

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
MARCH 14, 2016**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Elect a Secretary for the Plan Commission.
4. Consider approval of the February 22, 2016 Plan Commission Meeting minutes.
5. Correspondence.
6. Citizen Comments.
7. Old Business.
  - A. Consider approval of two (2) **Certified Survey Maps** for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39<sup>th</sup> Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101<sup>st</sup> Street and create two parcels to be dedicated to the Village for park purposes as part of the Village Green Center development.
  - B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT:** for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39<sup>th</sup> Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101<sup>st</sup> Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park purposes as part of the Village Green Center development.
  - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road for the development of 65 single family lots and 7 Outlots on the remainder of the original Creekside Crossing development to be known as Creekside Terrace.
  - D. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-04** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to correct and amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments for the proposed Creekside Terrace development. The amendments include: 1) to show the dedicated right-of-way within the "Existing Rights-Of-Way" designation; 2) to show the 7 Outlots as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands land use designation and to designate Outlot 5 with an "N" for a Neighborhood Park; 3) to show the wetlands as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands with a Field Verified Wetlands land use designation; 4) to show the 65 single family lots as shown on the Preliminary Plat within the Low-Medium Density Residential land use designation; and 5) to remove the Urban Reserve designation on the properties. [Note: The existing retention basins will remain in the Surface Water designation

and the location of the 100-year floodplain designation will remain unchanged at this time.]

- E. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to rezone the proposed 65 single family lots into the R 4.5 Urban Single Family Residential District, to rezone the 7 Outlots (excluding the wetlands) into the PR-1, Neighborhood Park and Recreational District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District for the proposed Creekside Terrace development. The location of the 100-year floodplain (FPO, Floodplain Overlay District) will remain unchanged at this time.

8. New Business.

- A. **PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING MAP AMENDMENTS** to rezone several properties into the C-3, Natural and Scientific Area Resource Conservancy within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.
- B. **PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENT** to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled, Specific Development Plan #33 in Chapter 420 of the Village Municipal Code is proposed based upon new information provided to the Village related to future assessments and property taxes, clarification related to stormwater retention basin maintenance and clarification related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.
- C. Consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80<sup>th</sup> Avenue and north of Springbrook Road for approval of **Site and Operational Plans** for the construction of a 417,384 square foot speculative industrial building and related site improvements.
- D. Consider approval of a **Development Agreement and related documents** for the proposed public improvements in 80<sup>th</sup> Avenue for the development of the vacant property generally located on the east side of 80<sup>th</sup> Avenue and north of Springbrook Road.

9. 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.**