

**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 Hall Auditorium, 9915 39th Avenue on the **10th day of February, 2014** on or after **6:00 p.m.** to consider the following amendments to the Village's 2035 Comprehensive Plan:

1. To amend the Lakeview West Neighborhood Plan 13 of Appendix 9-3 including a portion of the River Woods Neighborhood Plan 24 of Appendix 9-3 generally located between the 9300 block of 120th Avenue (East Frontage Road) to the Wisconsin/Illinois state line and east of I-94. The Neighborhood Plan(s) identify potential, land uses, road layouts, signal locations and access points for future industrial and commercial development along this portion east of the I-94.
2. To amend the 2035 Land Use Plan Map 9.9 as follows:
 - a. Portions of Tax Parcel Number (TPN) 92-4-122-192-0100 owned by Robert and Judy Schaffer generally located at the 9300 block of 120th Avenue (East Frontage Road) that are located within the Park, Recreational and Other Open Space with an Urban Reserve Overlay land use designation are proposed to be changed to the Production Manufacturing with an Urban Reserve Overlay land use designation. All other land use designations on the properties will remain unchanged.
 - b. Portions of TPN 92-4-122-192-0302 owned by Village of Pleasant Prairie Community Development Authority and TPN 92-4-122-193-0125 owned by WisPark LLC generally located at the 9300 block of 120th Avenue (East Frontage Road) that are located within the Freeway Office Center land use designation are proposed to be changed to the Production Manufacturing land use designation. All other land use designations on the properties will remain unchanged.
 - c. TPN 92-4-122-193-0161 owned by WisPark LLC generally located at the northwest corner of STH 165 and 120th Avenue (East Frontage Road) that is located within the Freeway Office Center land use designation is proposed to be changed to the Freeway-Oriented Service Center land use designation.
 - d. A portion of TPN 92-4-122-301-0200 owned by the Conservation Education LLC generally located west of the DesPlaines River south of 110th Street that is located within the Freeway-Oriented Regional Retail Center with an Urban Reserve Overlay land use designation is proposed to be located within the Park, Recreational and Other Open Space land use designation. All other land use designations on the property will remain unchanged.
 - e. Portions of TPN 92-4-122-303-0300 owned by Ries Partners LP, TPN 92-4-122-312-0305 owned by James G Hart and Delaine Farm Partners generally located along the 11600 block of 120th Avenue (East Frontage Road) that are located within the Production Manufacturing land use designation are proposed to be located in both the Production Manufacturing and Freeway-Oriented Regional Retail Center land use designations. All other land use designations on the properties will remain unchanged.
 - f. Portions of TPN 92-4-122-312-0250 owned by Donald Jr. and Elizabeth Camacho, TPN 92-4-122-312-0220 owned by Craig and Shannon Martin, TPN 92-4-122-312-0200 owned by Thomas and Kenneth King, TPN 92-4-122-312-0206 owned by the King's Motel of Pleasant Prairie, TPN 92-4-122-312-0210 owned by Refik and Idise Beshiri generally located between I-94 and 120th Avenue (East Frontage Road) north of CTH ML (122nd Street) that are located within the Freeway-Oriented Regional

Retail Center land use designation are proposed to be located in both the Production Manufacturing and Freeway-Oriented Regional Retail Center land use designations. The Urban Reserve Overlay Land use designation and all other land use designations on the properties will remain unchanged.

- g. Portions of TPN 92-4-122-313-0275 owned by Carl Coulson generally located at the southwest corner of CTH ML (122nd Street) and 120th Avenue (East Frontage Road) within the Freeway-Oriented Regional Retail land use designation is proposed to be located within the Freeway-Oriented Service Center with an Urban Reserve Overlay land use designation. All other land use designations on the property will remain unchanged.
 - h. Portions of TPN 92-4-122-313-0200 owned by Allen Jr. and Michealene Day, TPN 92-4-122-313-0295 owned by Rae Pharr-Taylor and Marc James Taylor, TPN 92-4-122-313-0293 owned by Allen and Michealene Day, TPN 92-4-122-313-0290 owned by Garrett and Cindy Wood, TPN 92-4-122-313-0285 owned by Grace Drath, and TPN 92-4-122-313-0205 owned by Mark and Pat Kirschhoffer generally located south of CTH ML and east of 120th Avenue (East Frontage Road) that are located within the Freeway-Oriented Regional Retail land use designation are proposed to be located within the Production Manufacturing land use designation. The Urban Reserve Overlay Land use designation and all other land use designations on the properties will remain unchanged.
 - i. Portions of TPN 92-4-122-314-0200 owned by Sherri Chmielecki located at 11009 122nd Street that are within the Freeway-Oriented Regional Retail land use designation are proposed to be located within the Low Density Residential land use designation. The Urban Reserve Overlay Land use designation and all other land use designations on the property will remain unchanged.
 - j. Portions of TPN 92-4-122-314-0100 owned by Carl E. Prymula Dec of Trust dated 4/8/98 and Charles E. Prymula generally located north of the Wisconsin/Illinois state line at the 11000 block that are located within the Low Density Residential land use designation are proposed to be located within the Production Manufacturing land use designation. The Urban Reserve Overlay Land use designation and all other land use designations on the property will remain unchanged.
 - k. Portions of TPN 92-4-122-313-0100 owned by Fossland Trust generally located north of the Wisconsin/Illinois state line and east of I-94 that are located within the Freeway Office Center land use designation are proposed to be located within the Production Manufacturing land use designation. The Urban Reserve Overlay Land use designation and all other land use designations on the property will remain unchanged.
3. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

ALL INTERESTED PERSONS WILL BE HEARD THE PUBLIC HEARING. Written comments will be received only prior to or at the Public Hearing. Formal petitions regarding these matter may be submitted the public hearing.

Dated this 7th day of January 2014.
Published January 10, 2014.

Jane M. Romanowski
Village Clerk