

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
AUGUST 9, 2010**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the July 12, 2010 Plan Commission meeting.
5. Citizen Comments.
6. Unfinished Business:
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN** for the request of Pamela Stuckman of Three Threads Consulting, agent for Open Range Communications, Inc, for a WIMAX Broadband Internet Coverage site to be installed on the existing tower owned by Tower Co. at 10415 Sheridan Road.
7. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Tom Kelly, agent for St Catherine's Hospital, Inc., owners of the property located at 9555 76th Street for the Medical Office Building development proposed to be located south of the existing St. Catherine's Hospital.
 - B. Consider the request of Tom Kelly, agent for St Catherine's Hospital, Inc., owners of the property located at 9555 76th Street for **Site and Operational Plan** approval of an approximate 32,000 square foot Medical Office Building proposed to be located south of the existing St. Catherine's Hospital.
 - C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-12** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to correctly identify the field delineated wetlands on the vacant property owned by the Daniel B. Johnson Trust generally located on the west side of Lakeshore Drive at the 9900 block and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. The entire property will remain in the Primary Environmental Corridor land use designation.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to correct the Zoning Map as a result of a wetland staking being completed on the vacant property owned by the Daniel B. Johnson Trust generally located on the west side of Lakeshore Drive at the 9900 block. Specifically the field delineated wetlands will be rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland areas of the property will remain in the R-5, Urban Single Family Residential District. In addition, the entire property will remain in the LUSA, Limited Urban Service Area Overlay District.
 - E. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-13** to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to remove the wetland land use designation for the wetlands approved by the WI DNR to be filled on property owned by Jeffrey and Elizabeth Crabtree generally located on the east side of 47th Avenue at the 11500 block and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said

amendment. The underlying secondary environmental corridor designation will remain on this portion of the property.

- F. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to amend the Zoning Map to rezone 0.022 acre of wetlands approved to be filled by the WI DNR on property owned by Jeffrey and Elizabeth Crabtree generally located on the east side of 47th Avenue at the 11500 block from the C-1, Lowland Resource Conservancy District to R-3, Urban Single Family Residential District.
- G. Consider the request of Lloyd Culbertson, agent for Rolf's Patisserie, Inc., for **Site and Operational Plan** approval to occupy the building located at 10100 88th Avenue as a commercial bakery.
- H. **PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS** to Sections 395-29 F, 395-31 H and 395-31 I of the Village Land Division and Development Control Ordinance related to time frames associated with Preliminary and Final Plats that were recently revised by the State of Wisconsin.
- I. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of the Village Community Development Authority for the Southeastern Wisconsin Innovation Center project generally located at the 9900 block of 39th Avenue within Village Green Center.
- J. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENT** for the request of the Village Community Development Authority to rezone approximately 5.5 acres from A-2, General Agricultural District and R-4, Urban Single Family Residential District to B-2 (PUD), Community Business District with a Planned Unit Development Overlay District and to create the specific PUD requirements for the proposed Southeastern Wisconsin Innovation Center project generally located at the 9900 block of 39th Avenue.
- K. Consideration of the request of the Village Community Development Authority, agent on behalf of Prairie Place LLC owners for a **Certified Survey Map** to subdivide the property generally located at the 9900 block of 39th Avenue for the proposed Southeastern Wisconsin Innovation Center project.
- L. Consider **Plan Commission Resolution #10-14** to initiate a zoning text amendment related to zoning fees.
- M. Consider **Plan Commission Resolution #10-15** to initiate a zoning text amendment related to the smoking ban.

8. 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.