwest 1/4  
of the Northeast 1/4 of Section 16 AND part of the Northeast 1/4,  
Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast  
1/4 of Section 16 AND part of the Northeast 1/4 & Southeast 1/4 of  
the Southwest 1/4 of Section 16 AND part of the Southeast 1/4 of  
the Northwest 1/4 of Section 16 AND part of the Northeast 1/4 &  
Northwest 1/4 of the Northeast 1/4 of Section 21 AND part of the  
Northeast 1/4 of the Northwest 1/4 of Section 21, all in Township 1  
North, Range 22 East, Village of Pleasant Prairie, Kenosha County,  
Wisconsin



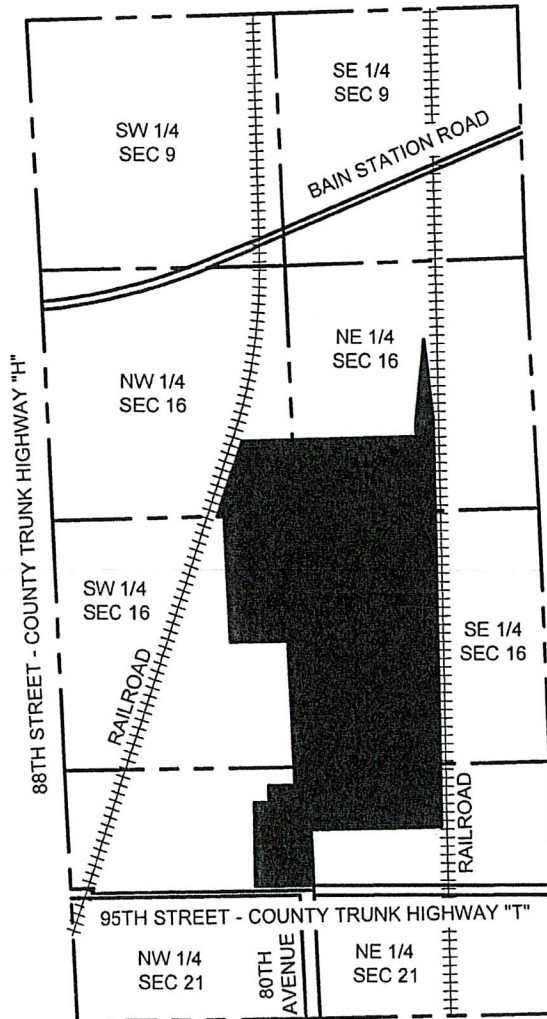
DECEMBER 7, 2022

Bearings referenced to the Wisconsin  
State Plane Coordinate System, South  
Zone (N.A.D. 1983/2011). The north  
line of the Southeast 1/4 of Section 16,  
Township 1 North, Range 22 East has  
a bearing of S88°30'42"W.

Prepared for:  
Wisconsin Electric Power Company  
231 West Michigan Avenue  
Milwaukee, WI 53203

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



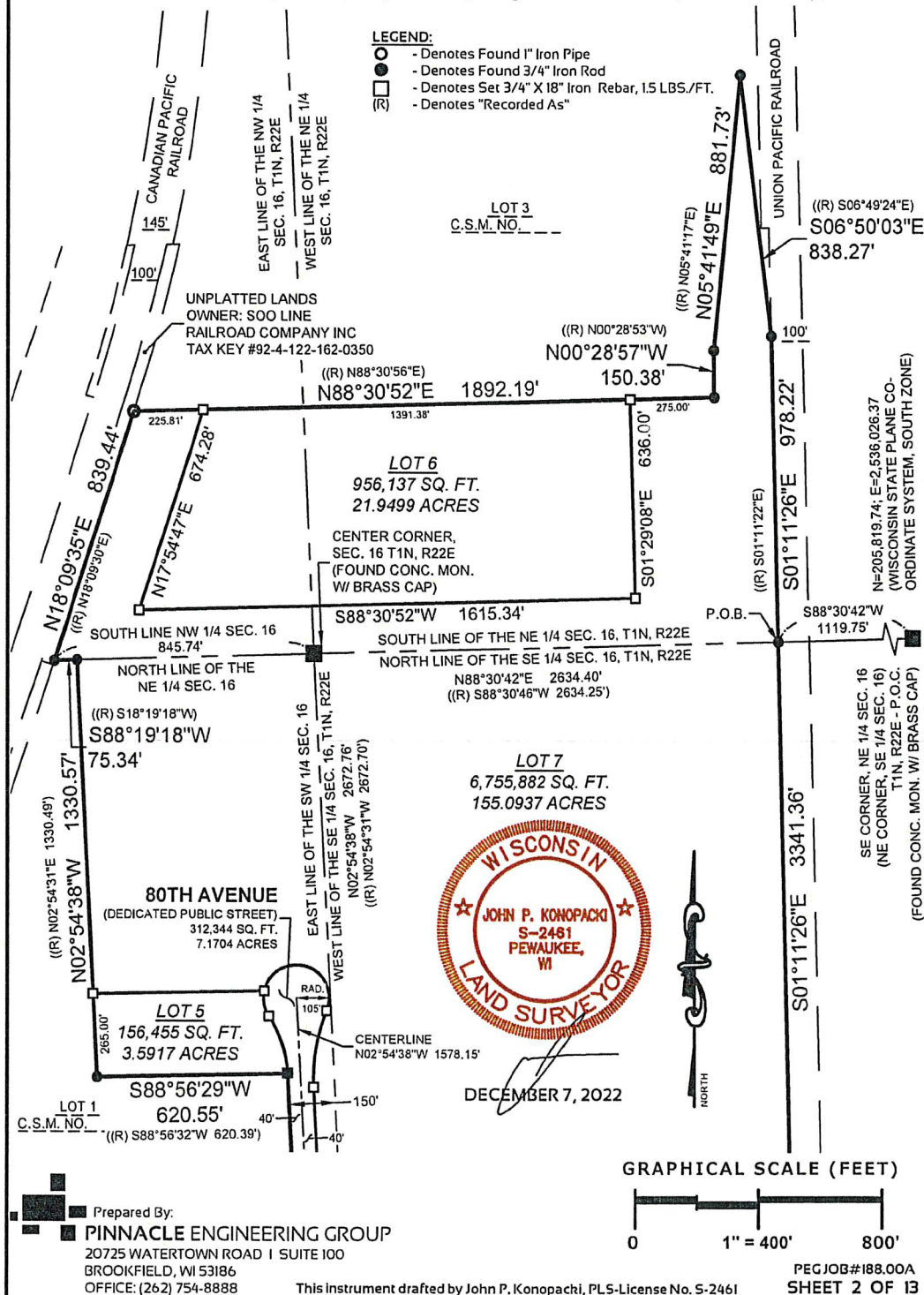
**VICINITY MAP**  
SCALE 1"=1500'

PEG JOB#188.00A  
SHEET 1 OF 13

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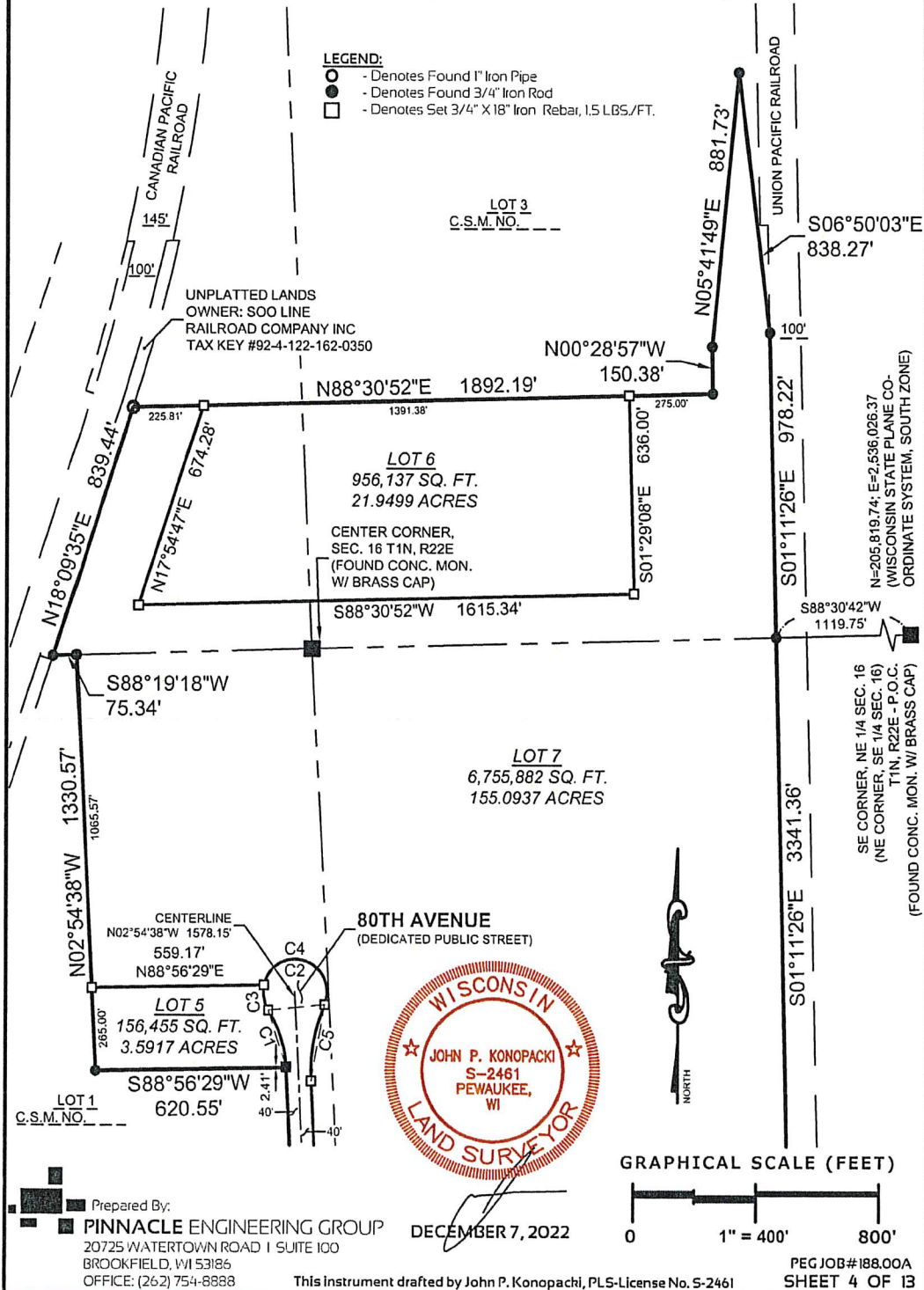




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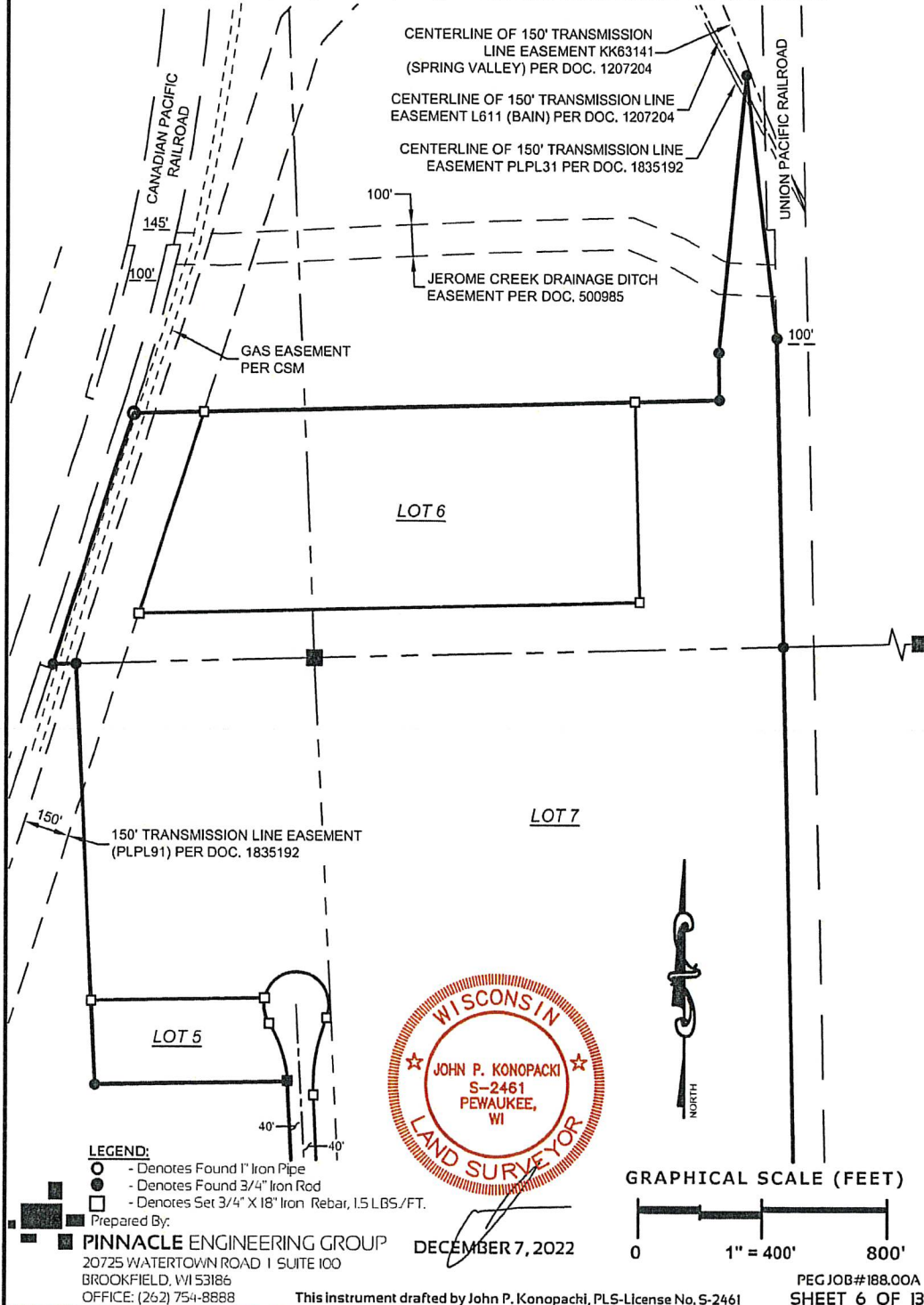




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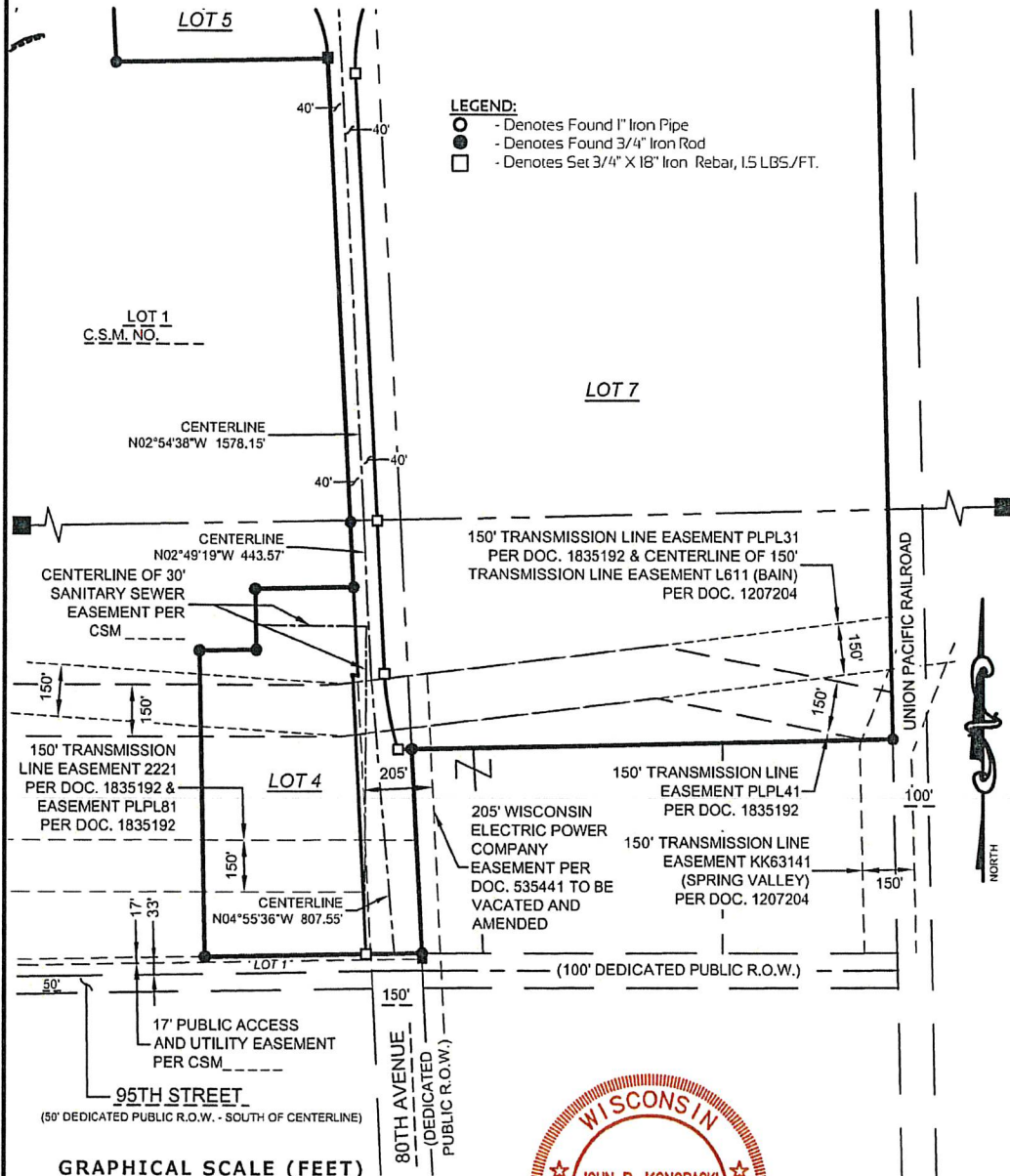
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Prepared By:  
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PEG JOB#188.00A  
SHEET 7 OF 13



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