

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
September 8, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:  
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, N. Treder, M. Schreiber, A. Mull,, M. Radomski and T. Paulson.  
Village Clerk: R. Bagley  
Others Present: Building Insp. S. Johnson, Atty. M. Gralinski, E. Larsen and T. Larsen.
3. Pledge of Allegiance was recited.
4. Approval of August 12, 2020 Plan Commission meeting minutes.  
**Motion by M. Schrieber, seconded by A. Mull, to approve the August 12, 2020 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Town of Mukwonago Extra-territorial Certified Survey Map created for W309S7302 HWI, LLC, Erich Larsen and Theresa Larsen, members, to subdivide their parcel into two remnant lots, dated Aug . 19, 2020.  
Attorney M Gralinski mentioned that the Town of Mukwonago will be reviewing the CSM at their Town meetings in October to approve the land division. The owners subdivided the property for their children and will not divide the parcels any further. The whole process included the elimination of a proposed road projected to go through the property when subdivided. Access for Lot 1 will be off of Kettle Ridge Dr. and access for Lot 2 will be off of CTH I.  
**Motion by D. Stellpflug, seconded by M. Radomski, to recommend approval by the Village Board the proposed Certified Survey Map as created for W309 S7302 HWY I, LLC, Erich and Theresa Larsen, owners, subject to approval by the Town of Mukwonago and complying with any restrictions as imposed by the Town. Motion carried unanimously.**
6. Draft ordinance prepared by the Village Planner to create a new section in the Zoning Code to address environmental corridors.  
The Commissioners overall approve of the proposed ordinance as drafted by the Village Planner. Commissioner Radomski believes that it contains all of his concerns. Building Inspector S. Johnson does not see any offsets or setbacks within the Environmental Corridor. As this is an overlay district, the underlying zoning would take precedent.  
**Motion by M. Radomski, seconded by N. Treder, to recommend to the Village Board to send the proposed ordinance to a Public Hearing and ultimately approve the ordinance by establishing an environmental corridor overlay district to preserve, protect, enhance and restore significant woodlands, wildlife habitat, scenic overlooks and any slopes exceeding 12 percent, while also affording an opportunity to use the sites for residential purposes. Motion carried unanimously.**
7. Clarify the draft ordinance to repeal and recreate the current driveway requirements in Chapter 46-3(B) of the Municipal Code- continued.  
Item was tabled as the Commission did not receive a response from the Planner.

8. Review/regulate the size and number of storage containers in various zoning districts in the Village.

Suggestions were to create a limit of 4 storage containers per parcel, and the storage containers would not be allowed in residential areas. The containers would only be allowed in B-2 and Industrial Districts.

Chair G. Nickerson believes they should be considered temporary buildings and should be regulated with a permit. The permit would be renewable and would require an annual review, have a cost per container, with a maximum of 4 containers provided they can properly fit on the parcel. There should be a charge for the permit.

Building Inspector S. Johnson mentioned that if the containers are well made, they don't send them back.

A. Mull suggested requiring a fence around the containers, but then it would be difficult to load and unload.

M. Radomski mentioned that some business owners refer to the storage containers as cold storage compartments in B-1 zoning.

M. Schreiber stated that the containers need to be maintained, along with keeping an adequate amount of green space.

T. Paulson agreed and the containers must comply with the proper setbacks in the districts.

Chair Nickerson would like to draft an ordinance and will find out what sizes the containers are from the largest to the smallest. The ordinance will restrict the number of storage containers based on lot size. When applying for a permit, the owner would list the number and size of containers. Same price per unit – be consistent. Clerk to draft an ordinance for next month.

9. **Other future agenda items.**

10. **Motion by M. Schreiber, seconded by A. Mull, to adjourn at 7:14 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk