



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, August 17, 2026
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider approval of the August 3, 2026, Plan Commission Meeting Minutes.
[2026-08-03.pdf](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Consider approval of the **Site and Operational Plans and Digital Security Imaging System Agreement** for the request of the Neil Patel on behalf of Twins Management Group for the proposed 106-room WoodSpring Suites extended stay hotel proposed to be constructed west of 115th Avenue at 77th Street in the River View Development.
[Village Staff Report.pdf](#)
[PUD Ord.pdf](#)
[2026-08-14 Engineering Review Comments.pdf](#)
[2026-06-29 SAMPLE PRECON MEETING AGENDA.docx](#)
[2026-08-11 Fire Dept Comments.pdf](#)
[DRAFT-DSIS Agreement .pdf](#)
[DRAFT-DSIS Memorandum of Agreement.pdf](#)
[Site and Op Application_R.pdf](#)
[Site and Op Plans.pdf](#)
 - 6.B Public hearing and consider approval of a **Zoning Map and Text Amendment** for the request of the Neil Patel on behalf of Twins Management Group to rezone the property into the B-2 (PUD), Community Business District with a Planned Unit Development District and create the specific zoning requirements for the proposed WoodSpring Suites extended stay hotel proposed to be constructed west of 115th Avenue at 77th Street in the River View Development.
[PUD Ord.pdf](#)
[Zoning Map Amed Ord.pdf](#)
[Zoning Map Text Amend App_R.pdf](#)
[Site Plan and Sign Plans.pdf](#)

- 6.C Consider approval of a **Certified Survey Map, Public Improvement Plans and Development Agreement** for the request of Jason Lueders with Zilber Property Group to dedicate necessary easements for the development and installation of public municipal water on the property located at the southwest corner of STH 31 and 108th Street; and associated Development Agreement for the watermain extension and TID Incentives for three properties owned by the Developer TI Investors of Pleasant Prairie Holdings Company LLC with TID #12.

[Village Staff Report.pdf](#)

[2026-08-13 CSM Easement and Covenant Language.pdf](#)

[2026-08-11 Eng Review Comments-Watermain Plans.pdf](#)

[DRAFT Storm Water Maintenance Agreement.pdf](#)

[Example exhibit B to Storm Water Maintenance Agree.pdf](#)

[Dev Agreement-Draft 8-4-26.pdf](#)

[2026-06-29 SAMPLE PRECON MEETING AGENDA.docx](#)

[CSM Application_R.pdf](#)

[Public Watermain Plans.pdf](#)

[Certified Survey Map.pdf](#)

- 6.D Consider approval of **Site and Operational Plans** for the request of Jason Lueders with Zilber Property Group for the construction of a 152,334 square foot speculative industrial building at the southwest corner of STH 31 and 108th Street within LakeView Corporate Park.

[Village Staff Report.pdf](#)

[2026-08-12 Engineer Review Comments-Site and Op Plans.pdf](#)

[2026-06-29 SAMPLE PRECON MEETING AGENDA.docx](#)

[Site and Op Plan Application_R.pdf](#)

[Site and Operational Plans 7-20-26.pdf](#)

- 6.E Public hearing and consider approval of a **Zoning Text Amendment** to correct the definition to correct the definition of a Temporary Foundation in Section 420-152 of the Village Zoning Ordinance.

[Ord Amendment.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