



AGENDA

Plan Commission

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

1. Call to Order
2. Roll Call
3. Minutes
 - 3.A Consider approval of the March 16, 2026, Plan Commission Meeting Minutes.
[Minutes](#)
4. Correspondence
5. Citizen Comments
6. New Business
 - 6.A Public hearing and consider approval of a **Floodplain Zoning Ordinance Amendment** to amend Section 430-1.5 B (1) related to Official Maps to reference the Letter of Map Revision 26-05-0042P issued by FEMA as a result of a Floodplain Boundary Adjustment completed in Highland Estates generally located west of Cooper Road at 93rd Steet associated within Jerome Creek.
[Floodplain Ord Amend.pdf](#)
[LOMR 26-05-0043P.pdf](#)
[General Location Map.pdf](#)
[LOMR 26-05-0043P Certified Topographic Map.pdf](#)
 - 6.B Public hearing and consider approval of **Plan Commission Resolution #26-06** to amend the **Comprehensive Plan** as a result of a floodplain boundary adjustment being completed and approved by FEMA within the Highland Estates Subdivision generally located west of Cooper Road at 93rd Street associated with Jerome Creek.
[PC Res 26-06.pdf](#)
 - 6.C Public hearing and consider approval of a **Zoning Text Amendment** for the request of Brian Morton, on behalf of Froedtert South, Inc. to amend the existing St. Catherine's Hospital/Medical Center Campus Planned Unit Development associated with the Froedtert South properties located at 9555 76th Street, 9697 St. Catherines Dr. and adjacent vacant properties owned by the Hospital.
[PUD Amend.pdf](#)
[St Catherines Hospital Medical Center Campus PUD Ord #11-07.pdf](#)
[Application_R.pdf](#)

- 6.D Public hearing and consider approval of **Plan Commission Resolution #26-07** to amend the **Comprehensive Plan** as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

[Comp Plan App- R.pdf](#)
[Finley Survey.pdf](#)
[Butteri Heartland Wetland Report.pdf](#)
[Res26-07.pdf](#)

- 6.E Public hearing and consider approval for a **Zoning Map Amendment** at the request of Kevin Finley, owner of the property, as a result of a wetland delineation completed on the property generally located on 113th Street west of 61st Avenue (Tax Parcel Number 92-4-122-274-0385).

[Finley Zoning Map App-R.pdf](#)
[Ordinance](#)
[Wetland Report.pdf](#)

- 6.F Consider approval of a **Certified Survey Map** for the request of Michael Gulatz, on behalf of the property owner, Gulatz Irrevocable Trust, to subdivide the property located at 4615 116th Street into two lots.

[Village Staff Report-Gulatz CSM.pdf](#)
[Draft CSM Gulatz.pdf](#)

- 6.G Public hearing and consider approval of several **Zoning Text Amendments** to amend Section 420-45 related to general public or private roadway requirements and related definitions in Section 420-152 of the Village Zoning Ordinance.

[Zoning Ord Amend.pdf](#)

- 6.H Consider approval of **Land Division and Development Control Ordinance Amendments** to amend Section 395-101 related to definitions for an arterial street and a collector street.

[Land Div Ord Amend.pdf](#)

- 6.I Public hearing and consider approval of **Zoning Text Amendments** related to requirements for a Battery Energy Storage System.

[Ord Amendments.pdf](#)

- 6.J Consider approval of **Plan Commission Resolution #26-08** to initiate a zoning text amendment related to requirements for a Zoning Permit.

[PC Res 26-08.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