

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
OCTOBER 8, 2012**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the August 20, September 10 and September 17, 2012 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. Old Business.
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-11 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for the development of a proposed warehouse distribution building: 1) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the low-medium density residential land use designation and the Park, Recreation and Other Open Space Lands (not within any wetlands or 100 year floodplain designation) to the Industrial Land Use designation with a General Industrial category and removal of the Urban Reserve Area; and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment and 2) to amend a portion of the Pleasant Farms Neighborhood Plan to remove the residential single family lots adjacent to the cemetery, to allow the entire property to develop as Industrial (except for field delineated wetlands and the 100-year floodplain) and to amend the proposed layout of proposed roadways within and adjacent to the property.
 - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for the development of a proposed 1.2 million square foot warehouse/distribution facility building to be known as Majestic Center.
 - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road to rezone a portion of the property that is zoned A-2, General Agricultural District into the M-2, General Manufacturing District.

7. New Business.

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-11 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co to amend a portion of the Pleasant Farms Neighborhood Plan to relocate the proposed future high school site to the west; to amend a portion of the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to reflect the proposed location change of the future high school site; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.
- B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-13 FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN** for the request of Martin Hanley, President of Land & Lakes Development Company to amend the Village Green Neighborhood Plan and to approve the Village Green Center Sub-Neighborhood Plan.
- C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-14 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to remove the Park, Recreational and Other Opens Space Lands without wetlands into the Low-Medium Density Residential land use designation from the property located at 11934 28th Avenue.
- D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to rezone the portions of the property that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District to the R-4, Urban Single Family Residential District. The portion of the property zoned C-1, Lowland Resource Conservancy District will remain unchanged.
- E. Consider the request of Mark Bourque of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue for approval of a **Certified Survey Map** to subdivide the property into two parcels and to withdraw the Final Plat for The Orchard Subdivision.
- F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE INCLUDING SITE AND OPERATIONAL PLANS** for the request of William Tucknott agent for Rust-Oleum Corporation to install a new aerosol spray-paint filling equipment that includes the installation of a 192 square foot pre-fabricated structure that will be located on a concrete pad outside rear of the facility located at 8105 95th Street that will house the required equipment that adds propellant to the cans.

- G. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE INCLUDING SITE AND OPERATIONAL PLANS** for the request of Jeffrey Risby, agent, for Verizon Wireless to install six (6) antenna on the existing tower in Prairie Springs Park at a height of 140 feet; to install related telecommunication equipment within the existing multi-tenant equipment shelter at the base of the tower and to install an emergency stand-by generator north of the existing building within a masonry wall to match the existing building.
 - H. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE** for the request of Cory Harpe, agent for Harpe Development to use the house located at 9985 Cooper Road in the Village Green Heights Addition #1 Subdivision as a model home.
 - I. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS** to amend Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District; and to amend Section 420-57 H (2) related to construction design standards.
 - J. Consider the request of Jack Williams, VP Operations of Central Storage & Warehouse Company for approval of **Site and Operational Plans** for a 36,800 square foot addition to their existing facility located at 7800 95th Street in LakeView Corporate Park.
 - K. Consider the **discontinuance of a portion of 115th Street** within the Kings Cove Subdivision.
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.