

**VILLAGE OF PLEASANT PRAIRIE
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, that there will be three (3) separate **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 **11th day of October 2010 on or after 6:00 P.M.** of said day, to consider the request of Phil Hunt, agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, owners of the 35 acre property generally located south of 104th Street about 200 feet east of CTH U (136th Avenue) and west of the existing Uline Corporate Campus that is proposed to be annexed into the Village of Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and subsequent First Amendment between Pleasant Prairie and Bristol.

1. Conceptual Plan for the expansion of the proposed Uline Corporate Campus to include an additional 35 acres in Pleasant Prairie for a proposed 1,252,000 square foot distribution center west of the existing distribution center and ATC transmission lines. There will be approximately 200 feet to the west and south of the property that will remain in the Village of Bristol and owned and maintained by Uline Corporation. This area in the Village of Bristol will be landscaped and bermed and include stormwater facilities and a private walking path with future access to CTH U.
2. Zoning Map and Text Amendment to rezone the property from the existing A-2, General Agricultural District to M-1 (PUD), Limited Manufacturing District with the Planned Unit Development Overlay District and to remove the FPO, Floodplain Overlay District; and to amend Chapter 420 Attachment 3, Appendix C of the Specific Development Plan 27 related to the Uline Corporate Campus Planned Unit Development. The legal description of the PUD is proposed to be amended to include the 35-acre property to be annexed into Pleasant Prairie and the PUD will reference that compliance with all Site and Operational Plan approvals is required.

The above noted amendments affect the following property: All that part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Town 1 North, Range 21 East, Village of Bristol, Kenosha County, Wisconsin bounded and described as follows: Commencing at the northwest corner of said Northwest 1/4 section; thence South 02°09'26" East along the west line of said Northwest 1/4 section, 556.00 feet; thence North 88°59'11" East, 233.05 feet to the point of beginning; Thence continuing North 88°59'11" East, 393.96 feet to the westerly line of Lot 1 of Certified Survey Map No. 2634; thence South 02°09'26" East along said westerly line, 2104.84 feet to the north line of said Southwest 1/4 section and a southerly line of said Certified Survey Map; thence North 88°48'51" East along said north line and along said southerly line, 701.74 feet; thence South 02°09'01" East along the westerly line of said Certified Survey Map, 625.39 feet; thence South 87°50'09" West, 1095.36 feet; thence North 02°09'51" West and parallel to the west line of said Southwest 1/4 Section, 648.06 feet; thence North 02°09'26" West and parallel to the west line of said Northwest 1/4 Section, 2102.06 feet to the point of beginning. Containing in all 1,524,600 square feet (35.0000 acres) of lands, more or less.

In addition, a the following Public Hearing will be held to consider amendments related to the property owned by Route 165, LLC located at 12575 Uline Drive based upon a recently completed wetland staking. The subject property is known as Lot 1 of CSM 2635 located within the Northwest One Quarter of U.S. Public Land Survey Section 25, Township 1 North, Range 21 East lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin and further identified as Tax Parcel Number 91-4-121-252-0202:

3. Zoning Map Amendment to amend the Village Official Zoning Map to correctly rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and rezone the non-wetland areas into the C-2, Upland Resource Conservancy District as a result of a recent wetland staking being completed on the property. The entire property will remain in the PUD, Planned Unit Overlay District and no change to the FPO, Floodplain Overlay District or any shoreland boundary is proposed.

ALL PERSONS INTERESTED MAY BE HEARD AT SAID TIME AND PLACE. Formal petitions regarding this matter may be submitted at this meeting.

Dated this 16th day of September 2010.
Published September 27 and October 4 2010.

Jane M. Romanowski
Village Clerk

Uline Concept Plan, rezone and PUD amend