



PRESS RELEASE

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For Immediate Release to: Kenosha News, Racine Journal Times, Southern Lakes, News-Sun, Milwaukee Journal Sentinel, Milwaukee Business Journal, BizTimes, WGTD, WLIP/WIIL, WRJN/WEZY, KACC, KABA, WISN, WTMJ, WDJT, FOX 6

Conceptual Plan Recommended for Approval, River Run at Heritage Valley Subdivision

PLEASANT PRAIRIE, WI – August 29, 2017 — As part of a public hearing on Monday, August 28, the Pleasant Prairie Plan Commission considered and recommended for approval both the conceptual plan for a new residential development and a related Comprehensive Plan Amendment to the Pleasant Farms Neighborhood plan. The proposed development will be built on two vacant parcels of land, south of the Heritage Valley Subdivision. Since the original Heritage Valley plat in 1993, additional phases had not moved forward. US Shelter Companies, LLC has purchased 24 acres with the intention of creating the River Run at Heritage Valley subdivision, which will consist of 45 single family lots and three outlots. This development will be constructed in three phases and will be located south of 89th Place and 106th Avenue. The developer is planning to construct homes with traditional style architecture that would range in size from 1,600 to 3,400 square feet.

“Neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur,” stated Jean Werbie-Harris, Village of Pleasant Prairie Community Development Director.

In the case of this subdivision, the lot area is proposed to be between 12,501 and 17,757 square feet. It is projected that 122 persons will be added to the population, and that 19 public school aged children are likely to come from this development. The Village provides copies of proposed developments to Kenosha Unified School District to assist in their enrollment projects and school planning efforts. Werbie-Harris also commented that the subdivision will be in proximity to recreational opportunities including the RecPlex, walking, and bike paths.

Conceptual engineering plans for grading, roadways and utilities, and storm water management have been reviewed for conformance with generally accepted engineering practices and Village policies. A number of new municipal roadways are proposed to be developed with full public improvements including sidewalks. Municipal water and sanitary sewer will be extended throughout the development. An additional lift station will be installed during phase two and three of construction.

During the public hearing, questions from residents regarding sidewalks, access roads, street width, construction traffic, medians, water retention, and timelines were addressed by the developer and Village staff. Traffic patterns at the intersection of Hwy C and 106th Avenue were also discussed. Highway C is a county highway, and for this reason the Plan Commission has asked that Village staff work with Kenosha County to determine what traffic controls exist at or near the subdivision entrance. The Plan Commission echoed the concerns of residents when it came to safety at this intersection, and expressed appreciation for the residents taking time to come out and share their feedback at the public hearing.

A floodplain boundary adjustment was also approved. When a floodplain is filled the Wisconsin DNR and the Federal Emergency Management Agency (FEMA) require that areas of equal or greater size of floodplain be created. The proposal is to fill 3,694 cubic feet of 100 year floodplain, but to create 4,823 cubic feet of new floodplain. The two larger wetlands within the development area will remain protected. All of the wetland, floodplain, and storm water retention facilities are located within outlots.

This Village Board will consider approval of the conceptual plan documents at their September 18 board meeting. Agendas and related documents for the Pleasant Prairie Plan Commission meetings are posted to www.PleasantPrairieOnline.com.

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