

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
May 23, 2005**

**(These are Summary Minutes of the Village Plan Commission Meeting on May 23, 2005.
Please contact Jan Petrovic if you would like to obtain a copy of the Official Minutes)**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on May 23, 2005. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Donald Hackbarth; Jim Bandura; and John Braig. Larry Zarletti was excused. Eric Olson was absent. Also in attendance were Michael Pollocoff-Village Administrator; Jean Werbie-Community Development Director; Peggy Herrick-Asst. Planner/Zoning Administrator and Tom Shircel-Asst. Planner/Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CONSIDER THE MINUTES OF THE APRIL 11 AND APRIL 25, 2005 PLAN COMMISSION MEETINGS.**

MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA TO APPROVE THE MINUTES OF THE APRIL 11 AND APRIL 25 MEETINGS OF THE PLAN COMMISSION AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- 5. CITIZEN COMMENTS**
- 6. NEW BUSINESS**
 - A. PUBLIC HEARING AND CONSIDER PLAN COMMISSION RESOLUTION 05-05 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE LAND USE PLAN MAP at the request of Kurt Meeske, agent for Prime Outlets at Pleasant Prairie, LLC, to change the land use designation of the three (3) properties generally located at the southwest corner of 108th Street and 116th Avenue from the Commercial Office Center to Commercial Freeway Regional Retail Center.**

MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA TO APPROVE THE AMENDMENT TO THE LAND USE PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- B. CONSIDERATION OF A MASTER CONCEPTUAL PLAN for the request of Kurt Meeske, agent for Prime Outlets at Pleasant Prairie, LLC, for the proposed expansion of the Prime Outlets regional retail shopping center located at 11211 120th Avenue.**

IT'S BEEN MOVED BY MIKE SERPE AND SECOND BY DON HACKBARTH TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE MASTER CONCEPTUAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

John Braig: Abstained

Motion Carried

- C. Consider for the request of Kurt Meeske, agent for Prime Outlets at Pleasant Prairie, LLC, for Preliminary Site and Operational Plan approval to allow the mass grading of the two (2) properties generally located at the southwest corner of 108th Street and 116th Avenue for the proposed expansion of the Prime Outlets regional retail shopping center located at 11211 120th Avenue.**

MOTION BY MIKE SERPE AND A SECOND BY WAYNE KOESSL TO APPROVE THE PRELIMINARY SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried – Unanimous

- D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Kurt Meeske, agent for Prime Outlets at Pleasant Prairie, LLC, to rezone the three (3) properties generally located at the southwest corner of 108th Street and 116th Avenue, specifically Tax Parcel Numbers 92-4-122-302-0107, 92-4-122-302-0108 and 92-4-122-302-0126 from the B-5 Freeway Office District to B-3 (UHO), Regional Retail Business District with an Urban Land Holding Overlay District.**

MOTION BY DON HACKBARTH AND A SECOND BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE REZONING OF THESE THREE PARCELS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried – Unanimous

- E. PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT:** The request of Richard Oscarson of JMC Investments, LLC, the property owner, for a Floodplain Boundary Adjustment to remove 12,798 cubic feet of floodplain and to create 13,797 cubic feet of floodplain adjacent to the existing floodplain to compensate for the floodplain proposed to be filled on the property generally located at the 8700 Block of Old Green Bay Road and known as a portion of Tax Parcel Number 92-4-122-152-0169.

MOTION HAS BEEN MADE BY WAYNE KOESSL AND SECONDED BY DON HACKBARTH TO TABLE THIS ITEM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- F. PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND ZONING TEXT AMENDMENT** for the request of Martin Tuohy, agent for Wisconsin Realty Ventures LLC, the owners of the property located at 8501-8503 75th Street, for a zoning map amendment to add a PUD, Planned Unit Development Overlay District designation over the property and to amend the Village Zoning Ordinance pursuant to Chapter 420-137 of the Village Zoning ordinance to prescribe the specific zoning regulations applicable to said Planned Unit Development Overlay District.

A MOTION BY MIKE SERPE AND A SECOND BY JOHN BRAIG TO APPROVE THE ZONING MAP AND ZONING TEXT AMENDMENT TO APPROVE THE PUD SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- G. Consider Plan Commission Resolution #05-06 related to the meeting time of the Plan Commission.**

WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY MIKE SERPE TO SEND A RECOMMENDATION TO THE VILLAGE BOARD TO MAINTAIN THE 5 P.M. START FOR THE PLAN COMMISSION MEETINGS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried – Unanimous

H. Consider the request of Nancy Washburn, agent for Regency Hill Creekside Crossing LLC, owners of the 120 acre property generally located north of 93rd Street and east of Old Green Bay Road to approve the Interim Mass Grading Development Agreement and Engineering Plans and related documents to begin Mass Grading of the property prior to approval of the Final Plat for Creekside Crossing Development.

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO APPROVE THE MASS GRADING PERMIT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

7. SUCH OTHER MATTERS AS AUTHORIZED BY LAW.

8. ADJOURNMENT

MOTION BY JOHN BRAIG AND A SECOND BY MIKE SERPE TO ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried Unanimous