

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
August 13, 2018
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the July 23, 2018 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
 - A. Consider approval of the **discontinuance of 110th Street east of 116th Avenue** at the request of the adjacent property owners.
 - B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-19 FOR A COMPREHENSIVE MAP AMENDMENT** for the request of Francis Brzezinski, agent on behalf of Interstate Partners II-WI LLC for the development of the proposed Breeze Terrace Apartments generally located south of Corporate Drive and east of 116th Avenue. Specifically the 2035 Land Use Plan Map is being amended as follows: the woodland area in the northeast corner and the wetland/floodplain area in the southeastern area of the site will be located within the Primary Environmental Corridor and the wetlands within this area will be located within the field delineated wetland land use designation; the other two wetland areas in the southwestern area of the site will be located within the Park Recreation and Other Open Space with a field delineated wetland land use designations; the location of the 100-year floodplain will remain unchanged; the remainder of the area will remain in the High Density Residential land use designation; and the urban reserve designation will be removed. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan will be updated to include said amendments.
 - C. Consider the request of John Shannon, attorney on behalf of GAR FARMS, LLC owner of the vacant property generally located north of 128th Street and on behalf of the Village for the adjacent Village Residential Recycling Center property for approval of a **Certified Survey Map** to subdivide the GAR FARMS property into 2 parcels and for the dedication of Greenway Court for the proposed Prairie Produce Farm development.
 - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-20 FOR A COMPREHENSIVE MAP AMENDMENT** for the request of James Herchenbach with Prairie Produce Farm on behalf of the property owner Gar Farms LLC related to the vacant property generally located north of 128th Street and northeast of the Village Residential Recycling Center to be developed as Prairie Produce Farm. Specifically the 2035 Land Use Plan Map is proposed to be amended as follows: to place the two northern wetland areas into an Isolated Natural Resource Area with a field verified wetlands land use designations and the southern wetland area into the Secondary Environmental Corridor with a field verified wetlands land use designations; to place Lot 2 of the proposed CSM within the Secondary Environmental Corridor land use designation; to place the non-wetland areas of Lot 1 of the proposed CSM into the Agricultural land use designation; and to remove the Urban Reserve land use designation from

the property. In addition, to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

- E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of James Herchenbach with Prairie Produce Farm on behalf of the property owner Gar Farms LLC related to the vacant property generally located north of 128th Street and northeast of the Village Residential Recycling Center to be developed as Prairie Produce Farm. Specifically to rezone the three field delineated wetland areas into the C-1, Lowland Resource Conservancy District, to rezone Lot 2 of the proposed CSM within the C-2, Upland Resource Conservancy District and to rezone the non-wetland areas of Lot 1 of the proposed CSM into the A-2, General Agricultural District. There are no changes to the portions of the property zoned FPO, Floodplain Overlay District.
- F. Consider the request of James Herchenbach with Prairie Produce Farm for approval of **Site and Operational Plans, Digital Security Imaging System (DSIS) Agreement and DSIS Access Easement, and Development Agreement and related Exhibits** for required public improvements for the proposed Dutch-style hydroponic green house to be known as Prairie Produce Farm generally located north of 128th Street and northeast of the Village Recycling Center.
- G. **PUBLIC HEARING CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Jon Klema, with Michael Signs, agent for the owner, Willkomm Development, LLP, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan for the "Rocket Wash/Merlin Muffler/Martino's Dry Cleaning Planned Unit Development" Ordinance.

7. Adjourn.

It is possible that 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.**