

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JUNE 9, 2014**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the May 12, 2014 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 PLANS** for the request of John Oswald on behalf of Wisconsin Electric Power Company to install a new ladder track on the west side of the Pleasant Prairie Power Plant to allow a location to perform repairs of railcars on We Energies property, which will reduce the number of rail cars that otherwise would have been removed from and returned to the property to be repaired at a local repair shop. The total lineal footage of new rail is expected to be approximately 2,500 feet. In addition, approximately 6 switches will be installed, plus the necessary stone ballast for rail support. A stone or concrete working pad will also be installed to aid the workers in performing rail car repairs.
 - B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-10 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** as a result of the proposed Kwik Trip gasoline, convenience store and car wash facility to be located at the southeast corner of 72nd Avenue and STH 165: **a)** to amend a portion of the LakeView East Neighborhood Plan 12 of Appendix 9-3 for the properties at the southwest corner of STH 31 and STH 165 for the proposed commercial development of this area including the proposed Kwik Trip facility; **b)** to amend the Village 2035 Land Use Plan Map 9.9 by changing a portion of the property located south of STH 165 and east of 72nd Avenue (Tax Parcel Number 92-4-122-281-0115) owned by FIAAT Investments LLC from the General Industrial land use designation to the Community Commercial land use designation and changing the properties located south of STH 165 and west of STH 31 (Tax Parcel Number 92-4-122-272-0475) owned by Richard and Dimitra Priebus, (Tax Parcel Number 92-4-122-272-0401) owned by John Felinski, a portion of the property located south of STH 165 and east of 72nd Avenue (Tax Parcel Number 92-4-122-281-0115) and all of Tax Parcel Number 92-4-122—281-0116 owned by FIAAT Investments LLC from the General Industrial land use designation to the Community Commercial with an Urban Reserve land use designation; and **c)** to update Appendix 10-3 of the Village 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of William Morris, agent on behalf of FIAAT Investments LLC for the proposed commercial development of properties located at the southwest corner of STH 31 and STH 165 as a result of the proposed Kwik Trip gasoline, convenience store and car wash facility to be located at the southeast corner of 72nd Avenue and STH 165.

- D. Consider the request of William Morris, agent on behalf of FIAAT Investments LLC for approval of a **Certified Survey Map**: to subdivide the properties located east of 72nd Avenue and south of STH 165 (Tax Parcel Numbers 92-4-122-281-0115 and 92-4-122-281-0116) owned by FIAAT Investments LLC.
- E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of William Morris, agent on behalf of FIAAT Investments LLC to rezone a portion of Tax Parcel Number 92-4-122-281-0115 (Lot 1 of the proposed CSM that is proposed to be developed with the a Kwik Trip gasoline, convenience store and car wash facility) from the M-2, General Manufacturing District to the B-2 Community Commercial District and to rezone a portion of Tax Parcel Number 92-4-122-281-0115 and Tax Parcel Number 92-4-122-281-0116 (Lot 2 of the proposed CSM) from the M-2, General Manufacturing District to the B-2 (UHO) Community Commercial District with an Urban Landholding Overlay District.
- F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY IMAGING SYSTEM AND EASEMENT** for the request of William Morris, agent on behalf of FIAAT Investments LLC for approval of the proposed development of a 5,700 square foot Kwik Trip gasoline and convenience store and a 2,790 square foot car wash facility at the southeast corner of STH 165 and 72nd Avenue.
- G. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #13-03 AS AMENDED JANUARY 13, 2014** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc., the property owners, to remove condition #54 and allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open after June 10, 2014 since the property's groundwater treatment system is fully operational and is in compliance with the Settlement Agreement.
- H. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-11 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN:** for the request of Mark Molinaro, Jr. of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. owners of the property located at 10220 Prairie Ridge Blvd and a portion of the vacant property to the east for the future expansion of the Hospice facility: 1) to amend the Village 2035 Land Use Plan Map 9.9 by changing the land use designation of the property from the Community Commercial land use designation to the Government and Institutional land use designation to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.
- I. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-12 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN:** 1) to amend the Village 2035 Land Use Plan Map 9.9 of the Village's 2035 Comprehensive Plan. Specifically, the land use designation of property located at the southeast corner of CTH EZ (39th Avenue) and Springbrook Road is being changed from the Mixed Use Lands (Village Green Center) with an urban reserve land use designation to the Government and Institutional land use designation for the relocation and construction of Fire Station #1; and 2) to update Appendix 10-3 of the Village, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

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.