

**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 **17th day of June, 2013** on or after **5:00 p.m.** to consider the following Zoning Map and Zoning Text Amendments:

1. To create Section 420-125.1 of the Village Zoning Ordinance entitled M-5 Production Manufacturing District. The M-5 Production Manufacturing District is intended to provide for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution within an enclosed structure wherein no high hazard uses are allowed and the method of manufacturing is not injurious to the point of constituting a nuisance to the occupants of adjacent properties by reason of the emission or creation of noise, vibration, smoke, dust or particle matters, toxic or noxious materials, odors, fire or explosive hazards, glare or heat and located in those areas where the relationship to surrounding land uses would create few problems of compatibility. This District also allows for office parks or individual office buildings and ancillary uses, which may or may not include space for manufacturing, assemblies, or research and development, but provides direct services to the employees or customers or other uses in the area. It is anticipated that these areas would be developed in an attractive park-like setting with landscaping, consistent signage, and similar or compatible building materials and designed to present an integrated image to customers. A copy of the entire district requirements is available for viewing at the Village Hall during regular business hours.
2. To amend Section 420-100 A (1) to include the M-5, Production Manufacturing District in the list of basic zoning district established in the Village.
3. To rezone the following properties into the new M-5 Production Manufacturing District:
 - a. Portions of the following properties generally located west of Green Bay Road and north of Springbrook Road that are currently zoned M-2 (AGO), General Manufacturing District with a General Agricultural Overland District: Tax Parcel Numbers 92-4-122-273-0156 owned by Citizens Bank of Mukwonago, 92-4-122-342-0100 owned by Rabin and Lynn LLC, 92-4-122-342-0300 owned by VPX Farm LLC and 92-4-122-331-0150 owned by Rabin and Lynn LLC.
 - b. Portions of the following properties generally located east of IH-94 between 110th Street and 122nd Street that are currently zoned A-2, General Agricultural District and further identified as Tax Parcel Numbers 92-4-122-303-0101, 92-4-122-304-0200, 92-4-122-311-0200, 92-4-122-312-0305 and 92-4-122-312-0310 owned by James G Hart and Delaine Farm Partners, 92-4-122-303-0300 owned by Ries Partners LP, 92-4-122-312-0100 owned by Otto H. Sprenger Trust Revocable Trust and 92-4-122-312-0150 owned by Kathleen Johnson.
 - c. Portions of the following properties generally located west of IH-94 at approximately 11300 block of 120th Avenue (West Frontage Road) that are currently zoned B-3, Regional Retail District or A-2, General Agricultural District and further identified as Tax Parcel Numbers 91-4-121-254-0122, 91-4-121-254-0401 91-4-121-254-0406 and owned by Pleasant Prairie Community Development Authority and 91-4-121-254-0301 owned by Ries Partners LP.

Any portion of the properties noted above that are zoned C-1, Lowland Resource Conservancy District, C-2, Upland Resource Conservancy District, or FPO, Floodplain Overland District will remain unchanged.

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 May 24th day of May 2013.
Published June 3 and June 10, 2013.

Jane M. Romanowski
Village Clerk