

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
OCTOBER 8, 2007**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. Old Business.
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Neil Guttormsen, counsel for Dean Trafelet, owner, to create specific Planned Unit Development (PUD) Ordinance requirements for the existing Timber Ridge Mobile/Manufactured Home Park, located at 1817 104th Street, pursuant to Chapter 420-137 of the Village Zoning Ordinance and to insert the new PUD Ordinance into Section 420 Attachment 3, Appendix C, entitled "Specific Development Plans".
 - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Neil Guttormsen, counsel for Dean Trafelet, owner, to amend the Village Zoning Map by adding a Planned Unit Development Overlay District (PUD) zoning designation to the existing R-12, Manufactured Home/Mobile Home Park Subdivision Residential District zoning designation for the property commonly known as the Timber Ridge Mobile/Manufactured Home Park located at 1817 104th Street.
 - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to correct the Village Zoning Map as a result of a wetland staking completed by the Southeastern Wisconsin Regional Planning Commission for the undeveloped property located on the west side of 3rd Avenue in the 11200 block known as Lot 4, Block 20 of Carol Beach Estates Subdivision, Unit No. 2. The field delineated wetlands are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland portions of the property would remain in the R-5, Urban Single Family Residential District. The LUSA, Limited Use Service Area Overlay District will remain on the entire property.
 - D. **TABLED 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 47th Avenue at approximately 109th Street for the proposed Sunny Prairie development to rezone the property from the A-2, General Agricultural District. The petitioner is requesting 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 47th Avenue into the R-4, Urban Single Family Residential District.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT, ENGINEERING PLANS, DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS** for the request of Phil Godin, agent for Sunny Prairie, LLC, owner of the property generally located on the east side of 47th Avenue at approximately 109th Street for the proposed Sunny Prairie Subdivision which includes five (5) single family lots and one (1) outlot.

- B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** at the request of VK Development, property owner; on behalf Gershman Brown Associates, Inc., agent; for PetSmart, lessee; to allow PetSmart to operate a veterinary office and associated veterinary services within the proposed PetSmart store at 9887 76th Street in The Shoppes at Prairie Ridge commercial development, which is generally located south of 76th/77th Streets, north of Prairie Ridge Boulevard, east of 104th Avenue and west of St. Catherine's Hospital.
- C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Kari Kittermaster, agent for Regency Hills-Devonshire LLC, owner, to construct a house and use it as a Model Home & Sales Center on Lot 40 in the Devonshire Subdivision.
- D. **PUBLIC HEARING AND CONSIDERATION OF RESOLUTION #07-25** to consider an amendment to a portion of the Tobin Road Neighborhood Plan for the area generally located on the west side of Sheridan Road at approximately 108th Street.
- E. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the requests of Thomas Riley, agent for Kenosha Southshore Properties LLC, owner of the property generally located on the west side of Sheridan Road at approximately 108th Street for approval of and for approval of a Conceptual Plan for the development of 80 single family lots to be known as Southshore Subdivision. In addition, the Conceptual Plan includes an off-site regional stormwater retention facility on land owned by the Village on the east side of Sheridan Road at approximately 106th Street.
- F. **PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT** for the request of Ted Pickus, agent for Prairie Trails, LLC owner of the properties generally located north of 128th Street between the Kenosha County Bike Trail (approximately 30th Avenue) and 26th Avenue to remove 23,653 cubic feet of 100-year floodplain and to create 24,742 cubic feet of 100-year floodplain in the southern portion of the proposed Prairie Trails East Subdivision.
- G. **PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT** for the request of Ted Pickus, agent for Prairie Trails, LLC owner of the properties generally located north of 128th Street between the Kenosha County Bike Trail (approximately 30th Avenue) and 26th Avenue for the proposed first stage of the Prairie Trails East Subdivision including 84 single family lots and nine (9) outlots.
- H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend section 420-137 E of the Village Zoning Ordinance related to the minimum area requirements to develop a residential property as a Planned Unit Development.
- I. Consider **Plan Commission Resolution #07-26** to initiate a Zoning Text Amendment 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.

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.