

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
NOVEMBER 12, 2007**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the October 22, 2007 Plan Commission meeting.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request Fouad Saab, agent, for JM Squared LLC, owner, for the approximate 15 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. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #07-27** for the request of Ronald Zechel of U.S. Cellular, agent; on behalf of Kevin Kenaga, property owner; to amend the Comprehensive Land Use Plan to change the land use designation of the 0.85 acre subject property located on the east side of Sheridan Road, at the approximate 10900 Block (immediately north of the Village Supper Club), from Low-Medium Residential to Governmental and Institutional to coincide with the proposed I-1, Institutional District zoning of the property to accommodate a proposed upgraded cell tower facility.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Ronald Zechel of U.S. Cellular, agent; on behalf of Kevin Kenaga, property owner; to rezone the subject property from the R-4 (UHO), Urban Single-Family Residential District with an Urban Land Holding Overlay District to the I-1, Institutional District to facilitate a proposed cell tower facility. The 0.85 acre subject property is located on the east side of Sheridan Road, at the approximate 10900 Block (immediately north of the Village Supper Club).
 - D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS** for the request of Ronald Zechel of U.S. Cellular, agent; on behalf of Kevin Kenaga, property owner; to install a new 85 foot tall monopole cell tower with 12 attached antennas atop the tower and an associated 12' x 20' equipment shelter, within an increased 1,321 square foot lease area. The 0.85 acre subject property is located on the east side of Sheridan Road, at the approximate 10900 Block (immediately north of the Village Supper Club).
 - E. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to consider an amendment to Sections 420-105 F. (7), 420-106 F. (7), 420-107 F. (7), 420-108 F. (7), 420-109 F. (7), 420-110 F. (7), 420-111 F. (7), 420-112 E. (4), 420-113 F. (5), 420-114 F. (4), 420-115 F. (4) and 420-116 F. (4) related to the minimum roof pitch of 4:12 on dwellings

and the Zoning Administrator's approval authority related to the reduction of the minimum roof pitch of 4:12 in the R-1, R-2, R-3, R-4, R-4.5, R-5, R-6, R-7, R-8, R-9, R-10 and R-11, single-family and multiple-family residential zoning districts.

- F. Consider the request of Patrick Finnemore with Kenosha Unified School District for a **Certified Survey Map** to subdivide the property generally located on the east side of 39th Avenue at approximately 110th Street.
- G. Consideration the **change of the official address** of the property located at 6131 104th Street to 6207 104th Street.
- H. Consider **Resolution #07-28** to initiate a zoning text amendment related to fees for 2008.
- I. Consider **Resolution #07-29** to initiate a zoning text amendment related to veterinarian and emergency veterinarian uses in the B-2 District.
- J. Review and consider Parts 3 and 4 of Chapter XIII, "Economic Development Element" of the Multi-Jurisdictional Comprehensive Plan for Kenosha County.

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.