

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

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the August 13, 2007 Plan Commission meeting.
5. Citizen Comments.
6. New Business.
 - A. **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. **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. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of Mark Bourque, agent for Country Corner, LLC owner of the property generally located at the east side of 88th Avenue at 72nd Street for the proposed 8 single-family lot subdivision to be known as Edgewood.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Mark Bourque, agent for Country Corner, LLC owner of the property generally located at the east side of 88th Avenue at 72nd Street to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District; to rezone the non-wetland areas of Outlot 1 into the PR-1, Park and Recreational District and to rezone the remainder of the property into the R-4, Urban Single Family Residential District.
 - E. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #07-19** Recommending Creation of Tax Incremental District # 4 and Approving the Proposed Project Plan for the District.
 - F. **PUBLIC HEARING AND CONSIDERATION PLAN COMMISSION RESOLUTION #07-20** for an amendment to the Village Comprehensive Land Use Plan to change the Neighborhood Commercial land use designation at the southeast corner of 91st Street and 22nd Avenue to the Lower-Medium Residential land use designation.
 - G. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #07-21** to approve a Neighborhood Plan for a portion of the Barnes Creek Neighborhood generally located at the southeast corner of 91st Street and 22nd Avenue.
 - H. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** 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 for the redevelopment of the properties for 4-7 unit condominium buildings to be known as Springbrook Place.
 - I. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP 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 to rezone the properties from the B-1, Neighborhood Business District to the R-11 (UHO), Multi-family Residential District with an Urban Landholding Overlay District.

- J. Consider **Plan Commission Resolution #07-22** to initiate a zoning text amendment to the PUD, Planned Unit Development Overlay District requirements related to minimum lot size for the PUD to be created within residential district.
- K. **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 two undeveloped properties located on the west side of Lakeshore Drive south of 96th Street known as Lots 2 and 3, Block 52, Carol Beach Estates Subdivision, Unit No. 5A. The field delineated wetlands are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland portions of the properties 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.
- L. **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, 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.
- M. **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 south side of 93rd Street generally between 8th and 11th Avenue known as Lot, Block 6, Carol Beach Estates Subdivision, Unit No. 6. 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-6, Urban Single Family Residential District.
- N. Consider **Plan Commission Resolution #07-23** to initiate a Zoning Text Amendment related to the length of eaves on dwellings and the Zoning Administrator's approval authority related to the reduction of eave lengths 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.
- O. Consider **Plan Commission Resolution #07-24** to initiate a Zoning Map Amendment to correct the zoning map within TID #2, as amended generally located south of CTH Q (104th Street) and west of IH-94.

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.