

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
LAKE MICHIGAN SEWER UTILITY DISTRICT
SEWER UTILITY DISTRICT "D"
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
December 17, 2007
6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Meetings – November 19 and December 3, 2007
5. Public Hearings
 - A. Consider the request of Robert Larsen, agent for LNR Enterprises of Pleasant Prairie, LLC, owner of the property located at 7800 128th Street, for a Variance from Section 395-72 G of the Land Division and Development Control Ordinance related to providing basement gravity sanitary sewer service to the homes proposed to be constructed on the property.
 - B. Consider Construction of Sanitary Sewer Improvements on Bain Station Road east of CTH C, 1750 feet to the Ashbury Creek Development and Final Resolution #07-92 approving said project.
6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
7. Administrator's Report
8. New Business
 - A. Consider Weights and Measures Assessments from 7/1/06 - 6/30/07.
 - B. Consider Ordinance No. 07-52 to Amend Chapter 370 of the Municipal Code relating to building permit fees.
 - C. Receive Plan Commission Recommendation and Consider Resolution #07-94 to approve a Final Condominium Plat for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner of the property generally located north of 90th Street at 62nd Avenue within the Creekside Crossing Development for the proposed 7-2 unit condominium development to be known as 2nd Addendum to the Creekside Crossing Condominium.

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- D. Receive Plan Commission Recommendation and Consider Ordinances #07-54 and #07-55 for a Zoning Map and Zoning Text Amendment for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner of the property generally located north of 90th Street at 62nd Avenue within the Creekside Crossing Development for approval of a Zoning Map Amendment to rezone the area to be developed with 7-2-unit condominium buildings from R-8 (UHO) Two-Family Residential District with an Urban Landholding Overlay to R-8 (PUD) Two Family Residential District with a Planned Unit Development and a Zoning Text Amendment to create the specific PUD requirements for the 2nd Addendum to the Creekside Crossing Condominium.
- E. Receive Plan Commission Recommendation and Consider Resolution #07-95 to approve a Preliminary Condominium Plat for the request of Mike Dilworth, agent for Paramount Ventures LLC, owners of the property generally located on the north side of 80th Street and east of 60th Avenue to convert the Courtyard Junction Apartments to Condominiums.
- F. Receive Plan Commission Recommendation and Consider Resolution #07-96 to approve a Preliminary Condominium Plat for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for The Landing at Bain Station LLC, owners of the property generally located at the northeast corner of Bain Station Road and 85th Avenue for a proposed development which includes 108 condominium units (4-8 unit buildings, 10-4 unit buildings and 6-6 unit buildings) to be known as The Landing at Bain Station Crossing Condominium.
- G. Receive Plan Commission Recommendation and Consider Ordinances #07-56 and #07-57 for a Zoning Map and Zoning Text Amendment for the request of Robert Larsen, agent for LNR Enterprises of Pleasant Prairie, LLC, owner of the property located at 7800 128th Street to subdivide the property into two lots and create a Planned Unit Development (PUD) Ordinance that is specific to these two properties. The field delineated wetlands on Lot 1 are proposed to be rezoned into the C-1, Lowland Resource Conservancy District, the non-wetland areas on Lot 1 will remain in the A-3, Agricultural-Related Manufacturing Warehouse and Marketing District.
- H. Receive Plan Commission Recommendation and Consider the request of Robert Larsen, agent for LNR Enterprises of Pleasant Prairie, LLC, owner of the property located at 7800 128th Street for approval of a Certified Survey Map to subdivide the property into two (2) parcels.
- I. Receive Plan Commission Recommendation and Consider Ordinance #07-58 for the following Zoning Text Amendments: to create Section 420-119 D 2 (cc) to permit a Veterinarian Emergency Services Office as a Conditional Use in the B-2 District; to amend Section 420-119 K (1) to allow for Veterinarian Emergency Services with an approved conditional use permit to be open 24 hours; to create Section 420-148 B (120.1) to provide specific conditions for a Veterinarian Emergency Services Office in the B-2 District; and to create

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definitions in Section 420-152 for a Veterinarian Office and for Veterinarian Emergency Services.

- J. Receive Plan Commission Recommendation and Consider Ordinance #07-59 to amend Sections 420-123 B and 420-124 D of the Village Zoning Ordinance to allow plastic materials, synthetic resins, synthetic rubber, and synthetic and other man-made fibers and products as permitted uses in the M-1 and M-2 Districts.
 - K. Receive Plan Commission Recommendation and Consider Ordinances #07-60 and #07-61 for an amendment to Section 420-27 A and B of the Village Zoning Ordinance related to zoning application fees and to consider an amendment to Section 395-87 A and B of the Village Land Division and Development Control Ordinance related to application and development review fees.
 - L. Consider the Agreement between the Village and Clark Dietz for field staking and construction related services for the Springbrook Place Condominium.
 - M. Consider Resolution #07-97 to support the IH-94 South Freeway Corridor Project Plan as prepared by the Wisconsin Department of Transportation.
 - N. Consider Award of Contract for to Purchase three Heart Monitors/Defibrillators and three Automatic Defibrillators.
 - O. Consider Ordinance #07-53 to Amend Section 250-8(B)(4) relating to Loud and Unnecessary Noise.
 - P. Consider Resolution #07-98 Authorizing Participation in Wisconsin Class for Investment Purposes.
 - Q. Consider Resolution #07-93 to Write off Uncollectible Fire Billings.
 - R. Consent Agenda - (All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the General Ordinance of Business and considered at this point on the agenda.)
 - 1) Approve a Letter of Credit Reduction for the Ashbury Creek Development.
 - 2) Approve a Letter of Credit Reduction for the Arbor Ridge Development.
 - 3) Approve Bartender License Applications on File.
9. Village Board Comments.
10. Adjournment

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