

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
November 13, 2018

1. The meeting was called to order by Village President 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, Trustee D. Stellpflug, A. Mull and M. Radomski.
Village Clerk: R. Bagley
Absent: Commissioners N. Treder, M. Schreiber and C. Schafer.
Others Present: Barb Stoddard, Lee Schroedl, Steve Todd and Bob Rauchle, Waukesha County DPW.
3. Pledge of Allegiance was recited.
4. Approval of October 9, 2018 Plan Commission meeting minutes.
Motion by A. Mull, seconded by D. Stellpflug, to approve the October 9, 2018 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Town of Mukwonago Extra-territorial Certified Survey Map as created for Richard & Deborah Stoddard, W329 S6410 CTH E, North Prairie.
D. Stoddard mentioned they purchased the property in April, 2017 and had a survey done. The deed for the parcel did not match the markers on the property. The proposed CSM corrects the property lines in the deed to match the markers. The Town of Mukwonago has approved the proposed CSM.
Motion by M. Radomski, seconded by A. Mull, to recommend to the Village Board approval of the Town of Mukwonago Extra-territorial Certified Survey Map, dated September 12, 2018, as presented for the property located at W329 S6410 CTH E, North Prairie. Motion carried unanimously.
6. Request from Waukesha County Dept. of Public Works for a 5-year extension in the Conditional Use Permit, Section 1 (D) for the Salt Storage Facility to the requirement that the salt brine collection tank be replaced after 30 years of service.
(Commissioner M. Radomski recused himself from this item.)
Commissioner A. Mull inquired about the three monitoring wells and the compliance testing completed on a quarterly basis. Mr. Todd mentioned the wells have been sampled for 30 years with no issues. The tank undergoes rigorous testing annually.
Motion by A. Mull, seconded by D. Stellpflug, to approve the request from the Waukesha County Dept. of Public Works for a 5-year extension in the Conditional Use Permit, Section 1 (D) for the Salt Storage Facility regarding the salt brine collection tank replacement requirement upon meeting all specifications and continuing with the same testing guidelines. Motion carried.
(Commissioner M. Radomski returned to the Plan Commission.)

7. Draft Ordinance No. 04-2018 to amend Ordinance No. 13-98 to waive the requirement to connect to the village wide water system until such time water becomes available and feasible to any area not previously served by the Prairie Village Water Trust.

Chairman G. Nickerson explained that an amendment to Ord. No. 13-98 is necessary in order to waive the requirement to connect to the villagewide water system until such time water becomes available and feasible to any area not previously served by the Prairie Village Water Trust. Any and all costs of the installation of the water lines and connection to the water lines will be absorbed by any and all property owners who will benefit from this project. Also, property owners will have three years to hook up to the village wide water system once water becomes available. A waiver form should be made available to developers and land owners of the requirement to connect to the villagewide water system.

Lee Schroedl agrees with the language of the amendment, but indicated that the term capable is still ambiguous and should be more specific, such as water available at the lot line. A. Mull stated that Section 1 clarifies the requirement to hook up by indicating water is available and feasible. M. Radomski suggests moving forward with this amendment.

Motion by D. Stellpflug, seconded by M. Radomski, to recommend to the Village Board approval of proposed Ordinance No. 04-2018 to amend Ordinance No. 13-98 regarding new wells prohibited in the Village of North Prairie and create Section 54-32 (1) of the Municipal Code which provides that the requirement to connect to the villagewide water system is waived until such time water becomes available and feasible to any area not previously served by the Prairie Village Water Trust. Motion carried.

8. Ordinance No. 03-2018 to create Chapter 70 in the Municipal Code entitled "Zoning" to incorporate the Zoning Ordinance into the Code and set it to Public Hearing.

Chair G. Nickerson explained that incorporating the Zoning Ordinance into the Municipal Code will allow the Village to enforce any zoning code violations. The comprehensive Zoning Ordinance was approved in 1999 but was not signed off by ordinance and thus not included into the Municipal Code. The current zoning ordinance will not change.

Motion by A. Mull, seconded by M. Radomski, to recommend to the Village Board approval of draft Ordinance No. 03-2018 to incorporate the comprehensive Zoning Ordinance into the Municipal Code and to set a date for the Public Hearing. Motion carried unanimously.

9. Future agenda items: No items suggested.

10. **Motion by D. Stellpflug, seconded by A. Mull, to adjourn at 7:10 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk