

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
JUNE 13, 2016**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the May 23, 2016 Plan Commission Meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-08 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Harold Brown, the owner of the vacant property generally located on 93<sup>rd</sup> Street east of 11<sup>th</sup> Avenue within Carol Beach Estates Unit #6 Subdivision (Lot 3 of CSM 1877) and further identified as Tax Parcel Number 93-4-123-191-0137 to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.
  - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Harold Brown, the owner of the vacant property generally located on 93<sup>rd</sup> Street east of 11<sup>th</sup> Avenue within Carol Beach Estates Unit #6 Subdivision (Lot 3 of CSM 1877) and further identified as Tax Parcel Number 93-4-123-191-0137 to rezone the portion of the zoned C-1, Lowland Resource Conservancy District to the R-6, Urban Single Family Residential District so that the entire property is within the R-6 District as a result of the Wisconsin Department of Natural Resources confirmation that there are no wetlands on the property.
  - C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** to consider the request of BJ Korman for EMCO Chemical Distributors, Inc to construct a 62,160 square foot warehouse addition and associated site improvements at their facility located at 8601 95<sup>th</sup> Street LakeView Corporate Park.
  - D. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-09 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Jeff Marlow, of Lexington Homes for the residential development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88<sup>th</sup> Avenue) to be known as Fountain Ridge. The amendments include: 1) to amend a portion of the Prairie Ridge Neighborhood Plan for the proposed development; 2) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to remove the urban reserve designation from the property and to change the area field identified as wetlands into the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations from the Upper Medium Residential land use designation; and 3) to update Appendix 10-3 of the Village of Pleasant

Prairie Wisconsin, 2035 Comprehensive Plan reference said changes to the Land Use Plan Map 9.9.

- E. Consider approval of a **Conceptual Plan** for the request of Jeff Marlow, of Lexington Homes for the residential development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88<sup>th</sup> Avenue) to be known as Fountain Ridge.
- F. Consider approval of an **Affidavit of Correction to CSM 2520** for the request of Bruce Johnson with Liberty Builders, agent for Robert and Dorothy Ruffli owners of the vacant property generally located east of 39<sup>th</sup> Avenue at 114<sup>th</sup> Place related to relocation of access to Lot 2.

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.**