

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
AUGUST 28, 2006**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the August 7, 2006 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Rich Oscarson, of JMC Investments, LLC, owner of the property generally located at the approximate 8700 Block of Old Green Bay Road, to rezone an approximate 40 acre property pursuant to a previously approved Floodplain Boundary Adjustment and to accommodate a new single-family dwelling on the south-central portion of the property and to accommodate a new two-family (duplex) condominium building along the east side of Old Green Bay Road from R-8 (UHO), Urban Two-Family Residential District with an Urban Land Holding Overlay District; R-8, Urban Two-Family Residential District; C-1, Lowland Resource Conservancy District; and FPO, Floodplain Overlay District; to C-2, Upland Resource Conservancy District; PR-1, Park-Recreational District; C-1; and R-8; with the FPO District over portions of the property.
 - B. Consider the request of Rich Oscarson, of JMC Investments, LLC, property owner, for a **Certified Survey Map** to subdivide Tax Parcel Number 92-4-122-152-0169 to create an approximate ½ acre lot along Old Green Bay Road.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS** on behalf of Akihiro Ohyama of Iris USA, Inc., property owner, for a **Conditional Use Permit** to allow Iris USA, Inc. to construct one (1) additional railroad spur located in between the existing railroad spur and the existing building at 11111 80th Avenue in the LakeView Corporate Park.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT** for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner of the property generally located north of 93rd Street east of Old Green Bay Road for approval of a Final Plat for Creekside Crossing Addition #1 Subdivision.
 - E. Consider the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, owner for a **Certified Survey Map** to dedicate and construct 91st Street between Old Green Bay Road and the Creekside Crossing development.

- F. **PUBLIC HEARING AND CONSIDERATION OF THE ZONING TEXT AMENDMENT** for the request of Mark Bourque, agent for Willow Point Plaza LLC, owner of the property located at 8501-03 75th Street to amend Chapter 420 Attachment 3 Appendix C Specific Development Plans 12 of the Village Zoning Ordinance relating to Planned Unit Development for Willow Point Plaza.
 - G. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AND MAP AMENDMENTS** to amend Section 420-12 related to the official zoning maps and amendments to said maps; and to adopt new official zoning maps.
 - H. Consider the request of Mark Bourque, agent for Willow Point Plaza LLC for approval of **Site and Operational Plan** for Central Music and Learning Center to occupy 3,700 square feet of the building located at 8503 75th Street.
 - I. Consider the request of Steve Miller, of Northwestern Title Loans, LLC (d/b/a Loan Max), on behalf of Pebble Hill Associates, property owner, for **Site and Operational Plan** approval to remodel and occupy the vacant 2,283 square foot former Pizza Hut building located at 4608 75th Street.
7. Adjourn.

Notice is hereby given that a majority of the Village Board may be present at this meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Village Board pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 533, 494 N.W. 2d 408 (1993), and must be noticed as such, although the Board will not take any formal action at this meeting.

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.