

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
DECEMBER 10, 2007**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the November 12 and 26, 2007 Plan Commission meetings.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A CERTIFIED SURVEY MAP, FINAL CONDOMINIUM PLAT, DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS** for the request of Jonah Hetland of Mills Enterprises, LLC agent for BFU II, LLC owners of the properties generally located at the southeast corner of 91st Street and 22nd Avenue (CTH ML) Consideration of a for the proposed 4-7 unit condominium buildings to be known as Springbrook Place Condominiums.
 - B. **PUBLIC HEARING AND CONSIDERATION ZONING MAP AND ZONING TEXT AMENDMENT** for the request of Jonah Hetland of Mills Enterprises, LLC agent for BFU II, LLC owners of the properties generally located at the southeast corner of 91st Street and 22nd Avenue (CTH ML) to rezone the properties from R-11 (UHO) Multifamily Residential District with an Urban Landholding Overlay to R-11 (PUD) Multifamily Residential District with an Planned Unit Development and a Zoning Text Amendment to create the specific PUD requirements for the Springbrook Place Condominium Development.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A FINAL CONDOMINIUM PLAT** for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner of the property generally located north of 90th Street at 62nd Avenue within the Creekside Crossing Development for approval of the Final Condominium Plat for the 2nd Addendum to the Creekside Crossing Condominium Plat which will include 7-2 unit condominium buildings.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner of the property generally located north of 90th Street at 62nd Avenue within the Creekside Crossing Development for approval of a Zoning Map Amendment to rezone the area to be developed with the 7-2-unit condominium buildings from R-8 (UHO) Two-Family Residential District with an Urban Landholding Overlay to R-8 (PUD) Two Family Residential District with a Planned Unit Development and a Zoning Text Amendment to create the specific PUD requirements for the 2nd Addendum to the Creekside Crossing Condominium Development.
 - E. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY CONDOMINIUM PLAT** at the request of Mike Dilworth, agent for Paramount Ventures, LLC owners of the property generally located on the north side of 80th Street east of 60th Avenue to convert the Courtyard Junction Apartments to Condominiums.
 - F. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY CONDOMINIUM PLAT** for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for The Landing at Bain Station LLC, owners of the property generally located at the northeast corner of Bain Station Road and 85th Avenue for a proposed development

which includes 108 condominium units (4-8 unit buildings, 10-4 unit buildings and 6-6 unit buildings) to be known as The Landing at Bain Station Crossing Condominiums.

- G. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND MAP AMENDMENT** for the request of Robert Larsen, agent for LNR Enterprises of Pleasant Prairie, LLC, owner of the property located at 7800 128th Street to subdivide the property into two lots and create a Planned Unit Development (PUD) Ordinance that is specific to these two properties. The field delineated wetlands on Lot 1 are proposed to be rezoned into the C-1, Lowland Resource Conservancy District, the non-wetland areas on Lot 1 will remain in the A-3, Agricultural-Related Manufacturing Warehouse and Marketing District. The existing C-1 and A-3 zoning district designations on Lot 2 will remain, the Floodplain Overlay (FPO) and shoreland designations on Lots 1 and 2 will remain and both properties will also be located within a PUD overlay zoning designation. In addition, a Zoning Text Amendment is proposed to create the specific PUD requirements for the two parcels.
- H. Consider the request of Robert Larsen, agent for LNR Enterprises of Pleasant Prairie, LLC, owner of the property located at 7800 128th Street for approval of a Certified Survey Map to subdivide the property into two (2) parcels.
- I. **PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING TEXT AMENDMENTS** to create Section 420-119 D 2 (cc) to permit a Veterinarian Emergency Services Office as a Conditional Use in the B-2 District; to amend Section 420-119 K (1) to allow for Veterinarian Emergency Services with an approved conditional use permit to be open 24 hrs; to create Section 420-148 B (120.1) to provide specific conditions for a Veterinarian Emergency Services Office in the B-2 District; and to create a definition in Section 420-152 for Veterinarian Office and for Veterinarian Emergency Services.
- J. **PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING TEXT AMENDMENT** to Sections 420-123 B and 420-124 D of the Village Zoning Ordinance to allow plastic materials synthetic resins, synthetic rubber, and synthetic and other man-made fibers and products as permitted uses in the M-1 and M-2 Districts.
- K. **PUBLIC HEARING AND CONSIDERATION OF A MUNICIPAL ORDINANCE AMENDMENT** to Section 420-27 A and B of the Village Zoning Ordinance related to zoning application fees and to consider an amendment to Section 395-87 A and B of the Village Land Division and Development Control Ordinance related to application and development review fees.
- L. Consider **Plan Commission Resolution #07-31** to initiate a zoning text amendment related to hotels within the B-2 and B-3 Districts.

7. Adjourn.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

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.