

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
AUGUST 13, 2012**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the July 9, 2012 and July 16, 2012 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. New Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-09 FOR AMENDMENT #4 TO TAX INCREMENT DISTRICT #2 (TID 2)** related to: proposed amendments to the TID 2 Project Plan, including changes to the TID 2 boundary (through both additions and subtractions of parcels); revisions to project expenses to complete infrastructure improvements; the provision of financial incentives for development of industry (which may include cash grants to owners, lessees or developers of land within TID 2); and the acquisition of properties that are required for public improvements.
  - B. **PUBLIC HEARING AND CONSIDERATION ZONING TEXT AND ZONING MAP AMENDMENTS** for the request of Jeffery Marlow, President of Lexington Homes Inc., to rezone the property located south of Prairie Ridge Blvd. between 91<sup>st</sup> and 94<sup>th</sup> Avenues and north of 80<sup>th</sup> Street in the Prairie Ridge Development from the R-9 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District for the proposed development of 4-apartment buildings (176-apartments--including 72 efficiency units, 68-1 bedroom units and 36-2 bedroom units) and a clubhouse to be known as Cobblestone Creek and to create the specific PUD zoning regulations for this development.
  - C. Consider the request of Jeffery Marlow, President of Lexington Homes Inc., for approval of a **Certified Survey Map, Development Agreement and related documents** for the proposed Cobblestone Creek apartment development project located south of Prairie Ridge Blvd. between 91<sup>st</sup> and 94<sup>th</sup> Avenues and north of 80<sup>th</sup> Street in the Prairie Ridge Development.
  - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-10 FOR AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN** for the request of Mark Eberle, P.E. agent for Water Street Land LLC, owner, for the proposed commercial development of a the property located at the southeast corner of STH 50 and 104<sup>th</sup> Avenue within the Prairie Ridge Development Plan. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands, excluding the 2,578 square feet wetlands proposed to be filled into the Park, Recreational and Other Opens Space Lands with a field verified wetlands land use designation and the

non-wetland areas including the 2,579 square feet of wetlands to be filled into the Commercial Lands with a designation as Community Retail and Service Centers land use designation on said property. In addition, to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

- E. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Eberle, P.E. agent for Water Street Land LLC, owner, for the proposed commercial development of a the property located at the southeast corner of STH 50 and 104<sup>th</sup> Avenue within the Prairie Ridge Development to create four (4) lots for the potential development of two (2) restaurants and two (2) other commercial buildings (retail or office uses) on the 9.2 acre property.
- F. Consider the request of Mark Eberle, P.E. agent for Water Street Land LLC, owner, for approval of a **Certified Survey Map, Development Agreement and related document** to create four (4) lots for the proposed commercial development of a the property located at the southeast corner of STH 50 and 104<sup>th</sup> Avenue within the Prairie Ridge Development Plan and extend public municipal sanitary sewer to service the development.
- G. Consider the request of Mark Eberle, P.E. agent for Water Street Land LLC, owner, for approval of a **Preliminary Site and Operational Plans** to allow for the mass grading, installation of public and private infrastructure improvements for the proposed commercial development of the property located at the southeast corner of STH 50 and 104<sup>th</sup> Avenue within the Prairie Ridge Development Plan.
- H. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENT** for the request of Mark Eberle, P.E. agent for Water Street Land LLC, owner, for the proposed commercial development of a the property located at the southeast corner of STH 50 and 104<sup>th</sup> Avenue within the Prairie Ridge Development Plan to amend the zoning map and rezone the field delineated wetlands into the C-1 Lowland Resource Conservancy District and to rezone the non-wetland areas including the 2,578 square feet wetland area to be filled into the B-2, Community Business District and to rezone the entire property into the Planned Unit Development District (PUD). In addition, a Zoning Text Amendment is intended to create the specific PUD District zoning regulations for the proposed commercial development on said property.
- I. Consider the **change of the official address** of the property located at 11121 4<sup>th</sup> Avenue to 11027 4<sup>th</sup> Avenue as a result of the address being out of sequence.

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.**