

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
APRIL 22, 2013**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the March 25, 2013 and April 8, 2013 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. Old Business
 - A. Consider the request of James Ablan agent for Center 50, LLC owner, for the approval of **Site and Operational Plans** for the redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues to be known as Center 50.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS** for the request of James Ablan agent for Center 50, LLC owner, for the proposed redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues. Specifically, to rezone the property by adding a PUD, Planned Unit Development Overlay District on the property that is currently zoned B-2, Community Business District and a Zoning Text Amendment to create the specific PUD District zoning regulations for the proposed redevelopment of said property to be known as Center 50.
7. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION RESOLUTION #13-05 TO AMENDMENT THE VILLAGE 2035 COMPREHENSIVE PLAN** for the request of Jonah Hetland of Mills Enterprises LLC, owner, 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 the property located at the northwest corner of STH 50 and 91st Avenue (the underlying community commercial land use designation will remain); and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND EASEMENT** for the request of Jonah Hetland of Mills Enterprises LLC, owner of the vacant property generally located at northwest corner of STH 50 and 91st Avenue for the proposed development of Goddard School, an 8,251 square foot pre-school/daycare facility.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS** for the request of Jonah Hetland of Mills Enterprises LLC, owner of the vacant property generally located at northwest corner of STH 50 and 91st Avenue to rezone the property 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. In addition, the petitioner is requesting a Zoning Text Amendment to create the specific PUD District zoning regulations for the proposed development of said property.

- D. Consider the request of Jonah Hetland of Mills Enterprises LLC, owner of the vacant property generally located at northwest corner of STH 50 and 91st Avenue for approval of a **Development Agreement** for the installation of public sidewalks and associated landscaping within the right-of-way of 91st Avenue, to **modify the Final Plat for Westfield Heights Subdivision** related to the vision triangle easements and remove an existing access easement and **dedicate a new access easement** to access the vacant property to the west.
- E. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #12-10** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc., the property owners, to allow BP Amoco to operate the gasoline station and convenience store located at 10477 120th Avenue after May 1, 2013.
- F. Consider the request of Nate Franke agent on behalf of Town LakeView LLC owner of the property at 9505 72nd Avenue for approval of **Site and Operational Plans** for Konecranes to occupy 45,479 square feet of the building for the engineering and assembling of electrical control panels.

8. 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.