

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
MAY 23, 2016**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider approval of the April 25, 2016 and the May 9, 2016 Plan Commission Meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. Old Business.
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road for the development of 65 single family lots and 7 Outlots on the remainder of the original Creekside Crossing development to be known as Creekside Terrace.
 - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-04** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road to correct and amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments for the proposed Creekside Terrace development. The amendments include: 1) to show the dedicated right-of-way within the "Existing Rights-Of-Way" designation; 2) to show the 7 Outlots as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands land use designation and to designate Outlot 5 with an "N" for a Neighborhood Park; 3) to show the wetlands as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands with a Field Verified Wetlands land use designation; 4) to show the 65 single family lots as shown on the Preliminary Plat within the Low-Medium Density Residential land use designation; and 5) to remove the Urban Reserve designation on the properties. [Note: The existing retention basins will remain in the Surface Water designation and the location of the 100-year floodplain designation will remain unchanged at this time.]
 - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road to rezone the proposed 65 single family lots into the R 4.5 Urban Single Family Residential District, to rezone the 7 Outlots (excluding the wetlands) into the PR-1, Neighborhood Park and Recreational District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District for the proposed Creekside Terrace development. The location of the 100-year floodplain (FPO, Floodplain Overlay District) will remain unchanged at this time.

7. New Business.

- A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Jeff Lambert for Rust-Oleum Corporation to replace a 6,000 gallon nitrogen tank with and 11,000 bulk tank at their facility located at 8105 95th Street in LakeView Corporate Park.
- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND ZONING MAP AMENDMENT** for the request of Jeffery Marlow, President of Lexington Homes Inc., for the proposed development of a 60-unit apartment building with 60 underground parking spaces and 63 surface parking spaces on the property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development to be known as Skyline Towers. Specifically the property is proposed to be rezoned from the R-9 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District and to create the specific PUD zoning regulations for this development.
- C. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #13-03 (4th Amendment)** 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, 2017 subject to the terms and conditions of the said Conditional Use Permit and the Settlement Agreement between the Village and the property owners.
- D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-07 FOR A COMPREHENSIVE PLAN AMENDMENT** for a portion of the Green Hill Farms Neighborhood Plan related to the development of the property at 8000 128th Street for the Village's new Residential Recycling Center.
- E. Consider the request of John Burroughs of Majestic Realty Co., for approval of **Final Site and Operational Plans** for the construction of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.
- F. Consider the request of John Burroughs of Majestic Realty Co., for approval of a **Certified Survey Map** to subdivide the property located on the east side of 88th Avenue about ¼ mile south of Bain Station Road into two (2) parcels for industrial development.
- G. Consider the request of Patricia Soens for approval of a **Certified Survey Map** to subdivide vacant land locked properties and attach the lands to adjacent neighbor properties generally located east of Cooper Road at the 8200 block.

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.