

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
DECEMBER 11, 2006**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the November 13, 2006 Plan Commission meeting.
5. Citizen Comments.
6. Old Business
 - A. **TABLED PUBLIC HEARING ANC CONSIDERATION OF A ZONING MAP AMENDMENT:** To correct the **zoning** map and rezone the property known as Tax Parcel Number 93-4-123-191-0220 (Lot 29 Block 6, Carol Beach Estates Unit #6) owned by Leslie Fai, generally located on 94th Street between 8th and 11th Avenue from R-6 Urban Single Family Residential District to C-1 Lowland Resource Conservancy District as a result of a wetland staking.
7. New Business:
 - A. Consider **Plan Commission Resolution #06-25** to amend a portion of the Prairie Ridge Neighborhood Plan generally located at the northeast corner of CTH H and Bain Station Road.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for The Settlement of Bain Station LLC and The Landing at Bain Station LLC, owners of the properties generally located at the northeast corner of CTH H (88th Avenue), and Bain Station Road for a **Conceptual Plan** for the proposed mixed residential development including 44 single family lots to be known as The Settlement at Bain Station Crossing; 108 condominium units (4-8 unit buildings, 10-4 unit buildings and 6-6 unit buildings) to be known as The Landing at Bain Station Crossing Condominiums; and 95 senior condominium units (1-25 unit building and 2-35 unit buildings) to be known as The Summit at Bain Station Crossing Senior Condominiums.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS** for the request of Fr. Donald Thimm, agent for the Congregation of St. Anne for interior remodeling of approximately 2,220 square feet for administrative offices and meeting rooms at St. Anne Catholic Church located at 9091 Prairie Ridge Blvd.
 - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #06-26** for the request of Louise Holz to amend the Village Comprehensive Land Use Plan to change the land use designation of the property located at 8550 88th Avenue from Government and Institutional land use designation to the Upper Medium Residential land use designation.
 - E. Consider **Plan Commission Resolution #06-27** for the request of Louise Holz to amend a portion of the Prairie Ridge Neighborhood Plan for the property located at 8550 88th Avenue.

- F. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Louise Holz to rezone the property located at 8550 88th Avenue from the I-1, Institutional District to the R-4, Urban Single Family Residential District to convert the church office to a single family home.
 - G. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS** on behalf of Ronald Zechel, agent for US Cellular, to construct a 100 foot high Commercial Communications Structure (monopole cellular tower) including 12 attached paneled antennae and an associated 12' x 20' equipment shelter within a leased area on Village-owned property located at the southern terminus of 45th Avenue, between the Graystones Subdivision and the City View Mobile Home Park.
 - H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Article V related to zoning fees.
 - I. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE** to create Section 395-87 E related to other application and development fees.
 - J. Consider the request of Micklosh Szabo, property owner, for a **Certified Survey Map** to subdivide the property located at 11218 10th Avenue to create one (1) additional single-family lot.
 - K. Consider the request of Eric Lockwood, agent for Focus Products Group LLC for **Site and Operational Plan** approval to occupy 100,000 square feet of the building located at 9501 80th Avenue for the storage and distribution of steel and wire tubing products including steel and aluminum shower rods, bakeware and wire shelving.
 - L. Consider **Plan Commission Resolution #06-28** to initiate a zoning text amendment to the M-1, Limited Manufacturing District.
 - M. Consider V.K. Development Corporation **Agreement for Public Improvements on STH 50**.
 - N. Consider Development **Agreement for On-Site Public Improvements** to serve the Target Development and Shoppes at Prairie Ridge.
8. 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.