

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
June 11, 2018  
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the May 14, 2018 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-16** to approve the Project Plan for TID #5, Amendment #1.
  - B. Consider the request of the Village of Pleasant Prairie, owners, for approval of a **Certified Survey Map** to subdivide the property generally located at the northeast corner of 120<sup>th</sup> Avenue (West Frontage Road) and CTH Q (104<sup>th</sup> Street) in the Prairie Highlands Corporate Park.
  - C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-17 FOR A COMPREHENSIVE PLAN AMENDMENT** for the request of the Village of Pleasant Prairie, owners of the vacant properties generally located at the northeast corner of 120<sup>th</sup> Avenue (West Frontage Road) and CTH Q (104<sup>th</sup> Street) and the northeast corner of 120<sup>th</sup> Avenue (West Frontage Road) and Goldbear Drive to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to correctly show the location of the field delineated wetlands (excluding the wetlands allowed to be filled) within the Park, Recreation and Other Open Space lands with the field verified wetland land use designations; to place the Outlots within the Prairie Highlands Corporate Park to be used for stormwater purposes into the Park, Recreation and Other Open Space land use designation; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.
  - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of the Village of Pleasant Prairie, owners of the vacant properties generally located at the northeast corner of 120<sup>th</sup> Avenue (West Frontage Road) and CTH Q (104<sup>th</sup> Street) and the northeast corner of 120<sup>th</sup> Avenue (West Frontage Road) and Goldbear Drive to rezone the field delineated wetlands (excluding the wetlands allowed to be filled) into the C-1, Lowland Resource Conservancy District and to rezone the Outlots used for stormwater facilities, excluding the wetland areas into the PR-1, Neighborhood Park and Recreational District within the Prairie Highlands Corporate Park.
  - E. Consider approval of **Development Agreement/Tax Shortfall Agreement and related documents** for proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building to be located at the northwest corner of 104<sup>th</sup> Street (CTH Q) and 120<sup>th</sup> Avenue (West Frontage Road) within the Prairie Highlands Corporate Park.
  - F. Consider the request of John Huggett of the Boldt Company for approval of **Preliminary Site and Operational Plans (Stage 1)** for the mass grading for the proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and

Medical Office Building to be located at the northwest corner of 104<sup>th</sup> Street (CTH Q) and 120<sup>th</sup> Avenue (West Frontage Road) within the Prairie Highlands Corporate Park.

- G. Consider the request of Mark Eberle, P.E. with Nielsen, Madsen & Barber, agent on behalf of the property owner WisPark LLC to approve a **Certified Survey Map, Development Agreement and related plans and documents** for the proposed commercial development of the vacant property generally located north of STH 165 along 120<sup>th</sup> Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.
- H. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-18 FOR A COMPREHENSIVE PLAN AMENDMENT** for the request of Mark Eberle, P.E. with Nielsen, Madsen & Barber, agent on behalf of the property owner WisPark LLC for the proposed commercial development of the vacant property generally located north of STH 165 along 120<sup>th</sup> Avenue (East Frontage Road) to be known as The Gateway at Lakeview Corporate Park: to amend the Village 2035 Land Use Plan Map 9.9 to correctly identify the field delineated wetlands into the Primary Environmental Corridor with a field verified wetland land use designation and to correctly show the non-wetland areas proposed to be located with an Outlot into the Park, Recreation and Other Open Space land use designation; and 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
- I. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENTS** for the request of Mark Eberle, P.E. with Nielsen, Madsen & Barber, agent on behalf of the property owner WisPark LLC related to the proposed commercial development of the vacant property generally located north of STH 165 along 120<sup>th</sup> Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park. Specifically to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and to rezone the remainder of the proposed Outlot into the PR-1, Neighborhood Park and Recreational District for storm water management facilities. The proposed Lots will remain in the in the B-6, Freeway Oriented Business Center District and the entire property would be rezoned into the PUD, Planned Unit Development Overlay District. In addition, to approve a Zoning Text Amendment to create the specific PUD Ordinance for said development.
- J. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND ACCESS EASEMENT** for the request of Mark Eberle P.E. of Nielson Madsen and Barber, agent on behalf of Kwik Trip, Inc. (Store #296) for a proposed 10,289 square foot gasoline station with a convenience store and a cash wash to be constructed on a lot within The Gateway at LakeView Corporate Park development generally located at the northeast corner of STH 165 and 120<sup>th</sup> Avenue (East Frontage Road).
- K. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND A DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND ACCESS EASEMENT** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for Michael Willkomm, for the purchase and redevelopment of the Truesdell Plaza property located at 8531

and 8601 75<sup>th</sup> Street. Specifically the gasoline facility building, canopy and gasoline pumps will be removed and a new Rocket Wash car wash facility will be constructed. The existing western multi-tenant building on the site currently occupied by Merlin Muffler and Martino's Master Dry Cleaners will remain.

- L. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for Michael Willkomm, for the purchase and redevelopment the Truesdell Plaza property located at 8531 and 8601 75<sup>th</sup> Street to repeal the Truesdell Plaza Planned Unit Development (PUD) Ordinance and create a new PUD Ordinance for the redevelopment of the site.
- M. **PUBLIC HEARING AND CONSIDERATION OF THE 6<sup>th</sup> AMENDMENT TO CONDITIONAL USE PERMIT #13-03** for the request of Dixit Patel on behalf of VIDHYA Corp, VIII, Inc., the property owner, for re-approval of the Conditional Use Permit time extension and to remove condition #54 and allow the BP Amoco gasoline station and convenience store located at 10477 120<sup>th</sup> Avenue to remain open after June 14, 2018 without having to obtain a yearly Conditional Use Permit, subject to the terms and conditions of the existing Conditional Use Permit and the Settlement Agreement and related Amendments between the Village and the property owners.

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 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**