

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
APRIL 23, 2007**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the March 12, 2007 and March 26, 2007 Plan Commission meetings.
5. Citizen Comments:
6. Old Business:
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of JM Squared LLC, owner, for the approximate 15.3 acre property generally located on the west side of 28th Avenue, south of 116th Street, at the approximate 11900 Block, for the proposed 19 lot single family subdivision to be known as The Orchard Subdivision.
 - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of JM Squared LLC, property owner of the approximate 15.3 acre property generally located on the west side of 28th Avenue, south of 116th Street, at the approximate 11900 Block, to rezone the property for the proposed The Orchard Subdivision as follows: the field delineated wetlands into the C-1, Lowland Resource Conservancy District, the proposed single family lots into the R-3, Urban Single Family Residential District and the non-wetlands of the proposed Outlots into the PR-1, Park and Recreational District.
 - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AMENDMENTS** to consider the requests of Marilyn J. Kasko of PDD LLC and PDD II LLC, Todd Battle of the Kenosha Area Business Alliance (KABA), Michael Pollocoff of the Community Development Authority of the Village of Pleasant Prairie, and Michael Pollocoff of the Village of Pleasant Prairie to amend the Village Zoning Map as a result of several wetland delineations completed by Hey & Associates, Inc. within the boundaries of Planned Development District No. 1 (Section 420-154 of the Village Zoning Ordinance) and considerations supporting the C-1 zoning designations identified in the ordinance creating Planned Development District No.1 (Section 420-154 of the Village Zoning Ordinance), which district is generally located west of I-94 and between County Trunk Highway "C" on the north and County Trunk Highway "Q" on the south in the Village of Pleasant Prairie and which district is known as "PDD-1".
7. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #07-13** to amend the Village Comprehensive Land Use Plan in conjunction with Planned Development District No.1 (Section 420-154 of the Village Zoning Ordinance), which district is generally located west of I-94 and between County Trunk Highway "C" on the north and County Trunk Highway "Q" on the south in the Village of Pleasant Prairie and which district is known as "PDD-1".

- B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #07-14** to consider an amendment to a portion of the Isetts Neighborhood Plan for an area generally located south of 85th Place, east of Cooper Road, north of 89th Street and west of 47th Avenue.
- C. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to consider an amendment to Section 420-128 of the Village Zoning Ordinance generally pertaining to storm water detention, retention, and/or water quality ponds or basins and related improvements located within the C-1, Lowland Resource Conservancy District.
- D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to consider an amendment to Section 420-38 of the Village Zoning Ordinance, pertaining to performance standards, by creating Section 420-38 D. (12), which is a performance standard related to infectious agents.
- E. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to consider several amendments to Chapter 395, entitled Land Division and Development Control Ordinance, of the Village Municipal Code of Ordinances.
- F. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to consider amendments to Section 420-56F. of the Village Zoning Ordinance, pertaining to site and operational plan decisions, and Section 420-57B.(1) of the Village Zoning Ordinance pertaining to general standards related to site and operational plan reviews and approvals. The proposed amendments intend to clarify the role of development agreements in the site and operational plan review and approval process.
- G. Consider the request of Chad Navis, Director of Industrial Development for Towne Investments, property owner, for a **Certified Survey Map** to divide Tax Parcel Number 92-4-122-272-0513, generally located on 108th Street, between 72nd Avenue and Green Bay Road, into two (2) parcels, which are each proposed to accommodate Towne Industrial I & II speculative buildings.
- H. Consider the request of Chad Navis, Director of Industrial Development for Towne Investments, property owner, for **Site and Operational Plan** approval for a proposed approximate 82,000 square foot Towne Industrial I speculative building proposed to be located at the northwest corner of 108th Street and Green Bay Road in the LakeView Corporate Park.
- I. Consider the request of Chad Navis, Director of Industrial Development for Towne Investments, property owner, for **Site and Operational Plan** approval for a proposed approximate 51,000 square foot Towne Industrial II speculative building proposed to be generally located on 108th Street and between 72nd Avenue, west of Green Bay Road in the LakeView Corporate Park.
- J. Consider **changing the official street name** of 103rd Court within the Sagewood Condominium Development to Sagewood Circle and **changing the official addresses** for Building 1 from 4655 103rd Court to 4655 Sagewood Circle, building 9 from 4666 103rd Court to 4666 Sagewood Circle and the temporary sales trailer from 4625 103rd Court to 4625 Sagewood Circle.
- K. Consider **Plan Commission Resolution #07-15** to initiate a **Zoning Text Amendment** related to outdoor storage associated with gasoline stations in the B-2, Community Business District.

- L. Review and consider Chapter V, "Inventory of Existing Utilities and Community Facilities," of the Multi-Jurisdictional Comprehensive Plan for Kenosha County.

8. Adjourn.

Notice is hereby given that a majority of the Village Board may be present at this meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Village Board pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 533, 494 N.W. 2d 408 (1993), and must be noticed as such, although the Board will not take any formal action at this meeting.

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.