

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:00 P.M.  
JULY 23, 2007**

**AGENDA**

1. Call to Order.
  2. Roll Call.
  3. Correspondence.
  4. Citizen Comments.
  5. New Business.
- A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** the request of Adam Santa, Plant Manager for the Rehrig Pacific Company, to: 1) Install 2 additional exterior plastic pellet storage silos, 2) Install an exterior cooling fan system, and 3) Construct an interior shredder/grinder room at the existing Rehrig Pacific Company site at 7800 100<sup>th</sup> Street in the LakeView Corporate Park.
  - B. **PUBLIC HEARING AND CONSIDERATION OF THE PRELIMINARY PLAT** for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for the properties generally located east of 63<sup>rd</sup> Avenue and north of STH 165 for a Preliminary Plat for the proposed Courts of Kensington development which will include 119 single family lots and six (6) outlots.
  - C. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of Phil Godin, agent for Sunny Prairie, LLC, owner of the property generally located on the east side of 47<sup>th</sup> Avenue at approximately 109<sup>th</sup> Street for the proposed Sunny Prairie development including 5 single family lots, one (1) outlot.
  - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Phil Godin, agent for Sunny Prairie, LLC, owner of the property generally located on the east side of 47<sup>th</sup> Avenue at approximately 109<sup>th</sup> Street for the proposed Sunny Prairie development to rezone the property from the A-2, General Agricultural District into the following: to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, to rezone Lots 1-5 into the R-3, Urban Single Family Residential District, and to rezone Outlots 1 excluding the wetlands into the PR-1, Park and Recreational District. The zoning map amendment also includes the rezoning of the area of the property that is currently zoned A-2, General Agricultural District that has been attached to the adjacent property located at 11009 47<sup>th</sup> Avenue into the R-4, Urban Single Family Residential District.
  - E. Consideration of a **Memorandum of Understanding (MOU)** between the Village of Pleasant Prairie and VK Development Corporation pertaining to the future required Phase 3 State Trunk Highway 50 (STH 50) Transportation Improvements to be installed, constructed and completed by VK Development Corporation.

- F. Consider the request of Michael McTernan, agent, on behalf of Prime Retail, property owner, for **Site and Operational Plan** approval for Phase VI A of the Prime Outlets commercial development, which proposes an approximate 28,000 square foot freestanding anchor store. The Prime Outlets commercial development is generally located at the southeast quadrant of the 108<sup>th</sup> Street/120<sup>th</sup> Avenue intersection.
- G. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Michael McTernan, agent, on behalf of Prime Retail, property owner, for a **Zoning Text Amendment** to repeal and re-create Section 420, Attachment 3, Appendix C of the Village Zoning Ordinance pertaining to Specific Development Plans, entitled "2. Prime Outlets at Pleasant Prairie Planned Unit Development (Ord. #02-71)".
- H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Michael McTernan, agent, on behalf of Prime Retail, property owner, for a **Zoning Text Amendment** to repeal and re-create Section 420 Attachment 3, Appendix C, of the Village Zoning Ordinance pertaining to Specific Development Plans, entitled "13. Prime Outlets at Pleasant Prairie Planned Unit Development No. 2 (Ord. #05-30)".
- I. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** at the request of Michael McTernan, agent, on behalf of Prime Retail, property owner, for Phase VI of the Prime Outlets commercial development consisting of approximately 71,000 square feet of additional retail tenant lease space, related parking and other associated site improvements. The Prime Outlets commercial development is generally located at the southeast quadrant of the 108<sup>th</sup> Street/120<sup>th</sup> Avenue intersection.

6. 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 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**