

**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 **8th day of March 2021 at 5:00 P.M.**, to consider the following requests of Anthony DeRosa agent for Fiduciary Real Estate Development, Inc. for the proposed re-development of the vacant lands generally located between 75th and 79th Streets west of 104th Avenue:

1. **Comprehensive Plan Amendments:** The following amendments to the 2035 Comprehensive Land Use Plan Map 9.9 as shown on the *attached* include : **1)** to remove the platted and not constructed rights-of-way that are proposed to be vacated into the correct land use designation and to show the proposed newly dedicated rights-of-way; **2)** to place all of the non-filled wetlands that will remain within the Development area into the Park, Recreation and Other Open Space lands with field verified wetland land use designations; **3)** to place Lot 1 of the proposed CSM for the Seasons apartment development into the Low Density Residential land use designation; **4)** to place Lot 2 of the proposed CSM for the future senior housing site (excluding the non-filled wetlands that will remain and floodplain areas) into the Low Density Residential with an Urban Reserve land use designations; and **5)** to place Lot 3 and Lot 4 of the proposed CSM for the future commercial development (excluding the non-filled wetlands that will remain and floodplain areas) into the Commercial-Community Retail and Service Centers and Urban Reserve land use designations. In addition, Appendix 10-3 of the Comprehensive Plan is proposed to be amended to include said map amendments to the Land Use Plan Map.
2. **Zoning Map Amendments:** The following amendments are proposed as shown on the *attached* include: **1)** All non-filled wetlands that will remain within the development site to be rezoned into the C-1, Lowland Resource Conservancy District; **2)** Lot 1 of the proposed CSM for the Seasons apartment development to be rezoned into the R-11 (PUD); **3)** Lot 2 of the proposed CSM for the future senior housing site (excluding the non-filled wetlands that will remain and floodplain areas) to be rezoned into the R-11(UHO) Multi-Family Residential District with an Urban Landholding Overlay District; and **4)** Lots 3 and Lot 4 of the proposed CSM for the future commercial development in the northwest corner of the development (excluding the non-filled wetlands that will remain and floodplain) to be rezoned into B-2 (UHO), Community Business District with an Urban Landholding Overlay District.
3. **Zoning Text Amendment:** to create the specific Planned Unit Development (PUD) Ordinance for the Seasons at Riverview apartment development.

The amendments impact properties located within U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

ALL PERSONS INTERESTED MAY BE HEARD. Formal petitions regarding these matters 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 hearings 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 March 8, 2021 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(562) 247-8422, use access code 480-868-471.

Written comments can be submitted via e-mail to communitydevelopment@plprairie.com, mailed or placed ahead of time in the Village Hall at 9915 39th Avenue. All comments received before

noon on the date of the meeting 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.

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.

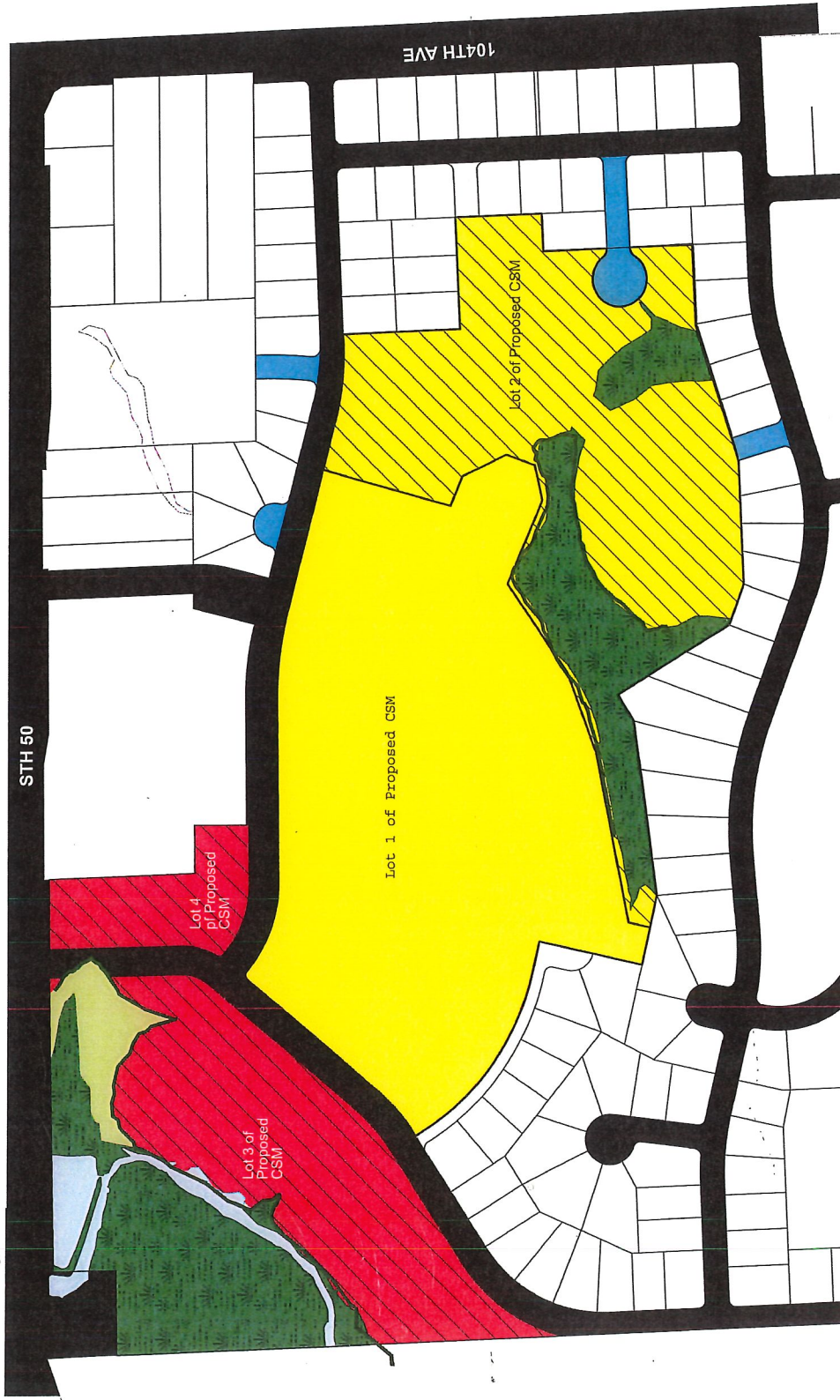
Dated and posted February 8, 2021.



Jane C. Snell
Village Clerk

Comp Plan LU and Zoning Map Amend and PUD The Seasons

CODE2101-001
CODE2101-002



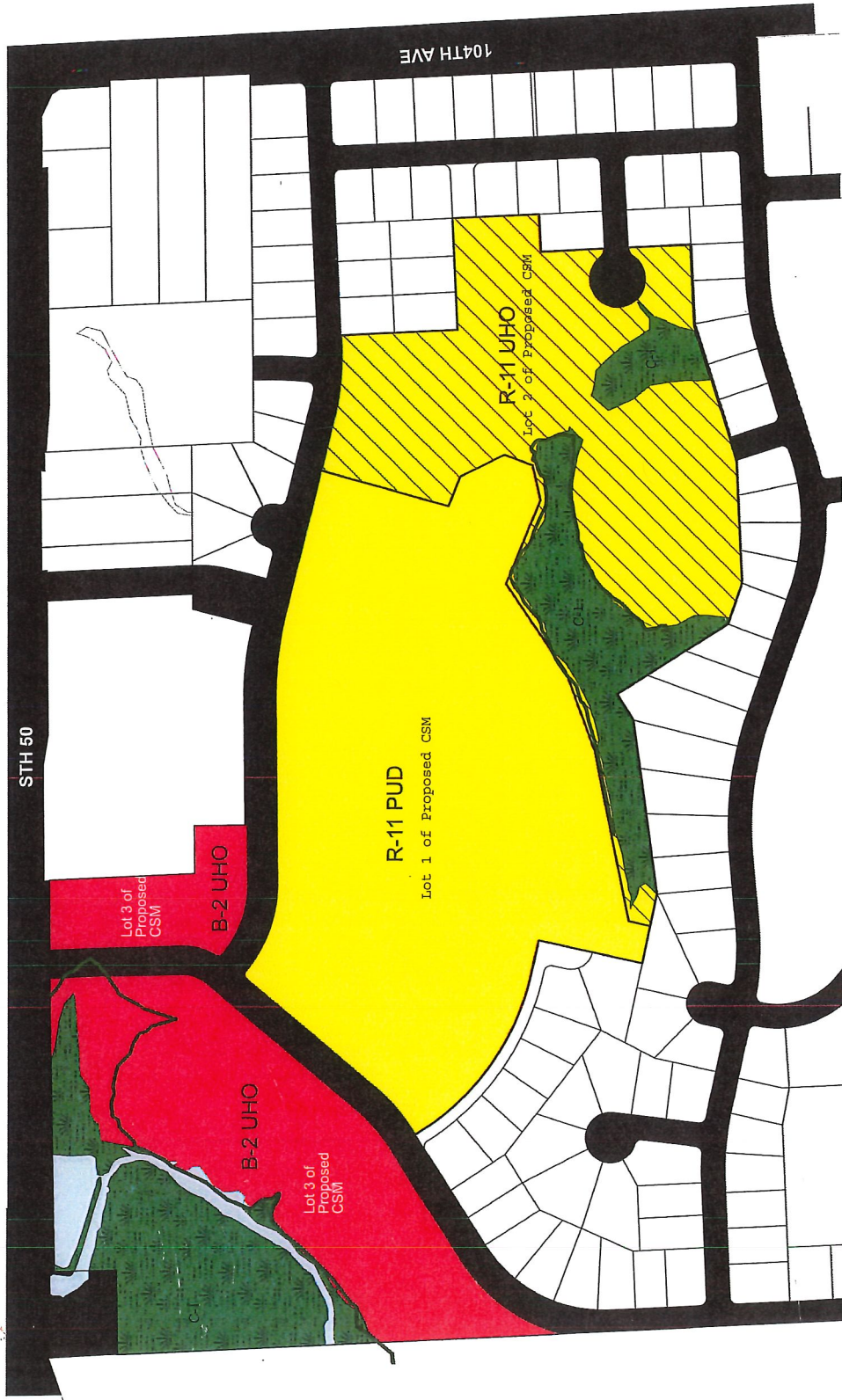
SCALE 1" = 120'

LAND USE PLAN AMENDMENT

- Commercial
- Residential
- Wetlands
- Open Space
- Right Of Way
- Right Of Way Dedicated (Not Constructed)
- Urban Reserve
- Floodplain

03 FEBRUARY 2021





SCALE 1" = 120'

ZONING MAP AMENDMENT

- Commercial
- Residential
- Wetlands
- Right Of Way
- Urban Reserve
- Floodplain

03 FEBRUARY 2021

