

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
SEPTEMBER 9, 2013
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the August 12, 2013 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN** for the request of William Tucknott agent for Rust-Oleum Corporation for to install new aerosol spray-paint filling equipment that includes the installation of a 320 square foot pre-fabricated structure that will be located outside on a concrete pad in the rear of the facility located at 8105 95th Street. The structure will house the required equipment that adds propellant to the cans.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN** for the request of William Whitting, on behalf of Rust-Oleum Corporation for the proposed acetone bulk tank expansion that includes the installation of two storage tanks, a tanker unloading pad, a utility room and a pump room that will be located outside on a concrete pad in the rear of the facility located at 8105 95th Street.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Wolf Korndoerfer, agent for Korndoerfer Homes, Inc., owner, to use the single family house located at 9966 Cooper Road in the Village Green Heights Addition #1 Subdivision as a model home.
 - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #13-08 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Jonah Hetland of Bear Development, representing the owner of the vacant property generally located at northwest corner of STH 50 and 91st Avenue: 1) to amend a portion of the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to remove the Urban Reserve Designation from a 5,312 square foot portion of Lot 19 of the Westfield Subdivision located at the northwest corner of STH 50 and 91st Avenue (the underlying community commercial land use designation will remain) for the proposed development of Goddard School and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.
 - E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENT** for the request of Jonah Hetland of Bear Development, representing the owner of the vacant property generally located at northwest corner of STH 50 and 91st Avenue to rezone the 5,312 square foot portion of Lot 19 of the Westfield Subdivision from B-2 (UHO) Community Business District with an Urban Landholding Overlay District to B-2 (PUD), Community Business District with a Planned Unit Development Overlay District and to amend the legal description of

the Westfield Heights Commercial Area Planned Unit Development to include a 5,312 square foot portion of Lot 19 of the Westfield Subdivision. These amendments are being requested so that all the improvements associated with the proposed Goddard School development on Lot 20 will be located entirely within the lot area being acquired for the developed for Goddard School.

- F. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Darcy Kennelly Rutzen, agent on behalf of Prime Outlets of Pleasant Prairie, LLC d/b/a Pleasant Prairie Premium Outlets located at 11211 120th Avenue and 11601 108th Street to create Section d. 14. related to specific modifications to the Village of Pleasant Prairie Zoning Ordinance for Pleasant Prairie Premium Outlets as specified in Chapter 420 Attachment 3 Appendix C Specific Development Plan 13 for Pleasant Prairie Premium Outlets Planned Unit Development No. 2. The amendment will allow for a super charging station for electric vehicles to operate 24 hours a day with approval of Site and Operational Plans by the Plan Commission.
- G. Consideration of the request of Darcy Kennelly Rutzen, agent on behalf of Prime Outlets of Pleasant Prairie, LLC d/b/a Pleasant Prairie Premium Outlets located at 11211 120th Avenue and 11601 108th Street for approval of **Site and Operational Plans** for a super charging station for electric vehicles to operate 24 hours a day in the parking lot of the Outlet Center.
- H. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Goode, of Venture One Real Estate, agent for James G. Hart and Delaine Farm Partners owners of the properties generally located east of IH-94 south of 110th Street and north of 122nd Street for the approval of a **Conceptual Plan** for the proposed Riverview Corporate Park. The petitioner is requesting to develop approximately 250 acres for five (5) office and manufacturing production buildings ranging in size from about 87,000 square feet to 428,000 square feet.
- I. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #13-09 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for SB1 Pleasant Prairie WI, LLC owners of vacant 9.9 acre property generally located between 88th and 91st Avenues and 76th Street and Prairie Ridge Blvd to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands in the Park, Recreational and Other Open Space Lands with a field verified wetland land use designation on the vacant property located between 88th and 91st Avenues and 76th Street and Prairie Ridge Blvd.
- J. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP** to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for SB1 Pleasant Prairie WI, LLC owners of vacant 9.9 acre property generally located between 88th and 91st Avenues and 76th Street and Prairie Ridge Blvd to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

- K. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for SB1 Pleasant Prairie WI, LLC owners of vacant 9.9 acre property generally located between 88th and 91st Avenues and 76th Street and Prairie Ridge Blvd for the proposed office development on four (4) lots ranging in size from 2.122 acres and 2.912 acres.
- L. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for SB1 Pleasant Prairie WI, LLC owners of vacant 9.9 acre property generally located between 88th and 91st Avenues and 76th Street and Prairie Ridge Blvd for approval of a **Certified Survey Map** to subdivide the property and create a 2.912 acres property for a proposed office building.
- M. Consider the request of Kenneth Sniegowski, of Hanna Cylinders, agent for approval of **Site and Operational Plans** to occupy the entire 105,637 square foot building located at 8901 102nd Street for the manufacturing and producing of hydraulic and pneumatic cylinders.
- N. Consider the request of Pastor Joyce Rinehart for a **two (2) year time extension of the Site and Operational Plans** for the second phase of the improvements at the Pleasant Prairie United Methodist Church located at 8405 104th Avenue as conditionally approved by the Plan Commission on April 12, 2010.

7. Adjourn.

It is possible that members 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.