



PLAN COMMISSION MEETING AGENDA
Monday, March 2, 2026 * 6:00 PM * Court Room

13600 Juneau Boulevard, Elm Grove, WI 53122

1. Roll Call.

Documents:

[*plan commission memo_20260302.pdf*](#)

2. Review and act on meeting minutes dated January 5, 2026

Documents:

[*1_5_2026dm 2.pdf*](#)

3. Review and act on meeting minutes dated February 2, 2026

Documents:

[*2_2_2026dm.pdf*](#)

4. Review of Short-Term Rental Conditional Use Permit for Zaha Properties The Groves LLC, 545 Elm Grove Rd Unit #2

Documents:

[*2026-2027 renewal form_redacted.pdf*](#)
[*cup 3.25.25 register of deeds.pdf*](#)

5. Review and act on a revised Plan of Operation for Elm Grove Burger, LLC (D/B/A Culver's), 15280 W Bluemound Rd, for a drive-thru expansion

Documents:

[*culvers_elm grove_ddt improvements memo.pdf*](#)
[*1_culvers_elm grove_wi_plan of operation form_redacted \(1\).pdf*](#)
[*1_culvers_elm grove_wi_engineering plans.pdf*](#)
[*1_culvers_elm grove_wi_drive thru menu board layout.pdf*](#)

6. **Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.**

Documents:

[*bt notice of public hearing_800 wall st rezoning.doc*](#)
[*ordinance 2026-05_rezoning 800 wall st.docx*](#)
[*rezoning notice letter_800 wall st.doc*](#)
[*rezoning notice map_800 wall st.jpg*](#)
[*ph mailing list.xlsx*](#)

7. **Other Business.**

8. **Adjournment.**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

Members of the public wishing to participate in a meeting virtually must submit a Virtual Meeting Access Request form no later than 3:00pm on the Friday preceding the scheduled meeting. If you wish to view only, this meeting will be live streamed. You can find the link on the front page of the Village website and the recording will be posted to the agenda center .

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.