

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING
August 11, 2015

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Board Room of the Village Hall.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee J. Moravec, C. Lerario, M. Radomski, A. Mull, M. Schreiber and N. Treder.
Village Clerk: R. Bagley
Others Present: L. Retzlaff, C. Kilton, R. Roposa (Zero Zone Architect) and N. Meyer
3. Pledge of Allegiance was recited.
4. Approval of July 7, 2015 Plan Commission meeting minutes.
Motion by A. Mull, seconded by J. Moravec, to approve the July 7, 2015 Plan Commission meeting minutes as written. Motion carried.
5. Request by L. Retzlaff, 104 Chestnut Court, to construct a 12x24 (288) square feet garden shed on property. Owner of property, Linda Retzlaff, stated that the garden shed will have a gravel base. J. Moravec asked how the shed will be anchored and that she should check with a Marten Portable Buildings representative to secure the shed to the ground. She did not know the height of the building. The shed will be the same color as the existing home. On larger lots, the Plan Commission may, at its discretion, permit a structure exceeding 150 square feet in area when it determines that a larger structure is necessary to the efficient development of the property and that usable open space areas remain on the lot.
Motion by J. Moravec, seconded by M. Schreiber, to approve the request by L. Retzlaff to construct a 12x24 (288) square feet garden shed at 104 Chestnut Court as presented, upon meeting all Building Inspector and building permit requirements and payment of all fees. Motion carried unanimously.
6. Request by C. Kilton, 102 Chestnut Court, to construct a 12x16 (192) square feet garden shed on property. J. Moravec and M. Schreiber checked out the lot and the chosen location seems to be the best place for the shed. The color of the shed will match the house, and also from Marten Portable Buildings. C. Kilton believes that the shed will be anchored to 4x4 lumber below ground level and will be 12 feet high.
Motion by J. Moravec, seconded by C. Lerario, to approve the request by C. Kilton to construct a 12x16 (192) square feet garden shed at 102 Chestnut Court as presented, upon meeting all Building Inspector and building permit requirements and payment of all fees. Motion carried unanimously.
7. Request by Zero Zone, 110 N. Oakridge Drive, to construct an addition onto their building located at 116 N. Oakridge Drive. (Chairman G. Nickerson recused himself.) Zero Zone is proposing to construct a 24,243 sq. ft. first floor addition, along with a 12,000 sq. ft. second story to an existing building at 116 N. Oakridge Drive. Twelve employees will be working there initially. The building will include a showroom for Zero Zone products, as well as contain 5 labs. The proposal meets the 20 percent green space minimum requirement. A lighting plan was submitted, however, the storm water

plan is still a work-in-progress and is reviewed by Waukesha County. The proposal was reviewed and discussed.

Motion by J. Moravec, seconded by M. Radomski, to approve the request by Zero Zone to construct a 24,243 sq. ft. addition and a 12,000 sq. ft. second story mezzanine onto an existing building located at 116 N. Oakridge Drive upon meeting all Building Inspector, building permit and zoning requirements, payment of all fees, and that a metal building may be constructed in a manufacturing district with a less than 50% stone façade facing the street by a $\frac{3}{4}$ affirmative vote of the Plan Commission. Motion carried with all aye votes. (G. Nickerson abstained.)

8. Review/update Village Zoning and/or Municipal Code issues regarding:

- A. Unsafe buildings and structures/razing permit
- B. Occupancy Deposit required
- C. Outdoor furnaces
- D. Special use systems/permits

The Plan Commission members continued reviewing other municipal ordinances and suggested guidelines regarding unsafe buildings and structures, along with razing permits and occupancy bonds. A draft ordinance was reviewed and discussed which included solid fuel-fired outdoor heating devices guidelines.

Motion by F. Moravec, seconded by C. Lerario, to change seventy-two (72) hours on page 3, Section 14-8 of the draft ordinance to three (3) business days. Motion carried.

Discussions continued with materials for backfilling. A recommendation was made to state "excavations from demolished buildings or structures shall be filled with structural materials which meet WI DOT Sections 206, 207, 208 and 209". M. Radomski suggested that excavations be filled with native soils, and not be filled with any structural materials subject to deterioration. Clerk will provide copies of WI DOT Sections 206, 207, 208 and 209 for the next meeting.

Solar panels, wind energy conversion systems and communication systems will be discussed later.

9. **Motion by M. Schreiber, seconded by J. Moravec, to adjourn at 8:10 p.m., and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk