

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
October 9, 2018

1. The meeting was called to order by Village President 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 D. Stellpflug, M. Schreiber, A. Mull and M. Radomski.
Village Clerk: R. Bagley
Absent: President Commissioners N. Treder and C. Schafer.
Others Present: Lee Schroedl, Greg Bolin (Prairie Village Water Trust) and Building Inspector S. Johnson
3. Pledge of Allegiance was recited.
4. Approval of September 11, 2018 Plan Commission meeting minutes.
Motion by M. Schreiber, seconded by A. Mull, to approve the September 11, 2018 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Request from Lee Schroedl regarding potential development of 4 lots along Dable Road and feasibility of municipal water. NPV 1569 996 003.
Chair G. Nickerson mentioned that this issue is continued from the September 11th meeting and to get water to the lots along Dable Road, the water mains will have to pass through properties located in the Town of Genesee and require access to the right-of-way of non-Village properties. In the past, only contiguous properties were connected to the water system. As the proposed development is not contiguous, his recommendation to require connection to the water system at such time when water lines become accessible to the proposed lots.
M. Radomski suggested running water lines through Village properties, with any easements as required which was mentioned last month. G. Bolin stated it does not make any difference which route is utilized, but they have never obtained easements to install water lines. The cost would still be extremely high to run lines off of Karin Drive. Multiple easements would need to be obtained.
Lee Schroedl stated that individual wells with septic systems would be acceptable to him to move forward with the development. At what point would the property owner be required to connect to Village water? What is considered "accessible"? G. Nickerson stated that water lines installed along Dable Road would be considered accessible.
Property owners would have to agree to waive the requirement to connect to Prairie Village Water Trust until such time as water lines are available.
Motion by G. Nickerson, seconded by M. Radomski, to draft verbiage to attach to the current Ordinance to waive the requirement to connect to the Water Trust system until such time it is legally feasible to run water lines along the 4-Lot proposed development at NPV 1569 996 003. The Prairie Village Water Trust will assist with language to submit to the developer, and have the draft attachment reviewed by the Plan Commission and Mr. Lee Schroedl prior to recommendation to the Village Board. If approved by the Village Board, the attachment will remain in force until water is accessible to the

development. Any and all costs of the installation of the water lines and connection to the water lines will be absorbed by the landowners or property developer(s).

Discussion: M. Schreiber suggested having some language on the CSM indicating the requirement to connect to the Prairie Village Water Trust when water becomes accessible. **Motion carried unanimously.**

6. Request by Mark Jester for the attachment of a parcel of land from the Town of Genesee to the Village of North Prairie, pursuant to the Municipal Boundary Agreement – Carol Jester Family property: GNT 1571 994, 12.31 acres.

The property has been detached by Ordinance 18-1 from the Town of Genesee and the proposal has been reviewed by the Village Planner and the Village Engineer and any corrections deemed necessary have been completed.

Motion by M. Radomski, seconded by A. Mull, to recommend to the Village Board approval of the attachment request from Mark Jester for the Carol Jester Family Property- GNT 1571 994, 12.31 acres, by Village Ordinance No. 02-2018 subject to the condition that the Village Board approves the same. Motion carried unanimously.

7. Certified Survey Map combining two parcels of the Carol Jester Family property and creating three lots, located along Dable Road- GNT 1571 994 (attachment) and NPV 1571 993 001.

The Commissioners agree that the owners should be aware that if Prairie Village Water Trust water is available, the requirement to connect to the water system is still in effect if and when the property is developed. M. Radomski suggested that a Preliminary Site Evaluation be conducted by Waukesha County to verify that the two septic systems are indeed on the separate lots.

Motion by M. Radomski, seconded by M. Schreiber, to recommend to the Village Board conditional approval of the Certified Survey Map, dated September 3, 2018, pending Waukesha County verification that the two septic systems are located on the two lots as indicated on the Certified Survey Map. Motion carried unanimously.

8. Tim Perrin request to exceed the 15 foot height restriction to 18.5 feet on a proposed accessory building located at 608 Road X.

Mr. Perris indicated his house is 19'10" in height and he would like to match the pitch of the roof on the accessory building to the house. The building will be set back 350 feet off of Road X. The proposed building meets all other requirements.

Motion by M. Schreiber, seconded by D. Stellpflug, to approve the request to exceed the 15 foot height requirement to allow a height of 18.5 feet. Motion carried unanimously.

9. Future agenda items: No items suggested.

10. **Motion by G. Nickerson, seconded by A. Mull, to adjourn at 7:27 p.m. and carried.**