

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
SEPTEMBER 12, 2011**

AGENDA

1. Call to Order.
 2. Roll Call.
 3. Correspondence.
 4. Consider the Minutes of the August 8, 2011 Plan Commission meeting.
 5. Citizen Comments.
 6. New Business.
- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #11-04** to consider adoption of a Neighborhood Plan for a portion of the River View Neighborhood generally located south of STH 50 (75th Street), west of 104th Avenue, north of 80th Street and east of 115th Avenue (Chateau Eau Plaines area) as an amendment to the Village of Pleasant Prairie 2035 Comprehensive Plan pursuant to Chapter 390 of the Village Code of Ordinances.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Kurt Petrie, President of Lynch Motor Vehicle Group, agent on behalf of Lynch Ventures LLC, owners of the properties located at 11011, 10927 and 10823 75th Street for the proposed sales center for new and used automobiles and an auto repair/maintenance facility for Lynch Chevrolet which includes a 5,000 square foot showroom, a 16,500 square foot auto repair and parts sales area and an 194 outdoor car display area.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Kurt Petrie, President of Lynch Motor Vehicle Group, agent on behalf of Lynch Ventures LLC, owners of the properties located at 11011, 10927 and 10823 75th Street to rezone the properties from R-2, Urban Single Family Residential District to B-2, Community Business District for the proposed Lynch Chevrolet development.
 - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #11-05** to consider the adoption of the update to the 1981 Kenosha County Farmland Preservation Plan as a component of the Village's Comprehensive Plan and to create Section 390-6 E of the Village Municipal Code to specifically list this Plan as a component of the Village's Comprehensive Plan.
 - E. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AND ZONING MAP AMENDMENTS** related to the Agricultural Preservation Zoning districts and requirements in the Village. Specifically, the following Sections of the Zoning Ordinance are being amended: Section 420-101 entitled A-1, Agricultural Preservation District; Section 420-132 entitled APO, Agricultural Preservation Overlay District; Section 420-14 entitled Amendments to Agricultural Preservation Districts; Section 420-100 related to the list of zoning districts; Section 420-39 related to pet and animal regulations; Section 420-49 related to other parking requirements; Section 420-80 B related to agricultural field fences; Section 420-86 related to residential detached garages; gardening, tool or storage sheds; gazebos; farm-related structures, excluding silos and storage bins; and Section 420-148 (B), relating to standards for specific conditional uses in the A-1 District. In addition, several properties or portions thereof zoned A-1 or APO are being rezoned as a result of the update to the 1981 Kenosha County Farmland Preservation Plan and the APO District being eliminated. In general, all properties not identified for agricultural preservation in the Kenosha County Farmland Preservation Plan update are being rezoned into an appropriate zoning classification.

- F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Dustin Harpe, owner of the property located at 8335 94th Avenue (Lot 61 of Ashbury Creek Subdivision) for Harpe Development to use the house as a model home.
- G. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Andrew Buchen of Faulk & Foster Real Estate, agent representing US Cellular to upgrade and modernize the Code Division Multiple Access (CDMA) network with advanced and newer technology known as LTE antennae. This project is designed to increase the capacity and speed of its mobile telephone network at the existing tower located at 8600 Green Bay Road (Roger Prange Municipal Center).
- H. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Andrew Buchen of Faulk & Foster Real Estate, agent representing US Cellular to upgrade and modernize the Code Division Multiple Access (CDMA) network with advanced and newer technology known as LTE antennae. This project is designed to increase the capacity and speed of its mobile telephone network located on the roof of the Radisson Hotel located at 11800 108th Street.
- I. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Andrew Buchen of Faulk & Foster Real Estate, agent representing US Cellular to upgrade and modernize the Code Division Multiple Access (CDMA) network with advanced and newer technology known as LTE antennae. This project is designed to increase the capacity and speed of its mobile telephone network at the existing tower located at 10907 Sheridan Road.
- J. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Andrew Buchen of Faulk & Foster Real Estate, agent representing US Cellular to upgrade and modernize the Code Division Multiple Access (CDMA) network with advanced and newer technology known as LTE antennae. This project is designed to increase the capacity and speed of its mobile telephone network at the existing tower located at 7703 Springbrook Road.
- K. Consider the request of Craig Colmar and Waterstone Bank, owners of the property located 9917 Bain Station Road and 10115 Wilmot Road for approval of a **Certified Survey Map** to subdivide the property so that each home is on its own lot.
- L. Consider **Plan Commission Resolution #11-06** to initiate an amendment to the Village of Pleasant Prairie Park and Open Space Plan, as a component of the Village of Pleasant Prairie, 2035 Comprehensive Plan.

7. Adjourn.

It is possible that members and possibly 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.