

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

NOTICE IS HEREBY GIVEN, that there will be a **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 **13th day of July, 2020 at 5:00 P.M.**, to consider amendments to the **Village of Pleasant Prairie 2035 Comprehensive Plan** for the request of Michael Bergnach owner of the vacant properties generally located on the south side of 93rd Street between 8th and 11th Avenues.

Specifically, the petitioner is requesting to place the field delineated wetlands in to the Park, Recreation and Other Open Space Land with a wetland land use designation and to place the non-wetland areas into the Low-Medium 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.


The properties include Lots 6, 7, 8 and 9 of Block 6 in Carol Beach Estates Unit # 6 and located in U.S. Public Land Survey Section 19, Township 1 North, Range 23 East in the Village of Pleasant Prairie and further identified as Tax Parcel Numbers 93-4-123-191-0105; 93-4-123-191-0110 and 93-4-123-191-0115.

ALL PERSONS INTERESTED MAY BE HEARD. Formal petitions regarding this matter may be submitted prior to or at this meeting. To comply with State and County efforts to slow the spread of COVID-19 by mitigating public gatherings, the public hearing will be conducted virtually on the internet utilizing a web-based application called GoToWebinar.

The Village encourages public participation. There will be an opportunity for public comment during the session. Residents can access the virtual meeting by registering in advance online at PleasantPrairieWi.gov/GoTo. To register scroll down to the July 13, 2020 Plan Commission meeting and follow the online instructions. Once registered you will receive log in instructions via email. The night of the meeting registered users will need to follow emailed login instructions to access the virtual meeting. Users that utilize this method will have an opportunity to raise a virtual hand to speak during the public hearing portion the day of the meeting. People can also call in by phone to listen without comments at 1(415) 655-0052, use access code 524-382-895.

Written comments can be submitted via e-mail to communitydevelopment@plprairie.com, mailed or placed ahead of time in the Village Hall drop-box at 9915 39th Avenue. All comments received before noon on July 13th will be distributed to the Plan Commission and considered at the meeting. The last option is to attend an in-person virtual site at the Village Hall Auditorium. Please note Village Plan Commission members will not be present at Village Hall, and will participate in the meeting virtually. In-person attendance is not recommended due to concerns surrounding COVID-19, but those wishing to attend this virtual site, please RSVP by calling (262) 925-6717.

Dated and posted June 12, 2020.



Jane C. Snell
Village Clerk

Comp Plan-LU amend Bergnach wetlands

CODE2006-002

June 12, 2020

Dear Pleasant Prairie Property Owner or Other Interested Party:

The purpose of this notice is to inform you that the Village of Pleasant Prairie will be conducting **Public Hearings** for the following request of Michael Bergnach owner of the vacant properties generally located on the south side of 93rd Street between 8th and 11th Avenues:

1. **Comprehensive Plan Amendment** to place the field delineated wetlands in to the Park, Recreation and Other Open Space Land with a wetland land use designation and to place the non-wetland areas into the Low-Medium 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 in to the C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas into the R-6, Urban Single Family Residential District.

The properties include Lots 6, 7, 8 and 9 of Block 6 in Carol Beach Estates Unit # 6 and located in U.S. Public Land Survey Section 19, Township 1 North, Range 23 East in the Village of Pleasant Prairie and further identified as Tax Parcel Numbers 93-4-123-191-0105; 93-4-123-191-0110 and 93-4-123-191-0115.

The **PUBLIC HEARINGS**, in consideration of the requests, are being held by the **Village Plan Commission** on **Monday, July 13, 2020**, on or after **5:00 P.M.** in the Village Municipal Building Auditorium, 9915 39th Avenue in the Village.

To comply with State and County efforts to slow the spread of COVID-19 by mitigating public gatherings, the public hearing will be conducted virtually on the internet utilizing a web-based application called GoToWebinar.

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If you would like more information, please contact Jean M. Werbie-Harris, Community Development Director or Peggy Herrick, Assistant Planner/Assistant Zoning Administrator at (262) 925-6717 or at communitydevelopment@plprairie.com

Comp Plan Amend-Bergnach LU and rezone Wetland

CODE 2006-002
CODE2006-003

Subject Properties



1 inch = 200 feet



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.

Plat of Survey of

LOTS 6, 7, 8 & 9 BLOCK 6

CAROL BEACH ESTATES UNIT NO. 6

in NE1/4 Section 19-1-23

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-
Mike Bergnach

Scale
1" = 30'

tax key nos:
93-4-123-191-0105 (lot 6)
93-4-123-191-0110 (lot 7)
93-4-123-191-0115 (lot 8)
93-4-123-191-0120 (lot 9)

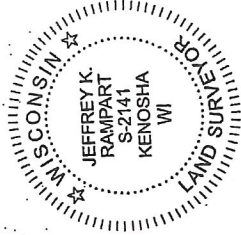
* May be superseded
by local ordinance

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

I hereby certify that
this property was
surveyed under my
direction and this
plat is a true re-
presentation thereof.

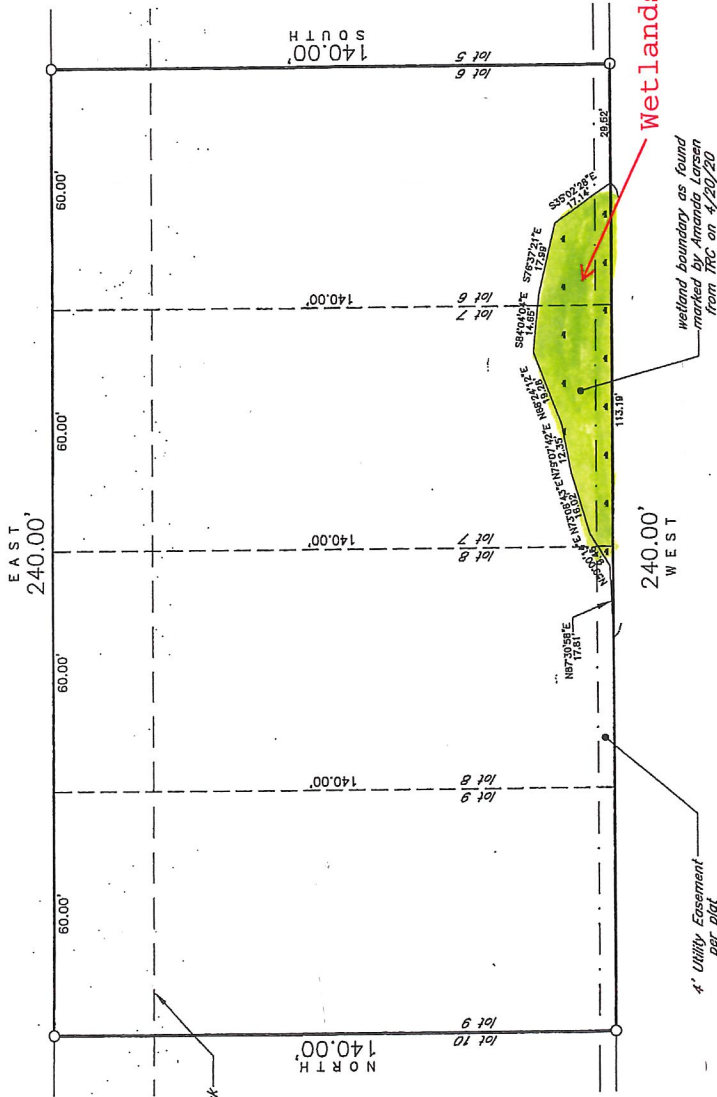
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Reg. Land Surveyor
April 27, 2020



93rd Street

(60' x 14')



Bearings shown here refer to
Carol Beach Estates Unit 6.

LEGAL DESCRIPTION OF WETLAND AREA.....
Parts of Lots 6, 7 and 8 in Block 6 in Carol Beach Estates Unit No. 6, being and being in part of the
Northeast Quarter of Section 19, Town 1 North, Range 23 East of the Fourth Principal Meridian; being in
the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

Commence at the southeast corner of said Lot 6; thence West 29.52 feet along the south line of said Lot 6 to
the point of beginning; thence continue West along the south line of said Lot 6 and said Lots 7 and 8,
113.19 feet to a point on the south line of said Lot 8; thence N87°30'58"E 17.81 feet; thence N59°
00'14"E 9.46 feet; thence N73°08'43"E 16.02 feet; thence N79°07'42"E 12.35 feet; thence N68°
24'12"E 19.28 feet; thence S84°04'04"E 14.65 feet; thence S76°37'21"E 17.99 feet; thence S35°
02'28"E 17.14 feet to the south line of said Lot 6 and the point of beginning; containing 1,211 square
feet, 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.

