

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
MARCH 26, 2007**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to create Section 420-153 of the Village Zoning Ordinance providing for the creation of planned development zoning districts within the Village.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT AND ZONING TEXT AMENDMENT** to consider the following 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 (collectively, the Property owners); for two (2) public hearings pertaining to the zoning of the property generally located west of I-94 and between County Trunk Highway "C" (CTH "C") on the north and County Trunk Highway "Q" (CTH "Q") on the south in the Village of Pleasant Prairie, which is more accurately described below (the "Property"):
(1) A **Zoning Text Amendment** to amend Chapter 420 of the Village Zoning Ordinance, pursuant to the pending creation of Section 420-153 of the Village Zoning Ordinance, by creating Section 420-154 relating to the creation and regulation of a planned development zoning district on the Property to be known as Planned Development District No. 1; and (2) A **Zoning Map Amendment** to amend the Village Zoning Map by rezoning the Property from the M-1, Limited Manufacturing District; B-4, Freeway Service Business District; and B-5, Freeway Office District to PDD-1, Planned Development District No. 1, which zoning classification includes zoning sub-districts that are more specifically set forth in the proposed Section 420-154. The Shoreland District and Floodplain Overlay District designations will remain. The C-1, Lowland Resource Conservancy District designations on the Property will remain. PDD-1, Planned Development District No. 1 will overlap all currently existing and proposed C-1, Lowland Resource Conservancy District designations for certain administrative purposes related to PDD-1, Planned Development District No. 1.
 - C. **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 (collectively, the Property owners); to correct the Village Zoning Map as a result of several wetland delineations completed by Hey & Associates, Inc. and related to the proposed planned development district for the property

generally located west of I-94 and between County Trunk Highway "C" (CTH "C") on the north and County Trunk Highway "Q" (CTH Q") on the south in the Village of Pleasant Prairie, which is more accurately described below (the "Property"). The **Zoning Map Amendments** propose to rezone: **(i)** several field delineated wetlands; **(ii)** an area of land immediately to the south of and adjacent to County Trunk Highway "C"; **(iii)** and proposed locations for certain storm water detention, retention and/or water quality ponds or basins and related improvements located on the Property and within the exterior boundaries of the proposed Planned Development District No. 1, from the M-1, Limited Manufacturing District; B-4, Freeway Service Business District; and B-5, Freeway Office District to the C-1, Lowland Resource Conservancy District. The remainder of the Property will be zoned pursuant to the proposed ordinance creating Planned Development District No. 1. The Shoreland District and Floodplain Overlay District designations will remain.

- D. **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 Settlement of Bain Station LLC and The Landing at Bain Station LLC, owners of the properties generally located at the northeast corner of CTH H (88th Avenue), and Bain Station Road for the proposed Bain Station Crossing development including 43 single family lots, two (2) lots to be further subdivided into condominiums and 4 outlots.
- E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for The Settlement of Bain Station LLC and The Landing at Bain Station LLC, owners of the properties generally located at the northeast corner of CTH H (88th Avenue), and Bain Station Road for the proposed Bain Station Crossing development to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, to rezone Lots 1-3 and 6-43 and Outlot 4 into the R-4, Urban Single Family Residential District, to rezone Outlots 1, 2 and 3 into the PR-1, Park and Recreational District; to rezone Lot 44 to the R-11 (UHO) Multi-Family Residential with and Urban Landholding Overlay District for future senior condominium development, to rezone the non-wetland area of Lot 45 to the R-10 (UHO), Multi-Family Residential with and Urban Landholding Overlay District for future condominium development. The non-wetland areas on Lots 4 and 5 will remain in the C-2, Upland Resource Conservancy District and the FPO, Floodplain Overlay District within Lot 45 will remain.

6. Adjourn.

Notice is hereby given that a majority of the Village Board or a majority of the Community Development Authority 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.