

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
OCTOBER 8, 2019

1. The meeting was called to order by Chairman 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. Radomski, A. Mull and M. Schreiber.  
Village Clerk: R. Bagley  
Absent: Commissioners C. Schafer and N. Treder  
Others Present: P. Heinowski, A. Smith and Building Inspector S. Johnson.
3. Pledge of Allegiance was recited.
4. Approval of September 10, 2019 Plan Commission meeting minutes.  
**Motion by M. Schreiber, seconded by A. Mull, to approve the September 10, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Request by A. Smith to exceed the 15 foot height restriction to 19 feet on a proposed accessory building on property located at 113 Oakwood Lane, North Prairie.  
A. Smith mentioned that he would like to construct an accessory building on his property which would exceed the 15 foot height restriction. He is requesting to construct a 998 sq. ft. building with 19 feet in height to install a lift in the building to work on his personal vehicles, storage for pick-up truck, along with overhead storage/decorations. No living quarters will be created, only electric service.  
D. Stellpflug asked about the pitch of the roof and it will 8:12 Pitch. The owner has a 2-story home and the outside of the proposed building will match the house with the trim.  
Building Inspector S. Johnson indicated that the proposed building meets all of the zoning requirements in the R-1 District except for the height.  
**Motion by M. Schreiber, seconded by D. Stellpflug, to approve the request by A. Smith to construct a 998 sq. ft. accessory building as submitted to provide for the installation of a lift and maintenance of personal vehicles and no living-space area, and waive the height restriction of 15 ft. to allow the 19 feet height request, as the building meets all other zoning requirements. Motion carried unanimously.**
6. Draft language to revise Chapter 70 Zoning of the Municipal Code of the Village of North Prairie, Section 7.4 Accessory Use Regulations G. Fences (2) to allow residential fences along street yards.  
Building Inspector S. Johnson mentioned that most municipalities allow 4 ft. fences in front yards, which begin even with the front of the house and allow 6 ft. fences in the side and back yard. A. Mull indicated that the fence should follow the house setback. S. Johnson also mentioned that many municipalities allow a 2 ft. fence setback from the right-of-way. Thirty-three feet from the centerline of the street is the right-of-way. The Village zoning already allows a 6 ft. fence in the side yard and rear yard.  
G. Nickerson suggested that 4 ft. fence be allowed in the front yard of the house to the street yard and along the street yard, and continue with a 4 ft. or 6 ft. fence in the rear yard, with same type of fence following the setbacks from the street yards.

Rough draft language:

**Section 7.4 Accessory Use Regulations G. Fences (2) a. Exceptions for Corner Lots:**  
**On corner lots, 4 ft. high street yard fences will be allowed from the front of the house to the corner of lot, continuing along parallel to the lot line with the same 4 ft. height fencing following appropriate setbacks (2 ft. setback from the right-of-way). The fencing must remain uniform around the property, unless abutting an existing fence on a neighboring lot. If the fence begins from the back of the house along a street yard, a 6 ft. fence may be installed.**

The Building Inspector and Clerk will continue to work on the language for the next meeting.

**Motion by D. Stellpflug, seconded by A. Mull, to proceed with the draft ordinance to amend Chapter 70 Zoning of the Municipal Code of the Village of North Prairie Section 7.4 Accessory Use Regulation G. Fences (2) a. to allow fences in residential areas along corner lots.**

7. **Motion by M. Schreiber, seconded by M. Radomski, to adjourn at 7:30 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk