

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
May 7, 2019

1. The meeting was called to order by Chairman G. Nickerson at 6:32 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. Stellflug, M. Radomski, A. Mull, and M. Schreiber.  
Village Clerk: R. Bagley  
Absent: Commissioners N. Treder and C. Schafer  
Others Present: Greg Todd, Lee Schroedl and Building Inspector S. Johnson.
3. Pledge of Allegiance was recited.
4. Approval of April 9, 2019 Plan Commission meeting minutes.  
**Motion by A. Mull, seconded by D. Stellflug, to approve the April 9, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Greg Todd 2-Lot Certified Survey Map, dated April 25, 2019, for property located at W315 S6045 Dable Road, Mukwonago, WI, 3.61 acres, owner Greg Todd. NPV 1571 996 002.  
The Certified Survey Map was reviewed by the Village Planner and Village Engineer and the septic system by checked by Waukesha County. The Engineer completed the review of the final CSM, dated April 25, 2019, which focused on compliance with WI Admin. Code Chapter A-E 7, WI Statute Chapter 236 and the Land Division Ordinance of the Village. The property is currently zoned R-1 Residential. All of their comments have been addressed and recommend approval. The comments from the Village Planner have also been reviewed and accepted. Lot 1 perks for a mound type sewage system.  
**Motion by A. Mull, seconded by M. Schreiber, to recommend to the Village Board approval of the Certified Survey Map, dated April 25, 2019, based on completed Engineering, Planner and County reviews of the subject property and meeting all Village land division requirements. Motion carried unanimously.**
6. Schroedl Development, LLC (formerly Wm. Schultz property along Dable Road, NPV 1569 996 003) Certified Survey Map, dated April 5, 2019 Revised May 1, 2019 (CSM #1) division of part of Lot 2 of CSM 9873 into two lots with recommendation to the Village Board; and  
Schroedl Development, LLC Certified Survey Map, dated April 5, 2019 Revised May 1, 2019 (CSM #2) Division of proposed Lot 2 into four lots, with recommendation to Village Board.  
The owner of the property, Lee Schroedl, is dividing the entire parcel 20.43 acres into two lots by a Certified Survey Map, dated April 5, 2019 Revised May 1, 2019 which was reviewed by the Village Engineer, Village Planner and Building Inspector. The CSM's review focused on compliance with WI Admin Code Chapter 1-E 7, WI Statute Chapter 236 and the Land Division Ordinance of the Village. The vacant property is zoned A-T Agricultural-Transitional. Lee Schroedl mentioned that the remaining general comments from the Engineer refer to the labeling for two of the parcels outside of the

proposed CSM regarding municipality and zoning. Ultimately, the owner is proposing to divide Lot 1 of this CSM into 4 residential lots (**CSM #2**) and will apply to rezone the 4 lots to R-1 Residential while leaving Lot 2 in the A-T Zoning which is hilly and heavily wooded.

Lee Schroedl also mentioned that the proposed 4 Lots on **CSM #2** have all been perk tested and all tested for the mound type sewage system and all 4 Lots will have access off of Dable Road.

It was also noted that the 2-Lot CSM (**CSM #1**) will be required to be registered prior to the 4-Lot CSM as **CSM #2** refers to Lot 1 on **CSM #1**.

**Motion by M. Schreiber, seconded by A. Mull, to recommend to the Village Board approval of Schroedl Development, LLC CSM #1 being a division of part of Lot 2 of CSM 9873 into two lots based on reviews from the Village Engineer and Planner, and subject to the CSM having the labels added for two of the parcels outside of the proposed lots on the CSM and verified as completed by the Village Building Inspector. And, to recommend to the Village Board approval of Schroedl Development, LLC CSM #2 being a division of all of Lot 1 on CSM #1 into four lots based on reviews from the Village Engineer and Planner, and subject to the CSM having the labels added for two of the parcels outside of the proposed lots on the CSM and verified as completed by the Village Building Inspector. Motion carried unanimously.**

7. Future agenda items: No items suggested.

8. **Motion by D. Stellpflug, seconded by M. Radomski, to adjourn at 7:20 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk