



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, July 7, 2025
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider Approval on June 2, 2025, Plan Commission Meeting minutes.
[2025-06-02.pdf](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Public hearing and consider approval of a **Preliminary Condominium Plat** for the request of Mark Eberle, P.E. with Nielsen Madsen and Barber, agent for Dustin Harpe, owner of the property located east of 88th Avenue and north of 68th Street for the development of the Willow Grove Condominiums.
[Village Staff Report.pdf](#)
[DRAFT PUD Ord.pdf](#)
[2025-06-17 Eng Review Comments.pdf](#)
[Condominium Declarations Village Comments.pdf](#)
[Preliminary Plat Application.pdf](#)
[Plat-Civil Plans.pdf](#)
[Building Plans and Color Options 1 and 2.pdf](#)
[Draft Condominium Declarations.pdf](#)
[2024-09-17 Updated Traffic Study.pdf](#)
[2024-10-14 KenoshaCountyTrafficAnalysis.pdf](#)
 - 6.B Consider approval of a **Certified Survey** for the request of Steven Bersell, agent on behalf of the property owner, FRED-Northwest Lot 4 LLC, to subdivide the property located at the southwest corner of STH 50 and 115th Avenue into four lots.
[DRAFT Waiver of Potential Condemnation Rights.pdf](#)
[DRAFT Removal Instrument to Declaration River View 7.1.25.pdf](#)
[MOU re Lot Combination-TID 8.pdf](#)
[2025-06 CSM Comments.pdf](#)
[DRAFT TID #8 Dev Agmt Amendment 7.1.25.pdf](#)
[Certified Survey Map Application.pdf](#)

- 6.C Consider approval of **Site and Operational Plans, Digital Security Imaging System (DSIS) Agreement** for the request for the request of Steven Bersell, agent on behalf of the property owner, FRED-Northwest Lot 4 LLC, for the development of a restaurant, Cooper's Hawk, on Lot 1 of a proposed CSM generally located at the southwest corner of STH 50 and 115th Avenue.

[Village Staff Report.pdf](#)
[Site and Op Plans and Application.pdf](#)

- 6.D Public hearing and consider approval of **Plan Commission Resolution #25-05 for a Comprehensive Plan Amendment** for the request of Steven Bersell, on behalf of the property owner, for the property generally located at the southwest corner of STH 50 and 115th Avenue.

[PC Res 25-05.pdf](#)
[Application.pdf](#)

- 6.E Public hearing and consider approval of **Zoning Map and Text Amendments** for the request of Steven Bersell on behalf of the owner located at the southwest corner of STH 50 and 115th Avenue to rezone four properties associated with the proposed CSM and to create a Planned Unit Development Overlay District for the proposed development of a restaurant on Lot 1 of the proposed CSM.

[Coopers Hawk PUD Ord.pdf](#)
[Ord-Zoning Map Amend.pdf](#)
[Zoning Map and Text Amend App.pdf](#)

- 6.F Consider approval of **Final Site and Operational Plans** for the request of Werner Brisske for the 15,250 square foot addition to the existing Balcan Plastics building located at 7201 108th Street.

[Village Staff Report](#)
[Balcan Application and Plans.pdf](#)

- 6.G Consider approval of **Site and Operational Plans** for the request of Brian Morton for the 50,000 square foot addition to the existing Froedtert South building located at 9555 76th Street.

[Village Staff Report](#)

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