

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
OCTOBER 11, 2010**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the September 13, 2010 Plan Commission meetings.
5. Citizen Comments.
6. New Business.
  - A. Consider the request of Route 165 LLC and the Charles and Bobette Eichberger Family Trust, Owners, for the **Transfer of Land** for approximately 35 acres of land generally located south of 104<sup>th</sup> Street and east of CTH U (136<sup>th</sup> Avenue) into Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and Supplemental First Amendment between Pleasant Prairie and Bristol.
  - B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-18 TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN 2035 COMPREHENSIVE PLAN** for the request of Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104<sup>th</sup> Street and 200 feet east of CTH U (136<sup>th</sup> Avenue) proposed to be annexed into the Pleasant Prairie from the Village of Bristol. Specifically the amendments to the Village 2035 Comprehensive Plan include: 1) to amend Chapter 1 (page 9) to include the land to be annexed to Pleasant Prairie in the Planning Area description and to amend Map 1.2 to show the area being annexed into Pleasant Prairie within the corporate boundaries of Pleasant Prairie; 2) to amend the 2035 Land Use Plan Map 9.9; and 3) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to add the area to be annexed into Pleasant Prairie into the Limited Industrial land use designation.
  - C. Consider approval of a **Certified Survey Map** for the request of Phil Hunt, agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 235 acres of land generally located south of 104<sup>th</sup> Street and west of I-94.
  - D. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104<sup>th</sup> Street and west of the existing Uline Corporate Campus for the expansion of the proposed Uline Corporate Campus for a second distribution facility.
  - E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the request Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104<sup>th</sup> Street and west of the existing Uline Corporate Campus for the rezoning of the property from the existing A-2, General Agricultural District to M-1 (PUD), Limited Manufacturing District with a Planned Unit Development Overlay District and to remove the FPO, Floodplain Overlay District. In addition, the request is to amend Chapter 420 Attachment 3 Appendix C

of the Specific Development Plan 27 related to the Uline Corporate Campus Planned Unit Development.

- F. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-19 TO AMEND TO THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN 2025 COMPREHENSIVE PLAN** for the request of Phil Hunt, Agent for Route 165, LLC Owner, to amend the 2035 Land Use Plan Map 9.9 and update Appendix 10-3 of the Village 2035 Comprehensive Plan to correct and update the wetland land use designations on the property located at 12575 Uline Drive.
- G. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Phil Hunt, Agent for Route 165, LLC Owner of the property located at 12575 Uline Drive to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas into the C-2, Upland Resource Conservancy District as a result of a recent wetland staking being completed on the property. The entire property will remain in the PUD, Planned Unit Overlay District. No changes to the shoreland boundary are proposed.
- H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Section 420-131 I (1) (e) 5 of the Village Zoning Ordinance to specifically reference the change to the 100-year floodplain pursuant to the Federal Emergency Management Agency LOMR-F (Case #06-05-BH85A) dated July 25, 2006 for the duplex condominium properties located at 8719 and 8721 Old Green Bay Road and the single family property located at 8783 Old Green Bay Road.
- I. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to delete Section 420-57 C (2) (c) related to smoking.
- J. Consider the request of Valentina Kirykowicz for approval of a **Certified Survey Map** to subdivide the property located at 10024 29<sup>th</sup> Avenue.
- K. Consideration the request of Pastor Joyce Rinehart agent for United Methodist Church for a **three (3) year time extension of the approval for the Site and Operational Plan** for the addition and interior remodeling at the church located at 8405 104<sup>th</sup> Avenue.

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 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**