VILLAGE OF PLEASANT PRAIRIE NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that there will be **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 **8**th **day of November 2021 at 5:00 P.M.** to consider the requests of Taylor Roszkowiak and Brooke Bower owners of the vacant property located north of 11283 3rd Avenue as a result of completing a wetland delineation the property:

- 1. **Comprehensive Plan Amendment** to place the field delineated wetlands into the Park, Recreation and Other Open Space Land with a wetland land use designation, to place the non-wetland areas into the Low Density Residential land use designation on the Village 2035 Land Use Plan Map 9.9; 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 to rezone the non-wetland areas into the R-5, Urban Single Family Residential District. The entire property will remain in the LUSA, Limited Urban Service Area Overlay District.

The property is known as Lot 35 of Block 21 in the Carol Beach Estates Subdivision Unit #2 located in U.S. Public Land Survey Section 29, Township 1 North, Range 23 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 93-4-123-293-0965.

Plan Commission meetings 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 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/Zoning Administrator at (262) 925-6717.

Dated and posted October 8, 2021.

Jane C. Snell Village Clerk

Comp Plan Amend-Roszkowiak-Bower wetland CODE2107-001 CODE2107-002

General Location Map

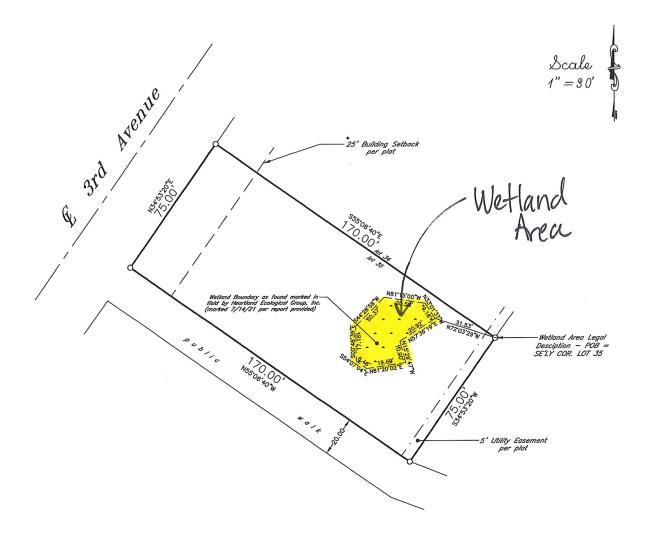




1 inch = 200 feet Date Printed: 9/27/2021



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.



LEGAL DESCRIPTION OF WETLAND AREA: Part of premises known as Tax Key No: 93-4-123-293-0965, Lot 35 Block 21 in CAROL BEACH ESTATES UNIT NO. 2, a plat of record; lying and being in part of the Southwest Quarter of Section 29, Town 1 North, Range 23 East of the Fourth Principal Meridian; being located in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin and being more particularly described as: Commencing at the southeasterly corner of said Lot 35; thence N72'03'29"W 31.53 feet to the point of beginning of the wetland area to be herein described; thence N33'01'37"W 9.18 feet; thence N81'15'00"W 20.58 feet; thence S44'28'58"W 20.37 feet; thence S00'48'39"E 17.16 feet; thence S54'07'04"E 6.48 feet; thence N81'20'02"E 19.60 feet; thence N15'29'47"W 10.90 feet; thence N57'36'19"E 20.92 feet to the point of beginning; containing 881 square feet, 0.02 acre, more or less.

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

tax key no.: 93-4-123-293-0965

J.K.R. SURVEYING, INC. 8121 22ND AVENUE KENOSHA, WI 53143

Sirining. JEFFREY K.
RAMPART
S-2141
KENOSHA
WI

Reg. Land Surveyor

Logotember 13, 2021

Revised 9/28/21

I hereby certify that

Revised 9/23/21

May be superceded by local ordinance

denotes iron pipe

Plat of Survey of

LOT 35 BLOCK 21 IN

CAROL BEACH ESTATES UNIT NO. 2

in SW1/4 Section 29-1-23

VILLAGE OF PLEASANT PRAIRIE KENOSHA COUNTY, WIS.

-for-Markovich Builders



AFFIDAVIT OF POSTING

STATE OF WISCONSIN)
) ss. COUNTY OF KENOSHA)
I, Miranda Steinmetz, for the Village of Pleasant Prairie, do hereby certify that on October 8, 2021, 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 <u>www.pleasantprairiewi.gov</u>
Village Hall, 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158
Dated this 8th day of October, 2021.
Miranda Steinmetz
Subscribed and Sworn to before me this 6th day of 0ctober . 2021. Maica Mulls Notary Public, Kenosha County, WI My Commission expires: