AGENDA
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, June 8, 2026
6:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Citizen Comments (Per State Statute Section 19.83, this is the time for public comments. If you wish to speak on any agenda item, please do so now. Once the agenda begins, public comments on agenda items are closed. Only individuals directly involved with an agenda item may be invited to speak during that item. The Board will also hear comments on topics not listed on the agenda. However, the Board cannot take action or hold significant discussions on those topics tonight. Matters not on the agenda may be scheduled for a future meeting if needed.)

5. Administrator's Report

6. New Business

   6.A Receive Plan Commission recommendation and consider approval of a Certified Survey Map and Development Agreement at the request of Tony DeRosa, agent for Fiduciary Real Estate Development, Inc., to subdivide the properties generally located between 77th and 79th Streets west of 105th Avenue for the proposed expansion of the Seasons at Riverview Apartments, creation of a single-family lot and creation of a lot for future single-family development.
   Village Staff Report.pdf
   2026-01-07 WI DNR Wetland Exempt.pdf
   2026-01-07 ACOE Non Jur B-C-D-F.pdf
   Draft Development Agreement 5-14-2026.pdf
   2026-05-05 CSM ENG COMMENTS (1).pdf
   CSM Application_R.pdf

   6.B Consider the release of an existing Wetland Preservation and Protection Easement associated with Lot 2 of CSM 2973 and Lots 1 and 2 of CSM 3000, generally located between 77th and 79th Streets west of 105th Avenue, as a result of new wetland delineation completed.
   2026-01-07 WI DNR Wetland Exempt.pdf
   2026-01-07 ACOE Non Jur B-C-D-F.pdf
   CSM 3000.pdf
   CSM 2973.pdf
   New Lot layout and Wetland Areas.pdf

6.C Receive Plan Commission recommendation and consider approval of Zoning Map and Text Amendments (Ord. #26-29 and Ord. #26-30) at the request of Tony DeRosa, agent for Fiduciary Real Estate Development, Inc., for the expansion of the Seasons at Riverview Apartments and future single-family development on the vacant properties generally located between 77th and 79th Streets west of 105th Avenue.

Ord 26-30.pdf
Ord 26-29.pdf
2026-01-07 WI DNR Wetland Exempt.pdf
2026-01-07 ACOE Non Jur B-C-D-F.pdf
Zoning Map-Text Amend App_R.pdf
Lot layout and Wetland Areas.pdf
Res Dev Plans-partial set.pdf

6.D Receive Plan Commission recommendation and consider approval of Comprehensive Plan Amendments (Ord. #26-31) at the request of Tony DeRosa, agent for Fiduciary Real Estate Development, Inc., for the expansion of the Seasons at Riverview Apartments and future single-family development on the vacant properties generally located between 77th and 79th Streets west of 105th Avenue.
Ord #26-31.pdf
Comp Plan Amend App_R.pdf
2026-01-07 WI DNR Wetland Exempt.pdf
2026-01-07 ACOE Non Jur B-C-D-F.pdf
Lot layout and Wetland Areas.pdf

6.E Receive Plan Commission recommendation and consider approval of Resolution #26-21 for a Final Condominium Plat, Certified Survey Map and Development Agreement at the request of Dustin Harpe, owner of the property generally located at 88th Avenue and 68th Street, for the development of nine 2-unit condominium buildings to be known as Willow Grove Condominiums.

Village Staff Report.pdf
Res 26-21.pdf
Draft Development Agreement 5-28-2026.pdf
2026-05-20 CSM Comments-only.pdf
Final Plat Application-Plat_R.pdf
CSM Application-CSM_R.pdf

6.F Receive Plan Commission recommendation and consider approval of a Zoning Map and Text Amendments (Ord. #26-32 and Ord. #26-33) at the request of Dustin Harpe, owner of the property generally located at 88th Avenue and 68th Street, to rezone the property and create the Planned Unit Development Ordinance for the Willow Grove Condominium development.
Ord 26-33.pdf
Ord 26-32.pdf
Zoning Map-Text Amend App_R.pdf
Residential Dev Plan App-Plans_R.pdf

6.G Receive Plan Commission recommendation and consider approval of a Comprehensive Plan Amendments (Ord. #26-34) at the request of Dustin Harpe, owner of the property generally located at 88th Avenue and 68th Street, related to Willow Grove Condominium development.
Ord #26-34.pdf
Comp Plan Amend App_R.pdf

6.H Consider approval of the Annual Retail Alcohol Licenses for the period July 1, 2026 through June 30, 2027.

2026 Community Development Report.pdf
2026 Fire Inspection and Fees Report.pdf
2026-2027 Retail Alcohol Licenses - Outstanding Fees FINAL.pdf
2026-2027 Retail Alcohol Renewals.pdf

6.I Consider approval of Ordinance #26-28 for an amendment to Chapter 194 as it relates to beer gardens.
Chapter 194 Amendments 6-8-2026.pdf

6.J Consider Award of Contract for the STH 165 and CTH Q Roadway & Traffic Signal Improvement Project.
260528 BidSummary_STH165-CTHQ Roadway&Traffic Signal_1240020.pdf
Prairie Highlands Rec Letter.pdf
Agreement-STH 165 and CTH Q Roadway and Traffic Signal.pdf

6.K Consider approval of Resolution #26-22 to initiate a Zoning Ordinance Amendment to re-evaluate pet and animal regulations as it relates to fowl or poultry.
Res 26-22.pdf

7. Consent Agenda (All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the General Ordinances of Business and considered at this point on the agenda.)

7.A Approval of May 11, 2026, Village Board Meeting Minutes.
May 11, 2026 DRAFT.pdf

7.B Consider approval of Resolution #26-20 to accept the creation, review and adoption of the Compliance Maintenance Annual Report (CMAR) for the wastewater facilities in the Village of Pleasant Prairie.
Resolution #26-20 CMAR (Compliance Maintenance Annual Report).pdf
VPP 2025 CMAR.pdf

7.C Approval of 2026 Appointments to the Community Development Authority (CDA) Alternate Member Appointments.
MEMO June 2026 new CDA Alt appointment.pdf

7.D Consider approval of Towing Service Licenses for the period of July 1, 2026 through June 30, 2027.

8. Village Board Comments

9. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk's Office, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400