

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING
September 8, 2015

1. The meeting was called to order by Chairman G. Nickerson at 6:34 p.m. in the Board Room of the Village Hall.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, C. Lerario, M. Radomski, A. Mull, M. Schreiber and N. Treder.
Village Clerk: R. Bagley
Absent: Trustee J. Moravec
Others Present: J. Samuels, K. Patel and S. Bolles (TLC Signs Rep.)
3. Pledge of Allegiance was recited.
4. Approval of August 11, 2015 Plan Commission meeting minutes.
Motion by M. Schreiber, seconded by A. Mull, to approve the August 11, 2015 Plan Commission meeting minutes as written. Motion carried.
5. Extra-territorial review of Town of Eagle Certified Survey Map for a re-division of property owned by David and Mary Traver.
J. Samuels, representative for David and Mary Traver, described the changes to the 2-lot Certified Survey Map by adjusting lot lines to adequately distribute pasture land to both parcels. The Town of Eagle has not reviewed the proposed CSM at this time.
Motion by A. Mull, seconded by C. Lerario, to recommend to the Village Board approval of the extra-territorial Town of Eagle Certified Survey Map, dated August 26, 2015 and owned by David and Mary Traver, as presented by Jim Samuels provided the CSM meets all the requirements of the Town of Eagle. Motion carried unanimously.
6. Review of draft ordinance to conditionally rezone two parcels, Lots 138 and 139 of Prairie Village Addition No. 1, and conditionally amend the official zoning map, with recommendation to Village Board.
The Plan Commissioners reviewed the draft ordinance prepared by the Village Planner and recommend changes to the conditions of rezoning in Section 2. The first condition should indicate that the Village shall adjust the existing lot lines so that Lot 138 and 139 front on the public right-of-way for a distance of at least 50 feet and that each lot contains a minimum of 40,000 square feet. The second condition should state that the Village shall prepare a certified survey map indicating the right-of-way for the cul-de-sac. The third condition should indicate the Prairie Village Water Trust system.
Motion by C. Lerario, seconded by A. Mull, to recommend to the Village Board approval of the draft ordinance to conditionally rezone Lots 138 and 139 and the zoning map with the following changes:
Section 2: Conditions of rezoning
 1. The Village of North Prairie shall adjust the existing lot lines so that Lot 138 and Lot 139 front on the public right-of-way for a distance of at least 50 feet and that each lot contains a minimum of 40,000 square feet.
 2. The Village of North Prairie shall prepare a certified survey map indicating the right-of-way for the cul-se-sac.

3. The Village of North Prairie shall ensure both of the lots are served by the Prairie Village Water Trust system.

Motion carried unanimously.

7. Sign & Outdoor Lighting Permit for Bill's Self-Service Gas Station to replace existing BP pole sign logos and canopies with Mobile pole sign logos and canopies.
Sharon Bolles from TLC Sign Company presented the new Mobile sign logos and canopies to replace the existing BP signs and canopies at Bill's Self-service Gas Station at 102 E. State Street using the existing foundations and anchors. There will also be two LED lighted message boards located on two sides of the building. There are no plans to change the existing lighting plan. The Mobile flag-mounted style of signs will not extend into the right-of-way.
Motion by C. Lerario, seconded by M. Radomski, to approve the Sign & Outdoor Lighting Permit request by TLC Sign Company to change the BP logos, signs, canopies to Mobile logos, signs, canopies and install message boards at Bill's Self-Service Gas Station located at 102 E. State Street, as presented. Motion carried unanimously.
8. Proposed County Economic Development Plan review of existing and proposed business parks for use in the plan, with recommendation to Village Board.
SEWRPC has been working with Waukesha County to prepare a new County Economic Development Plan and is asking each municipality to review the existing and proposed business parks. The name of the park, boundaries, TIF district, any expansion plans and vacancies in the parks are some of the items to be verified. Upon review by the commissioners, the Village has no plans for expansion but would love to expand, the boundaries are accurate, no TIF district and no known vacancies. The name Oakridge Business Park appears in the legal descriptions of parcels.
Motion by A. Mull, seconded by M. Schreiber, to recommend to the Village Board that the Village has no plans at this time to expand Oakridge Business Park but would if space becomes available. The map is accurate and the Village does not have a TIF District. It is also recommended that the Village establish Oakridge Business Park signs at the two entrances to N. Oakridge Drive to draw attention to the businesses located within the park. Motion carried unanimously.
9. 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 Clerk provided copies of WI DOT Sections 206, 207, 208 and 209 for review. The Building Inspector was asked to provide some draft razing permits. Solar panels, wind energy conversion systems and communication systems will be discussed later.
- 10. Motion by M. Schreiber, seconded by C. Lerario, to adjourn at 7:40 p.m., and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk