

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JUNE 10, 2019
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the April 29 and May 13, 2019 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Mark Goode, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue (East Frontage Road) and 122nd Street (CTH ML) for the proposed wholesale distribution of merchandise stored within a proposed 590,525 square foot building to be constructed for Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. **(AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED UNTIL THE JUNE 24, 2019 MEETING.)**
 - B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-07 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; 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.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to rezone the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the C-1, Lowland Resource Conservancy District.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporarily remain occupied by WIIL Rock and the existing

radio tower on the property owned by Alpha Media LLC will remain.

- E. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Mother Melanie Makrighiannis, agent on behalf of St John Chrysostomos Monastery owners of the property located at 4600 93RD Street for a 18,380 square foot building addition to serve as additional living quarters, workshop and storage space for the Monastery. **(AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED. NEW NOTICES SHALL BE SENT OUT BEFORE FUTURE CONSIDERATION.)**
 - F. Consider the request of John O'Connell on behalf of Bio Fab Technologies for approval of **Site and Operational Plans** to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park.
 - G. Consider the request of Richard Pipek with In Studio Architects for approval of **Site and Operational Plans** including the **Digital Security Imaging System (DSIS) Agreement and DSIS Easement** to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road.
 - H. Consider the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue for approval of the **Certified Survey Map** for the creation of two properties.
 - I. Consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for approval of the **Site and Operational Plans** for a 265,298 square foot addition to the existing building located at 8500 109th street in Lakeview Corporate Park.
 - J. Consider approval of a **Lot Line Adjustment** between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.
 - K. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Sections 420-148 B (119 and (120) related specific conditional use permit standards for utility substations in the Village.
 - L. Consider a **street name change of 120th Avenue (West Frontage Road) to 122nd Avenue** within the Village.
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.**