



# AGENDA

## Plan Commission

Village Hall Auditorium  
9915 - 39th Avenue  
Pleasant Prairie, WI  
Monday, February 2, 2026  
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
  - 3.A Consider approval of January 5, 2026, Plan Commission Meeting Minutes.  
[2026-01-05.pdf](#)
4. Correspondence
5. Citizen Comments
6. New Business
  - 6.A Consider approval of a **Certified Survey Map** for the request of Todd Battle, agent on behalf of the property owner to create two lots located at 92-4-122-281-0109.  
[CSM](#)  
[General Location Map.pdf](#)
  - 6.B Consider the request of Michael Willkomm on behalf of the property owner for approval of a **six (6) month time extension of the Site and Operational Plans** for the Rocket Wash facility and associated site improvements to be constructed at southwest corner of STH 165 and STH 31.  
[2025-08-26 Approval Letter.pdf](#)
  - 6.C Public hearing and consider approval of **Plan Commission Resolution #26-02** to amend the **Comprehensive Plan** as a result of a wetland delineation completed on the property located at 9101 River Road owned by Michael Sovich.  
[PC Res 26-02.pdf](#)  
[Comp Plan Amend App\\_R.pdf](#)  
[Heartland Wetland Report\\_9101RiverRd.pdf](#)
  - 6.D Public hearing and consider approval of a **Zoning Map Amendment** as a result of a wetland delineation completed on the property located at 9101 River Road owned by Michael Sovich.  
[Ordinance.pdf](#)  
[Zoning Map Amend App\\_R.pdf](#)
  - 6.E Consider approval of a **Certified Survey Map** for the request of property owners to combine the property located at 10700 88th Avenue with the two vacant properties to the south for the proposed addition of Olds Products.

[2026-01-09 Eng Comments.pdf](#)

[CSM App\\_R.pdf](#)

[Existing Watermain Easement Doc 884296.pdf](#)

[Existing Drainage Easement Doc 1975755.pdf](#)

- 6.F Consider approval of **Site and Operational Plans** for the request of the property owner for the construction of an addition and associated site improvements to the Olds Products facility located at 10700 88th Avenue in LakeView Corporate Park.

[Village Staff Report.pdf](#)

[2026-01-09 Engineering Comments.pdf](#)

[2026-01-09 Fire Comments.pdf](#)

[2026-01-22 Building Inspector Comments.pdf](#)

[Site and Op Application\\_R.pdf](#)

[Site and Op Plans.pdf](#)

- 6.G Public hearing and consider approval of **Plan Commission Resolution #26-03** to amend the **Comprehensive Plan** as a result of a wetland delineation completed on the properties located at 10700 88th Avenue and two vacant properties to the south owned by Muskie Enterprises Inc and Olds Products of Illinois Inc (dba Olds Products).

[PC Res 26-03.pdf](#)

[Comp Plan Amend App\\_R.pdf](#)

[2023-09-27 Wetland Delineation Report.pdf](#)

- 6.H Public hearing and consider approval of a **Zoning Map Amendment** as a result of a wetland delineation completed on the properties located at 10700 88th Avenue and two vacant properties to the south owned by Muskie Enterprises Inc and Olds Products of Illinois Inc (dba Olds Products).

[Ordinance.pdf](#)

[Zoning Map Amend App\\_R.pdf](#)

[Draft CSM.pdf](#)

[2023-09-27 Wetland Delineation Report.pdf](#)

- 6.I Consider approval of **Plan Commission Resolution #26-04** to initiate a zoning text amendment related to general public or private roadway requirements.

[PC Res 26-04.pdf](#)

[Section 420-45 General public or private roadway requirements.pdf](#)

## 7. Adjournment

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's Office, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400