



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, August 4, 2025
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider approval of the July 21, 2025, Plan Commission Meeting Minutes.
[Minutes](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Public hearing and consider approval of a **Zoning Text Amendment** for the request of Jason Frank with Rudi/Frank Architecture, on behalf of the property owner, Willkomm Development LLP to amend the Rocket Wash/Merlin Muffler/Martino's Dry Cleaning Planned Unit Development Ordinance related to the property located at 8531-8601 75th Street.
[PUD Amend.pdf](#)
[Zoning Text Amend App.pdf](#)
 - 6.B Consider approval of **Site and Operational Plans** for the request of Jason Frank with Rudi/Frank Architecture, on behalf of the property owner, Willkomm Development LLP for the construction a building for storage of maintenance vehicles and storage associated with Rocket Wash at 8601 75th Street.
[Village Staff Report.pdf](#)
[Application and Plans.pdf](#)
 - 6.C Public hearing and consider approval of **Plan Commission Resolution #25-06** to amend the **Comprehensive Plan** as a result of wetland delineation completed on the generally located west of 9136 11th Avenue (Tax Parcel Numbers 93-4-123-184-1400 and 93-4-123-184-1395) owned by Angela Freise and Andrew Ausloos.
[Resolution 25-06.pdf](#)
[Application](#)
[Survey.pdf](#)
 - 6.D Public hearing and consider approval of a **Zoning Map Amendment** as a result of wetland delineation completed on the properties generally located west of 9136 11th Avenue (Tax Parcel Numbers: 93-4-123-184-1400 and 93-4-123-184-1395) owned by Angela Freise and Andrew Ausloos.
[Application](#)

[Ausloos Wetland Report.pdf](#)

[Survey.pdf](#)

- 6.E Public hearing for a **Floodplain Zoning Ordinance Amendment** to repeal and recreate Section 430-1.5 B (1) related to official floodplain maps based on the Flood Insurance Study that are effective in the Village.

[Ord-Repeal 430-1.5B 1 Official Maps.pdf](#)

[LOMR 12-05-7434P.pdf](#)

[CLOMR 24-05-1412R.pdf](#)

[CLOMR 25-05-0683R.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