

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JUNE 24, 2019
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the June 10, 2019 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. Old Business:
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-06 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically the Village 2035 Land Use Plan Map 9.9 is proposed to be amended by changing the Commercial, Low-Medium Density Residential, Governmental and Institutional, Neighborhood Park and Urban Reserve land use designations to the Park, Recreation and Other Open Space Lands. All other land uses including Primary Environmental Corridor, Isolated Natural Resources and wetland and floodplain areas will remain unchanged. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9. **AS REQUESTED BY THE PETITIONER, THIS ITEM WILL BE WITHDRAWN AND RECONSIDERED AT A LATER DATE UPON PROPER NOTIFICATION.**
 - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENTS** for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically, to rezone the properties from the R-5 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District, R-4 (AGO), Urban Single Family Residential District with a General Agricultural Overlay District; R-5 (UHO), Urban Single Family Residential District with a Urban Landholding Overlay District; B-2, Community Commercial District; and C-2, Upland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District. The lands currently zoned C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District will remain unchanged. **AS REQUESTED BY THE PETITIONER, THIS ITEM WILL BE WITHDRAWN AND RECONSIDERED AT A LATER DATE UPON PROPER NOTIFICATION.**
 - C. **TABLED 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.

7. New Business:

- D. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to Section 420-141 related to the Purpose and Findings for conditional uses; Section 420-148 B related to Conditional Use standards and Section 420-125.2 E related to Conditional Uses listed in the M-5, Production Manufacturing District.
- E. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of Nancy Washburn, agent on behalf of Ashbury Creek LLC, owners of the property generally located east of 94th Avenue and north of Bain Station Road for the proposed 19 single family lot subdivision to be known as Ashbury East.
- F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND ACCESS EASEMENT** for the request of Dr. Susmilch on behalf of Prairie Side Veterinary Hospital to relocate and occupy a 3,248 square foot building for a veterinary hospital located at 3910 85th Street.
- G. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-08** to consider the request Mark Eberle, P.E. with Nielsen Madsen & Barber on the behalf of Branko Tujanjac, owner of the vacant properties at 7807 and 7887 120th Avenue for the following approvals related to proposed Kings and Convicts brewery with a restaurant/event space and a future hotel to remove the Freeway Oriented Service Center designation from the Commercial Lands designation and to correctly show the field delineated wetlands within the Park, Recreation and Other Open Space Lands with a field verified wetlands land use 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 change to the 2035 Land Use Plan Map 9.9.
- H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENTS** for the request of Mark Eberle, P.E. with Nielsen Madsen & Barber on the behalf of Branko Tujanjac, owner of the vacant properties at 7807 and 7887 120th Avenue for the following approvals related to proposed Kings and Convicts brewery with a restaurant/event space and a future hotel to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and to rezone the remainder of the property into the Planned Development District. In addition a Zoning Text Amendment to create the specific development ordinance for the project pursuant to Section 420-153 of the Village Zoning Ordinance.
- I. Consider the request of Mark Eberle, P.E. with Nielsen Madsen & Barber on the behalf of Branko Tujanjac, owner of the vacant properties at 7807 and 7887 120th Avenue for approval of **Preliminary Site and Operational Plans** to begin mass grading and installation of a required retaining wall and storm water facilities for the proposed Kings and Convicts brewery with a restaurant/event space and a future hotel development.
- J. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENT** for the request of Jean Werbie-Harris and John Steinbrink, volunteers with the Pleasant Prairie Historical Society to rezone the property located at 3875 116th Street from the I-1, Institutional District to I-1 (PUD) Institutional District with a Planned Unit Development Overlay District and to create the specific PUD Ordinance for the development.
- K. **PUBLIC HEARING AND CONSIDERATION OF THE 7th 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 extension, to remove condition #54 and allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open without having to obtain a yearly Conditional Use Permit.

- L. Consider the request of Matthew Fineour, P.E., Village Engineer, agent for the Village of Pleasant Prairie for approval of **Site and Operational Plans** for the construction of the Prairie Highlands Corporate Park water tower to be located on the west side of 128th Avenue cul-de-sac area north of Goldbear Drive.
- M. Consider the **discontinuance** of a portion of 128th Avenue north of 104th Street in the Prairie Highlands Corporate Park.

8. 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.**