

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
June 11, 2019

1. The meeting was called to order by Chairman G. Nickerson at 6:31 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. Radomski, A. Mull, and M. Schreiber.
Village Clerk: R. Bagley
Absent: Commissioners N. Treder and C. Schafer
Others Present: Carl & Mary Petersen, Mike Hansen, Shawn Werner and Building Inspector S. Johnson.
3. Pledge of Allegiance was recited.
4. Approval of May 7, 2019 Plan Commission meeting minutes.
Motion by M. Schreiber, seconded by A. Mull, to approve the May 7, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Town of Genesee Extra-territorial Certified Survey Map, dated May 22, 2019, for Carl and Mary Petersen, S47 W33740 Fox Hollow Drive, Dousman, WI, with recommendation to Village Board.
The Commissioners received a copy of the proposed CSM, along with the Town of Genesee Planner's review. The owners are adding approximately ½ acre to their property from the neighbors. The CSM satisfies all of the Town Planner's comments.
Motion by A. Mull, seconded by M. Radomski, to recommend to the Village Board approval of the Extra-territorial Certified Survey Map, dated May 22, 2019, for Carl & Mary Petersen, S47, W33740 Fox Hollow Drive, based on satisfying the Town Planner's review of the subject property and meeting all Village requirements. Motion carried unanimously.
6. Schroedl Development, LLC, Lee Schroedl, owner, is requesting to rezone the four lots along Dable Road created with a Certified Survey Map, dated April 5, 2019 Revised May 1, 2019 from A-T Agricultural Transitional to R-1 Residential, with recommendation to Village Board.
The owner of the property, Lee Schroedl, is requesting to move forward and rezone the 4 Lots created along Dable Road from A-T Agricultural Transitional to R-1 Residential. The CSM has been registered but he has not received the official copy of the CSM with the registration number. It will be coming in two days.
Motion by M. Radomski, seconded by D. Stellpflug, to approve the rezoning request and recommend that the Village Board establish the date for a Public Hearing to rezone the subject properties, subject to the Village receiving a copy of the registered Certified Survey Map. Motion carried unanimously.
7. Request from Hansen Auto, LLC to construct a monument sign on the south side of building in Industrial (I-1) zoning district.
Mike Hansen indicated that he would like to install a monument sign on his business property located at 94 N Oakridge Drive. Discussion was held regarding the distance

the sign needs to be off of State Hwy 59. At this time, the proposed sign meets the Village size and location requirements according to the Building Inspector. Mr. Hansen will need to contact a representative from the County or the State to determine the distance requirements along the State highway to meet their requirements.

Motion by D. Stellpflug, seconded by M. Schreiber, to approve the Hansen Auto, LLC sign request subject to approval of placement by the Waukesha County Dept. of Transportation guidelines with final approval from the Village Building Inspector. Motion carried unanimously.

8. Request by Shawn Werner, 501 Karin Drive, to exceed 24 ft. driveway width in front yard in residential zoning.

Building Inspector S. Johnson stated the owner is requesting to pave his driveway with asphalt to a width of 38 feet at the garage located at 501 Karin Drive, and continue the paving along the garage to the front of the detached garage located behind the house. D. Stellpflug read the applicable section from the Village zoning code to determine what would be allowed under the code. The Commissioners agreed that paving to the detached garage located behind the house would not be allowed. The owner is willing to revise his request to just pave to the main residence as acceptable in the Zoning Ordinance. Other suggestions were made to utilize pervious paver blocks in front of the accessory garage.

Motion by D. Stellpflug, seconded by M. Schreiber, to approve the amended request by Shawn Werner to allow asphalt pavement to the residence garage at a maximum width of 38 feet as allowed by the Village zoning code. Motion carried unanimously.

9. Request by Village resident to allow chickens. Item was tabled.

10. **Motion by M Schreiber, seconded by A. Mull, to adjourn at 7:29 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk