

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION PUBLIC HEARING AND MEETING MINUTES  
July 7, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Community Room to comply with physical distancing.
2. Roll call was taken with the following present:  
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, M. Radomski, N. Treder, and A. Mull.  
Village Clerk: R. Bagley  
Absent: Commissioners M. Schreiber and C. Schafer.  
Others Present: Building Insp. S. Johnson, Rick Reinders (Watertronics Properties, LLC).
3. Pledge of Allegiance was recited.
4. Approval of June 9, 2020 Plan Commission meeting minutes.  
**Motion by A. Mull, seconded by N. Treder, to approve the June 9, 2020 Plan Commission meeting minutes with the addition of "Schreiber" after the "M" in approving the minutes from the prior month. Motion carried unanimously.**
5. Public Hearing regarding the Conditional Use application submitted by Watertronics Properties, LLC, Rick Reinders, agent, for outside storage on property located at 198 N Harrison Street.  
**Motion by G. Nickerson, seconded by D. Stellpflug, to open the Public Hearing to citizens present. Motion carried.**  
Rick Reinders, agent and founder of Watertronics Properties, LLC mentioned that part of the parcel located at 198 N Harrison contains a drainage area which needs to be maintained and is part of the reporting for the Village's storm water management area. R. Reinders stated that he will work with the Village in any way to protect the grass area. The gravel area is sufficient for any outside storage that the company may require for trucks and trailers. He also mentioned that he is expanding the business to facilitate the integration and assembly of products. The main use of the building is for light manufacturing and storage of finished product orders.  
Chairman G. Nickerson opened the Public Hearing to the Plan Commissioners. The Commissioners reviewed the staff report as prepared by the Village Planner and asked about the types of manufacturing and assembly his company will be completing as listed on the application. The property is located in the I-1 Zoning, Industrial Zoning District and will have approximately 12 employees. The main operations will remain at their Hartland plant.  
**Motion by G. Nickerson, seconded by N. Treder, to close the Public Hearing at 6:40 p.m. Motion carried unanimously.**
6. Conditional Use request submitted by Watertronics Properties, LLC to allow outside storage on property located at 198 N Harrison Street.  
**Motion by D. Stellpflug, seconded by A. Mull, to approve the Conditional Use request submitted by Watertronics Properties, LLC as prepared and written by the Village Planner, site plan and Plan of Operations (with correction of typo on line 23) and complying with all of the requirements associated with the Conditional Use. Upon completion of the signatures, the Conditional Use Permit will be filed with the Register of Deeds office in Waukesha. Motion carried unanimously.**

7. Draft Isolated Natural Resource Areas and Environmental Corridor Guidelines for development - continued.

Commissioner M. Radomski mentioned the proposed Isolated Natural Resource Areas and Environmental Corridor guidelines are necessary to limit the amount of land disturbance in protected areas. A disclaimer was included to state that any modifications or adjustments to the above provisions must be approved by the Village Plan Commission. The guidelines would apply to any parcels created after the approval date.

Village Clerk will draft the Environmental Corridor and Isolated Natural Resource Area ordinance to include in the zoning districts in Chapter 70, Zoning, and have it reviewed by the Village Planner, in order to have the guidelines enforceable. This proposal will be brought back at the next meeting.

8. Draft ordinance to repeal and recreate the current driveway requirements in Chapter 46-3(B) of the Municipal Code.

A draft ordinance was presented which includes the major points for Driveway Construction. Traffic bond was eliminated for residents' driveways and replace with "other materials approved by the Plan Commission". Also, in the event that the slope for street resurfacing and blending to resident's driveway is longer than 4 feet, the Village will repair with asphalt.

The draft ordinance will be brought back at the next meeting.

9. Draft ordinance to allow chickens in the Village of North Prairie.

The recent ordinance adopted by the Village of Pewaukee was used as a sample ordinance of how the Village could allow for the keeping of domesticated chickens. Several applications for keeping chickens (permits) were reviewed as examples. Not everyone is in favor of the keeping of chickens in the Village as some feel it would create more of a farming atmosphere. It is recommended that we have a Public Hearing to determine the interest level. The Building Inspector mentioned that somewhere in the ordinance or on the permit, it should be stated that a Village representative may inspect the premises at any time.

Commissioner A. Mull feels that the number of chickens per lot should be on more of a graduated scale based on lot size. The Commissioners prefer the two-page sample permit.

**Motion by D. Stellpflug, seconded by A. Mull, to approve a \$20.00 annual chicken keeping permit fee. Motion carried.**

Village Clerk will draft an application for the keeping of chickens which includes a proposed \$20.00 annual permit.

10. **Motion by D. Stellpflug, seconded by N. Treder, to adjourn at 7:38 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk