

**MEETING NOTICE & AGENDA
VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES**

North Prairie Village Hall - 130 N Harrison St.

October 7, 2025, at 6:30 P.M.

1. Call to Order – Meeting was called to order at 6:32 p.m.
In the absence of Chairman Miresse, Mike Radomski moved to appoint Debbie Hall as Chairman for the meeting, second by Dave Stellpflug, **motion carried, 4/0.**
2. Roll Call – Present – Trustee Hall, Brad Beglinger, Mike Radomski & Dave Stellpflug. Absent – Chairman Miresse, Tim Paulson & Mike Schreiber.
3. Pledge of Allegiance
4. Approval of the Minutes: August 12, 2025, Plan Commission Mtg. – Debbie Hall motioned to approve the minutes as presented, second by Brad Beglinger, **motion carried, 4/0.**
5. Discussion and/or Action: Review and approval of the landscaping, lighting & signage plans for “The Glens” at the Broadland's – Debbie Hall motioned to approve the landscaping, lighting & signage plans for the Glen at the Broadlands per the approval of our engineer, Lynch & Associates (per various dates as presented), second by Mike Radomski, no further discussion, **motion carried 4/0.**
6. Discussion and/or Action: Request by Paul Baumgartner, 106 Hickory Drive, North Prairie, WI for issuance of Special Use Permit for Gound-Mounted Solar Energy System – Debbie Hall stated that 10-15 years ago, the Village of North Prairie approved ground-mounted solar panels. Debbie Hall motioned to open the meeting to public comment, seconded by Dave Stellpflug, **motion carried 4/0.**

Building Inspector, Scott Johnson stated the applicant has done his homework & everything is in order. Mr. Baumgartner stated that over the past few years he has been preparing his land for this project by planting trees that are now around 6-9' high and adding a berm so that it is not an eyesore to his neighbors. The area around the proposed solar panels is very secluded with only one spot where the solar panels might be visible, but you would really need to be looking for them. Brad Beglinger confirmed that he drove out to the property, and it is very secluded. With no further comments, Debbie Hall motioned to close the meeting for public comment, second by Dave Stellpflug, **motion carried, 4/0.**

Debbie Hall motioned to approve the request to issue a Special Use Permit for Gound-Mounted Solar Energy System by Paul Baumgartner, 106 Hickory Drive, North Prairie, WI, second by Brad Beglinger, no further discussion, **motion carried, 4/0.**

7. Discussion and/or Action: Kipp/Fercho land division – Debbie Hall discussed why the Kipp/Fercho land division is coming before the Plan Commission. The Kipp/Fercho family requested to break out a section of a 34-acre parcel to build a house for his daughter. This property is currently in Town of Genesee. Per our boundary agreement with the Town of Genesee, this property can be annexed into the Village of North Prairie. However, according to our current Land Use and Transportation Plan, this property would be

considered as "I" – Industrial zoning. The family is asking the Plan Commission if they would be open to consider changing the zoning to "R" – Residential & "A" Agricultural instead of Industrial if they were to bring all 34 acres into the Village of North Prairie. The family has already gotten pretty far in the process of building a house with plans and engineering before this boundary agreement was brought up to them. Debbie Hall further explained the current land use near or around the Kipp/Fercho property and why it would make sense to consider changing the VNP Land Use and Transportation Plan. There is a whole process that happens through annexation that needs to be followed, but the family wants to know if the Village of North Prairie Plan Commission will even consider the request to change the zoning before spending more time and/or money on this. Debbie Hall asked if the Kipp/Fercho family wanted to explain anything further and they declined, stating Debbie did a very good job with her explanation. Mike Radomski asked if changing the zoning would limit or restrict the Laue property or what they intend to do with it? Debbie Hall stated that it should not limit or redistrict the use of the Laue property. **No action taken.**

8. Discussion and/or Action: Amendment to North Prairie Land use and Transportation Plan – Debbie Hall motioned for the Plan Commission to request the Village Board to consider amending the Land Use and Transportation Plan to reclassify the two current parcels owned by Kipp family (Tax key #GNT 1565997 & GNT 1565998) to be reclassified from "I" Industrial to "R" Residential, second by Brad Beglinger, **motion carried, 4/0**, Debbie Hall mentioned that through the annexation process, the land would transition into the Village of North Prairie initially as "A" Agricultural land, but then we would change the zoning/map to "R" Residential, once approved. There will need to be a public hearing for this whole process to start. Debbie Hall motioned to open the meeting for public comment, seconded by Dave Stellpflug, **motion carried, 4/0**. No comments. Debbie Hall motioned to close the public comments, second by Dave Stellpflug, **motion carried, 4/0**.
9. Discussion and/or Action: Amendment to North Prairie Zoning Code – Debbie Hall motioned to reclassify tax key parcels GNT 1565997 & GNT 1565998 from an "I" Industrial zoning to "R" Residential zoning if these two parcels were annexed into the Village of North Prairie, second by Dave Stellpflug, **motion carried 4/0**. Debbie Hall mentioned that this item will need to go onto the board's agenda to set a date for the public hearing.
10. Motion to adjourn – Dave Stellpflug motioned to adjourn at 7:15 p.m., second by Mike Radomski, **motion carried, 4/0**.

Submitted by:

Evelyn Etten

Administrator/Clerk/Treasurer

Oct. 13, 2025