



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, August 18, 2025
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider Approval of the August 4, 2025, Plan Commission Meeting.
[2025-08-06.pdf](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Consider approval of a **Certified Survey and Public Improvement Plans** for the request of Mike Willkomm, agent for Willkomm Development LLP, to subdivide the properties generally located at the southwest corner of STH 165 and STH 31 and construct 105th St., a new public street connecting STH 31 to 72nd Ave.
[Village Staff Report-CSM.pdf](#)
[Updated Master Conceptual Plan.pdf](#)
[2025-08-13 CSM comments.pdf](#)
[2025-08-06 Eng Review Public Imp .pdf](#)
[CSM Application.pdf](#)
[CSM Easements and Roadway Plans.pdf](#)
 - 6.B Consider approval of **Site and Operational Plans and Digital Security Imaging System Agreement** for the request Mike Willkomm, on behalf of the owner of the property generally located at the southwest corner of STH 165 and STH 31 for the development of a Rocket Wash facility on Lot 1 of the proposed CSM and grading of Lot 2 of the proposed CSM.
[Village Staff Report.pdf](#)
[Updated Master Conceptual Plan.pdf](#)
[CSM Easements and Roadway Plans.pdf](#)
[DSIS Agreement.pdf](#)
[Memorandum of Agreement.pdf](#)
[PUD Ordinance.pdf](#)
[2025-08-06 Eng Comments.pdf](#)
[2025-08-13 Com Dev Dept Comments.pdf](#)
[2025-05-01 Fire Dept Comments.pdf](#)
[2025-05-01 Building Inspection Comments.pdf](#)
[Precon meeting scheduling requirements \(rev 5-6-2021\).pdf](#)

[Precon meeting requirements \(rev 3-19-2021\).pdf](#)

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

- 6.C Public hearing and consider approval of **Plan Commission Resolution #25-07 for a Comprehensive Plan Amendment** for the request of Mike Willkomm, agent on behalf of the owner for the property located at the southwest corner of STH 165 and STH 31.

[PC Res 25-07.pdf](#)

[Comp Plan Amend Application.pdf](#)

- 6.D Public hearing and consider approval of **Zoning Map and Text Amendments** for the request of Mike Willkomm, agent for the property generally located at the southwest corner of STH 165 and STH 31. Specifically, to rezone Lot 1 of the proposed CSM into B-2 (PUD), Community Business District with a Planned Unit Development Overlay District and Lot 2 of the proposed CSM into the B-2 (UHO), Community Business District with an Urban Landholding Overlay District; and for a Zoning Map Amendment to create the specific PUD Ordinance for the proposed Rocket Wash facility on Lot 1 of the proposed CSM.

[Rezoning Ord.pdf](#)

[PUD Ordinance.pdf](#)

[Zoning Map and Text Amend App.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