

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
APRIL 3, 2017**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-08 APPROVAL OF THE 6th AMENDMENT TO THE PROJECT PLAN FOR THE VILLAGE'S TAX INCREMENT DISTRICT NO. 2.**
 - B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-09 DESIGNATING BOUNDARIES AND ADOPTING PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5 OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**
 - C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-10 FOR APPROVAL OF THE FOLLOWING COMPREHENSIVE PLAN AMENDMENTS:**
 1. To remove references to the PDD-1 Planned Development District No.1 throughout the Comprehensive Plan including:
 - a. To amend Chapter 7 (page 322) to replace the Proposed Business/Industrial Developments description of Planned Development District 1 (PDD-1) to read as follows: "Prairie Highlands Corporate Park-for the development-of approximately 482 acres generally located west of I-94, between CTH C and CTH Q for an attractive corporate parklike setting that provides an area for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses; that provides an area for office parks or individual office buildings; and that provides an area for a cluster of retail and services businesses to serve the needs of the adjacent manufacturing and office park uses."
 - b. To amend Table 7.22 entitled, Business and Industrial Developments: 2009 (page 321) to refer to the Number 5 on Map 7.5 as Prairie Highlands Corporate Park rather than Planned Development Corporate Park.
 - c. To amend Chapter 9 (page 389) to change the Smart Growth Area listed and described at Planned Development District 1 (PDD-1) to Prairie Highlands Corporate Park as described as: "Prairie Highlands Corporate Park is identified as a development of approximately 482 acres generally located west of I-94, between CTH C and CTH Q as shown on Map 9.8 for an attractive corporate parklike setting that provides an area for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses; that provides an area for office parks or individual office buildings; and that provides an area for a cluster of retail and services businesses to serve the needs of the adjacent manufacturing and office park uses."
 - d. To amend Map 9.8 entitled, Smart Growth and Re-Development Areas to change the key from Planned Development District to Prairie Highland Corporate Park.
 - e. To delete Figure 9.4 General Plan for Planned Development District #1.
 - f. To amend the Commercial Lands narrative (page 407) by removing the BA-1 PDD-1 Business Areas 1 Sub District, BA-2 PDD-1 Business Areas 2 Sub-District and BA-3 PDD-1 Business Areas 3 Sub-District descriptions and replace with a description of a

new Freeway Oriented Business Centers to read: "Areas near freeway interchanges for a cluster of businesses along and adjacent to the freeway (IH-94) at a density where a full range of urban services are available for office, retail, and customer services for adjacent manufacturing and office park uses. These areas are indicated with a "B" within the commercial land use designation on the 2035 Land Use Plan Map 9.9."

- g. To amend the Industrial Lands narrative (page 408) by removing the CA PDD-1 Core Area Sub District narrative.
2. To amend the 2035 Land Use Plan Map 9.9 as follows:
- a. The property located south of CTH C east of 128th Avenue and further identified as a portion of Tax Parcel Number 91-4-121-134-0302 owned by PDD LLC that is currently located within the CA-PDD-1 Core Area Sub District industrial land use designation west of the commercial designation and the land within the BA-3-PDD-1 Business Area 3 Sub-District commercial land use designation be changed into the B-Freeway Oriented Business Centers commercial land use designation. The small area at the southeastern portion of the property that is located within the CA-PDD-1 Core Area Sub District industrial land use designation be changed into the P-Production and Manufacturing industrial land use designation. All other land use designations on the properties will remain unchanged.
 - b. The property located north of CTH Q (104th Street) and east of 120th Avenue (West Frontage Road) and further identified as Tax Parcel Number 91-4-121-244-0402 owned by the Village of Pleasant Prairie that is currently located within the BA-2-PDD1 Business Area 2 Sub-District commercial land use designation be changed as follows: the southern portion changed into the Governmental and Institutional land use designation for a Fire Station and the remainder changed into the B-Freeway Oriented Business Centers commercial land use designation. All other land use designations on the property will remain unchanged.
 - c. The properties located north of CTH Q (104th Street) and west of 120th Avenue (West Frontage Road) and further identified as a portion of Tax Parcel Numbers 91-4-122-243-0101 and 91-4-121-244-0301 owned by PDD LLC that are currently located partially within the BA-1-PDD-1 Business Area 1 Sub-District commercial land use designation and the CA-PDD-1 Core Area Sub District industrial land use designation be changed into the P-Production and Manufacturing industrial land use designation. All other land use designations on the properties will remain unchanged.
 - d. A portion of the property located north of CTH Q (104th Street) and west of 120th Avenue (West Frontage Road) and further identified as a portion of Tax Parcel Number 91-4-122-243-0101 owned by PDD LLC that is currently located within the Governmental and Institutional land use designation for a Fire Station be changed into the B-Freeway Oriented Business Centers commercial land use designation.
 - e. A portion of the properties located west of 120th Avenue (West Frontage Road), north of CTH Q (140th Street) and south of the navigable waterway and further identified as Tax Parcel Numbers 91-4-121-244-0112 and 91-4-121-244-0201 owned by PDD LLC that are currently located partially within the BA-1-PDD-1 Business Area 1 Sub-District commercial land use designation be changed into the P-Production and Manufacturing industrial land use designation. All other land use designations on the properties will remain unchanged.
 - f. The properties located west of 120th Avenue (West Frontage Road) between CTH C and CTH Q (104th Street) and further identified as Tax Parcel Numbers 91-4-121-241-0102, 91-4-121-241-0111, 91-4-121-241-0401, 91-4-121-242-0101, 91-4-121-

243-0101, 91-4-121-244-0112 and 92-4-121-244-0201 owned by PDD LLC that are located in the CA-PDD-1 Core Area Sub District industrial land use designation be changed into the P-Production and Manufacturing industrial land use designation; and the square area located within the Transportation and Utility land use designation on a portion of Tax Parcel Number 91-4-122-242-0101 be changed into the P-Production and Manufacturing industrial land use designation. All other land use designations on the properties will remain unchanged.

3. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

D. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING ZONING TEXT AND MAP AMENDMENTS:

1. To repeal Section 420-154 of the Village Zoning Ordinance entitled PDD-1 Planned Development District No.1 and all associated Exhibits in Sections 420-154.1 through 420-154.14.
2. To create Section 420-125.2 B (4) and (5) to list stormwater detention or retention facilities; and water storage tanks, towers and reservoirs and related appurtenances as auxiliary permitted uses in the M-5, Production and Manufacturing District.
3. To create Section 420-125.2 E (3) (c) to list a heliport pad as a Conditional Use in the M-5, Production and Manufacturing District.
4. To amend Section 125.2 K (4) (b) to allow the height of a principal building or part thereof to be increased to a maximum of 100 feet in height rather than 90 feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional 1.5 feet from all property lines in the M-5, Production and Manufacturing District.
5. To amend Section 420-100 A (1) to include the B-6, Freeway Oriented Business Center District in the list of basic zoning districts established in the Village.
6. To create Section 420-122.1 of the Village Zoning Ordinance entitled B-6, Freeway Oriented Business Center District. This District is intended to provide for a cluster of businesses along and adjacent to the freeway (IH-94) at a density where a full range of urban services are available for office, retail, and customer services for adjacent manufacturing and office park uses.
7. To amend Section 420-152 related to definitions in the Zoning Ordinance. Specifically the definition of a gasoline station is being amended and a definition for a truck stop and/or truck service facility is being created.
8. To rezone the following properties or portions thereof:
 - a. The property located south of CTH C east of 128th Avenue and further identified as a portion of Tax Parcel Number 91-4-121-134-0302 owned by PDD LLC that is currently zoned PDD-1, CA Core Area Sub District west of the commercial area zoned PDD-1, BA-3-Business Area 3 Sub-District and the portion zoned PDD-1, BA-3-Business Area 3 Sub-District is being rezoned into the B-6, Freeway Oriented Business Center District. The small area at the southeastern portion of the property that is currently zoned PDD-1, CA Core Area Sub District is being rezoned into the M-5, Production and Manufacturing District.
 - b. The property located north of CTH Q (104th Street) and east of 120th Avenue (West Frontage Road) and further identified as Tax Parcel Number 91-4-121-244-0402 owned by the Village of Pleasant Prairie that is currently zoned PDD-1, BA-2 Business

Area 2 Sub-District is being rezoned into the B-6, Freeway Oriented Business Center District.

- c. The properties located north of CTH Q (104th Street) and west of 120th Avenue (West Frontage Road) and further identified as a portion of Tax Parcel Numbers 91-4-122-243-0101 and 91-4-121-244-0301 owned by PDD LLC that are currently zoned partially within the PDD-1, BA-1 Business Area 1 Sub-District and the PDD-1, CA Core Area Sub District are being rezoned into the M-5, Production and Manufacturing District.
- d. A portion of the properties located west of 120th Avenue (West Frontage Road), north of CTH Q (140th Street) and south of the navigable waterway and further identified as Tax Parcel Numbers 91-4-121-244-0112 and 91-4-121-244-0201 owned by PDD LLC that are currently partially zoned PDD-1, BA-1 Business Area 1 Sub-District are being rezoned into the M-5, Production and Manufacturing District.
- e. The properties located west of 120th Avenue (West Frontage Road) between CTH C and CTH Q (104th Street) and further identified as Tax Parcel Numbers 91-4-121-241-0102, 91-4-121-241-0111, 91-4-121-241-0401, 91-4-121-242-0101, 91-4-121-243-0101, 91-4-121-244-0112 and 92-4-121-244-0201 owned by PDD LLC that are currently zoned in the PDD-1, CA Core Area Sub District are being rezoned into the M-5, Production and Manufacturing District.

Any portion of the properties noted that are zoned C-1, Lowland Resource Conservancy District, C-2, Upland Resource Conservancy District, or FPO, Floodplain Overland District will remain unchanged.

6. Adjourn.

It is possible that 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.