

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:00 P.M.  
NOVEMBER 13, 2006**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of October 9, 2006 Plan Commission meeting.
5. Citizen Comments.
6. New Business:
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #06-20 FOR AN AMENDMENT TO A PORTION OF THE SHERIDAN WOODS NEIGHBORHOOD PLAN** for the request of JM Squared LLC, owner, for the 16 acre property generally located on the west side of 28<sup>th</sup> Avenue, south of 116<sup>th</sup> Street, at the approximate 11900 Block, to accommodate the proposed 20 lot single-family subdivision to be known as The Orchard Subdivision.
  - B. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of JM Squared LLC, owner, for the 16 acre property generally located on the west side of 28<sup>th</sup> Avenue, south of 116<sup>th</sup> Street, at the approximate 11900 Block, for the proposed 20 lot single family subdivision to be known as The Orchard Subdivision.
  - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Carlos R. Sierra, owner, to correct the **Zoning Map** and **rezone** a field-determined non-wetland area on a vacant property located at the 9900 Block of Lakeshore Drive (west side of Lakeshore Drive) into the R-5, Urban Single-Family Residential District. The LUSA, Limited Use Service Area Overlay District, will remain on the entire property.
  - D. Consider the request of Mark Molinaro Jr., of Partners in Design Architects, agent, for Prairie Ridge Investors, LLC, property owner, for a **Certified Survey Map** to subdivide Tax Parcel Number 91-4-122-082-0120 into two (2) parcels to accommodate the proposed Prairie Ridge Commons multi-tenant commercial development to be located at the southeast corner of 75<sup>th</sup> Street and 99<sup>th</sup> Avenue in the Prairie Ridge Development.
  - E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** at the request of Mark Molinaro Jr., of Partners in Design Architects, agent, for Prairie Ridge Investors, LLC, property owner, for a **Zoning Text Amendment** to amend Section 420-137 of the Village Zoning Ordinance to create the specific Ordinance requirements for a Planned Unit Development (PUD) Overlay District for the proposed Prairie Ridge Commons multi-tenant commercial development to be located at the southeast corner of 75<sup>th</sup> Street and 99<sup>th</sup> Avenue in the Prairie Ridge Development.
  - F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATION PLANS** on behalf of Mark Molinaro Jr., of Partners in Design Architects, agent, for Prairie Ridge

Investors, LLC, property owner, for the proposed 17,904 square foot (2 buildings at 8,952 square feet each) Ridge Commons multi-tenant commercial development, which includes a request for a **Conditional Use Permit** to allow a vehicular drive-through facility for a future tenant to be located in the easternmost tenant space in the easternmost building of the development to be located at the southeast corner of 75<sup>th</sup> Street and 99<sup>th</sup> Avenue in the Prairie Ridge Development.

- G. Consider request of Michael Frost, owner, for a **Sign Special Exception Permit** to re-face two (2) existing nonconforming accessory signs for the Haunted Hawg Saloon (f/k/a Tobin Creek Bar & Grill) located at 10936 Sheridan Road.
  - H. Consider the request of Eric Koster for approval of a **Lot Line Adjustment** between the properties located at 8007 54<sup>th</sup> Avenue and 5300 81<sup>st</sup> Street.
  - I. Consider **Plan Commission Resolution #06-21** related to the Public Participation Plan for the Comprehensive Plan update.
  - J. Review and consider **Chapters 1 and 2 of the Comprehensive Plan** related to the Introduction and Background; and Population, Household and Employment Trends.
  - K. Consider **Plan Commission Resolution #06-22** to initiate a zoning text amendment related to zoning fees.
  - L. Consider **Plan Commission Resolution #06-23** to initiate a zoning text amendment related to the C-1, Lowland Resource Conservancy District and C-3, Natural and Scientific Area Resource Conservancy District regulations.
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 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**