

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
MAY 12, 2014**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the April 7 and April 14, 2014 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-09 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** for the request of John Lass, Vice President-Development for the property owner, Centerpoint WisPark Land Company II LLC, for the following amendments to the Village's 2035 Comprehensive Plan for the proposed development of the vacant properties generally located at the southeast corner of CTH H (88th Avenue) and 116th Street: **1)** to amend a portion of the Green Hill Farms Neighborhood Plan 8 of Appendix 9-3 for the properties at the southeast corner of CTH H (88th Avenue) and 116th Street to show the proposed Outlot for the existing stormwater basin as open space and to show the location of the wetlands south of the transmission lines; **2)** to amend the Village 2035 Land Use Plan Map 9.9 by changing the proposed Outlot at the southeast corner of CTH H (88th Avenue) and 116th Street from the General Industrial land use designation to the Park, Recreational and Other Open Space Lands designation and changing the proposed Outlot south of the high tension lines from the Low-Medium Density Residential with an Urban Reserve land use designation to the Park, Recreational and Other Open Space Lands designation; and **3)** to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.
 - B. Consider the request of John Lass, Vice President-Development for the property owner, Centerpoint WisPark Land Company II LLC for approval of a **Certified Survey Map** to re-divide the properties generally located at the southeast corner of 116th Street and 88th Avenue in LakeView South.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of John Lass, Vice President-Development for the property owner, Centerpoint WisPark Land Company II LLC, for the industrial development of the vacant properties generally located in the southeast corner of CTH H (88th Avenue) and 116th Street for a Zoning Map Amendment. Specifically, to rezone Outlot 1 from the M-2, General Manufacturing District to PR-1, Neighborhood Park and Recreational District and to rezone Outlot 2 from the A-2, General Agricultural District to PR-1 and any portion of Lot 1 that is currently zoned A-2 to the M-2, General Manufacturing District. Outlots 1 and 2 are for shared storm water facilities for the development proposed on Lots 1 and 2. Portions of the property that are zoned C-1, Lowland Resource Conservancy District will remain unchanged.

- D. Consider the request of John Lass, Vice President-Development for the property owner, Centerpoint WisPark Land Company II LLC for approval of **Site and Operational Plans** for the development of a 521,000 square foot speculative industrial building to be located on Lot 2 of the proposed CSM generally located on the south side of 116th Street east of 88th Avenue known as LakeView South Lot 117 and the mass grading of Lot 1 and Outlots 1 and 2 of the proposed CSM located at the southeast corner of 88th Avenue and 116th Street.
- E. Consider the request of John Lass, Vice President-Development for the property owner, Centerpoint WisPark Land Company II LLC for approval of **Site and Operational Plans** for the development of a 412,000 square foot speculative industrial building to be located on Lot 1 of the proposed CSM generally located on the south side of 116th Street directly east of 88th Avenue known as LakeView South Lot 118 and the mass grading of Lot 2 and Outlots 1 and 2 of the proposed CSM located at the south and east of 88th Avenue and 116th Street.
- F. Consider the request of Clay Chiappini, of Butler Design Group, agent for approval of a **Certified Survey Map** to subdivide the vacant property located at the 11000 block of 88th Avenue in LakeView Corporate Park into two parcels.
- G. Consider the request of Clay Chiappini, of Butler Design Group, agent for approval of **Site and Operational Plans** for the construction of a 377,472 square foot bottling facility proposed to be located at 11031 88th Avenue in LakeView Corporate Park.
- H. Consider the request of Randy Copenharve, agent for Uline for approval of **Preliminary Site and Operational Plan** for mass grading and installation of storm water management facilities for the future construction of a proposed warehouse/distribution building on the property located at 12575 Uline Drive.
- I. Consider the request of John Burroughs of Majestic Realty Company for a **one (1) year extension of the conditional approval of the Site and Operational Plans** for the construction of a 1,180,480 square foot warehouse/distribution center on the 91-acre site generally located approximately ¼ mile south of Bain Station Road on the east side of 88th Avenue (Tax Parcel Number 92-4-122-162-0301) to be known as the Majestic Badger Logistic Center.
- J. Consider approval of an **Affidavit of Correction to CSM 2747** for the properties located at the northeast corner of 104th Avenue and 77th Street within the Prairie Ridge development related to an incorrect legal description on the CSM.
- K. Consider the request of Dustin Harpe of Harpe Development to amend the **Access Restriction for Lot 163 in Village Green Heights Addition #1**.
- L. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the redevelopment of the Village Hall property located at 9915 39th Avenue, including the relocation of Fire Station #1 to the adjacent property located at the southeast corner of CTH EZ (39th Avenue) and Springbrook Road.
- M. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND ZONING MAP AMENDMENT:** 1) to rezone the property at the southeast corner of CTH EZ (39th Avenue) and Springbrook Road (Tax Parcel Number 92-4-122-243-0020) from the B-2, (UHO), Community Business District with an Urban Landholding Overlay District to the I-1 (PUD), Institutional District with a Planned Unit Development Overlay District and to add a PUD to the property at 9915 39th Avenue (Tax Parcel

Number 92-4-122-243-0025; and 2) a Zoning Text Amendment to create the specific PUD requirements for the re-development of the Village Campus.

- N. Consider approval of the **Site and Operational Plans** for the re-location of the Fire Station #1 and modifications to Village Hall for the property located at 9915 39th Avenue and the vacant property to the north.

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.