

VILLAGE OF NORTH PRAIRIE
North Prairie Village Hall - 130 N Harrison St.

PLANNING COMMISSION MEETING
May 6, 2025, at 6:30 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting
5. Public Comment – No action will be taken
6. Discussion and/or Action: Approval of April 8, 2025, Plan Commission minutes.
7. Discussion and/or Action: Cory Schmuki's request to build a detached garage at 414 Morrissey Dr.
8. Discussion and/or Action: Status update from Mr. Steve Styza regarding the Broadlands Condo Development.
9. Motion to adjourn.

It is possible that members of and possibly a quorum of members of other government bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Village Office at 262-392-2271.

April 30, 2025

Evelyn Etten

Administrator/Clerk/Treasurer

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION – MINUTES
April 8, 2025
NORTH PRAIRIE VILLAGE HALL - 130 N HARRISON STREET**

1. Call to Order - The meeting was called to order by President Hall at 6:35 pm.
2. Roll Call – Present: Chairman Hall, Trustee Schroeder, Al Mull, Dave Stellpflug, Mike Schreiber, Tim Paulson, and Mike Radomski.
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting – Administrator Etten confirmed proper notice of the meeting to the website and bulletin boards.
5. Public Comment – Chairman Hall motioned to open the meeting for public comment, second by Trustee Schroeder, **motion carried**.

Mr. Steve Styza presented an update on Broadland's Condo project. The developer is submitting the plans this week; lighting & plumbing plans are in process; landscaping & signage plans are done; the developer's agreement is being worked on; they will still be phasing the condo units into the project; the roads and infrastructure will be done this year for certain. The road will be privately owned by the Broadlands, and they will take care of maintaining the road & plowing. The Broadlands needs to sign off the plans prior to permits being issued.

Mr. Styza met with Sallie at PVWT regarding the water supply and they are good with water sharing. He also met with Chief Nottling regarding the road access and signage and the chief likes dual access better than what was proposed in the original plan.

Mr. Styza stated that he hopes the engineer will have the final plans ready to present to the village board in May because they hope to break ground by June 15th, but it will more than likely be July.

President Hall requested Mr. Styza to provide the following documents when available:

- A signed letter from Prairie Village Water Trust confirming the availability of water for the condo unit.
- A signed letter from the KMFD Chief Nottling stating he is in agreement with the road plans.
- A letter of credit to cover the water and infrastructure costs, if required.

Chairman Hall motioned to close the public comments, seconded by Mike Schreiber, no further discussion, **motion carried.**

6. Discussion and/or Action: Approval of March 11, 2025, Planning Commission meeting minutes – Trustee Schroeder motioned to approve the March 11, 2025, minutes as presented, seconded by Chairman Hall, no further discussion, **motion carried.**
7. Discussion and/or Action: Container Storage Review – Administrator Etten copied Ordinance #05-2021 and the supporting documents (agendas, minutes, etc.) related to the Storage Container Zoning Ordinance for the members to review. Al Mull directed the committee's attention to the June 8, 2021, minutes, item #9, where it addresses temporary storage containers (PODS), no more than 250 sq. ft. to be allowed with up to a 90-day building permit. The allowance for the use of temporary PODS was only to allow residents temporary storage solutions in the event of renovating their home, natural disaster repairs, or moving storage due to the sale of their home. There is no mention of PODS being used as permanent storage. Further discussion - A temporary storage shed turned into a permanent storage shed has to follow the setbacks of a shed, the owner has to apply for variance, hold a public hearing for zoning review, and obtain proper building permits, if allowed. Any concerns or questions should be directed to the building inspector. There was no further discussion and no action taken to amend the ordinance.
8. Motion to adjourn – Chairman Hall motioned to adjourn the plan commission meeting at 7:10 p.m., seconded by Tim Paulson, **motion carried.**

Respectfully submitted:

Evelyn Etten, Village Administrator/Clerk/Treasurer

April 24, 2025

SECTION 7: EXCEPTIONS

7.1 GENERAL

The Village Building Inspector, in reviewing building permits, may grant exceptions to the terms of this Ordinance as provided herein.

7.2 HEIGHT

The district height limitations stipulated elsewhere in this Ordinance may be exceeded, but such modification shall be in accord with the following:

- A. Architectural Projections, such as spires, belfries, parapet walls, cupolas, domes, flues, and chimneys, are exempt from the height limitations of this Ordinance.
- B. Special Structures, such as elevator penthouses, grain elevators, automated storage and retrieval systems, radio and television receiving antennas, satellite dish antennas when mounted on the roof of a principal structure, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from the height limitations of this Ordinance.
- C. Essential Services, utilities, water towers, and electric power and communication transmission lines are exempt from the height limitations of this Ordinance.
- D. Solar Collectors and wind energy conversion systems (windmills) shall not exceed a height equal to their distance from the nearest lot line.
- E. Communication Structures, such as radio and television transmission and relay towers, aerials, and radio and television receiving and transmitting antennas, not including satellite dish antennas, shall not exceed in height three times their distance from the nearest lot line.

7.3 YARDS

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

- A. Uncovered Stairs, landings, and fire escapes may project into any yard but shall not exceed six feet nor be closer than three feet to any lot line.
- B. Architectural Projections, such as chimneys, flues, sills, eaves, roof overhangs, bow or bay windows, gutters and downspouts, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed two feet.
- C. Landscaping and vegetation are exempt from the yard requirements of this Ordinance, provided that such landscaping and vegetation shall not interfere with the vision clearance triangle as set forth in Section 6.1 of this Ordinance.
- D. Essential Services, utilities, and electric power and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.
- E. The Village Plan Commission may waive the setback requirements from side and rear lot lines for agricultural uses authorized under a permit issued pursuant to Section 2.9 of this ordinance.

7.4 ACCESSORY USE REGULATIONS

Accessory uses are permitted in any district as may be specified in the appropriate district regulations or herein. An accessory use building permit shall be required where specifically noted in this Section. Accessory uses are permitted only after their principal structure is present or under construction. The use and/or location requirements stipulated elsewhere in this Ordinance may be modified for accessory uses as follows:

A. Accessory Uses and Detached Accessory Structures shall be permitted in the rear or side yards only or as permitted by specific standards within this Section 7.4 A. Detached accessory structures shall not occupy more than a total of 40 percent of the combined rear and side yard open space, except in the business and industrial districts where such uses and structures shall not occupy more than 50 percent of the rear yard area. Specific accessory uses and/or detached accessory structures shall be compatible with surrounding structures and may be referred to the Plan Commission by the Building Inspector and shall be further controlled by the following standards:

- (1). Detached accessory structures shall be a minimum of 226 square feet and a maximum of 1,000 square feet in all residential zoning districts with a one acre lot size or less, which includes any overhang greater than two feet. Utilizing a formula, use $1,000 \times \text{Lot Size}$ (based on percentage of an acre) to determine the **MAXIMUM** size detached accessory building. On parcels larger than one acre, 100 square feet of shed size may be added for each 10,000 square feet of lot size over one acre. Detached accessory structures may be permitted only when there is not another accessory structure located on the property. Detached accessory structures shall be constructed at least 10 feet from the principal structure; shall be placed on a Portland cement concrete floor or pad; shall be located a minimum of 10 feet from the side and rear lot lines for the districts concerned. The minimum side and rear yard offsets for any detached accessory structure over 500 square feet shall be determined by multiplying the size of the structure by .02 to calculate the distance of the offset. (Example: a 750 sq. ft. accessory structure shall be offset a minimum of 15 feet.) A detached accessory structure shall be constructed only after issuance of a building permit. No more than one detached accessory structure or shed shall be erected on a lot in an R-1, R-2, R-3, B-1, B-2 or B-3 Zoning District.

Accessory structures shall not exceed 15 feet in height, with the following exception:

Any proposed detached accessory building to exceed the 15 foot height restriction must be reviewed and approved by the Plan Commission and meet the following requirements:

- (a). Not exceed the height of the primary structure.
 - (b). Be aesthetically pleasing and architecturally compatible with the architectural style of the primary structure.
 - (c). Shall not be used as a rental property unless obtaining a conditional use permit from the Plan Commission.
- (2). Detached accessory sheds, such as garden or utility sheds, shall require the issuance of a building permit, and shall not exceed 225 square feet in area. Detached accessory sheds shall be located at least 10 feet from the principal structure and a minimum of 5 feet from the side or rear lot line; shall be placed on a pad of a Portland cement concrete, asphaltic concrete, wood, or metal; and shall not exceed 15 feet in height. No more than one accessory building or shed shall be erected on a lot in an R-1, R-2, R-3, B-1, B-2 or B-3 Zoning District.

On corner lots, the Plan Commission at its discretion, with the advisement Building Inspector, may permit detached accessory structures such as garden or utility sheds to be placed in a street yard, provided:

- (a). The street yard where the accessory building or structure is to be placed is not the street yard from which the property gains its primary road access.
 - (b). Said detached accessory structure is placed on the street yard in such a manner that it meets all setbacks established for principal buildings and structures from street, side and rear lot lines.
 - (c). The property owner demonstrates that because of the topography or other physical characteristics of the site, said street yard is the only practical location for the use and placement of the detached accessory structure.
- (3). Accessory structures exceeding 1,000 square feet for the use of housing domestic livestock and/or accessory storage, in the R-1 district pursuant to Section 4.5(E)(6), may be permitted by the Plan Commission, in accordance with the following standards:
 - (a). The land to be so utilized shall be adjacent to or across from rural development in the Towns of Eagle, Genesee, Mukwonago or Ottawa; shall be three (3) acres or larger parcels or lots.
 - (b). The Plan Commission determines that the larger accessory building is necessary for the efficient use of the lot and that sufficient, usable open space areas remain on the lot for the uses of the lot.
 - (c). The accessory structure shall not exceed the height of the principal structure on the lot, and shall be aesthetically pleasing and resemble the architectural style of the principal structure.
 - (d). The accessory structure shall not be used as rental property unless a conditional use permit is granted by the Plan Commission.
- (4). Patios, constructed at or below yard grade, may be erected, without a building permit, adjacent to the principal structure, and shall be located not closer than three (3) feet to a lot line.
- (5). Decks located adjacent to a principal structure shall be located not closer to a lot line than the required side yard and rear yard requirements for the district in which they are located and shall require the issuance of a building permit. Freestanding decks or decks surrounding private swimming pools separated from the principal structure shall be located at least 10 feet from the principal structure and shall be regulated in the same manner as an accessory garage, tool shed, or gazebo.
- (6). Central air conditioning compressors, children's swing sets, compost piles, and gardens are permitted without a building permit, provided that such uses shall be located at least three feet from a lot line. Where it is determined that it is impractical to locate a central air conditioning compressor in the rear yard, the Building Inspector may permit placement in the street or side yard provided that the air conditioning compressor is screened from view. Central air conditioning equipment shall be adequately muffled in such a manner as not to create a nuisance.
- (7). Accessory pet runs shall be located only in the side or rear yard of any residential district upon the issuance of a building permit provided that the run is located not closer than twenty (20) feet from a side lot line and not closer than twenty-five (25) feet from a rear lot line; that the run is enclosed by a fence not less than four (4) feet nor more than six (6) feet in height; and that no pet run shall exceed 300 square feet in area. All pet runs must be screened from all streets and neighboring properties.

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: Cory Schmuki

Property Owner: Cory Schmuki

Address: 414 Morrissey Dr North Prairie WI 53153

Daytime Phone Number: 414-322-7127


Date of Requested Meeting: Next Available 3/29/2025 6:30 PM

Agenda Item Requested: Approval for detached garage building permit

Describe purpose and action requested: Requesting approval for the added height of the
garage, roof pitch is set to match existing home. Also to approve the location of the proposed garage
closer to the side lot than the house.

Name of person(s) to attend the meeting: Cory Schmuki

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Village Attorney, Village Engineer or any other Village professional provides services to the Village as a result of my activities, whether at my request or the request of the Village, I shall be responsible for the fees incurred by the Village. Also, I have been advised that pursuant to the Village of North Prairie Code of Ordinances, certain other fees, costs, and charges are my responsibility.



Signature of Property Owner

Same

Signature of Responsible Party

414 Morrissey Dr

Address of Property Owner

414 Morrissey Dr

Address of Responsible Party

Received By

3/31/2025

Date of Request

Village President approves this request on agenda.

Agenda requests must be submitted at least fifteen (15) working days prior to the scheduled meeting date. It will be the applicant's responsibility to complete and submit all forms and applications (where applicable) and submitted as stated above. Any forms not completed fully shall be returned to the applicant delaying any action by the Village Planning Commission.

Date 3-31-25

Village of North Prairie
BUILDING PERMIT APPLICATION
130 N. Harrison St. - North Prairie WI 53153

PERMIT NO.

For Inspections Call: (262) 352-4433
FAX: (262) 392-2936

Residential X
Commercial _____

Zoning District _____

Tax Key No. NPV 189018003

Contractor Reg. # _____
Qualifier # _____

Job Location Address: 414 MORRISSEY DR. NORTH PRAIRIE WI 53153

Owners Info: Cory SCHMUKI 414 MORRISSEY DR. NORTH PRAIRIE WI 53153 414-322-7127

Contractor Info: SAME

Project Information:

Detailed description of proposed work to be completed and the intended use: DETACHED GARAGE - STORAGE FOR CLASSIC CARS

Type of existing structures on the property and their use SINGLE FAMILY DWELLING
LOT 3 CSM 9119

Subdivision Name and/or Legal Description of Property FERRIS FIELDS
LOT 3 CSM 9119

Lot No. 3 Lot Area (sq. ft.) 148,527 Cost of Construction / Valuation \$ 60,000

Proposed structure width: 60' Proposed structure depth: 40'
Proposed Height of structure: 24'

Setbacks:			
Front:	Rear:	Left:	Right:

PROJECT	PROPOSED AREA OF CONSTRUCTION		TYPE
<input checked="" type="checkbox"/> New	Finished Basement Living Area.....	Sq. Ft. _____	Single Family
<input type="checkbox"/> Addition	Basement (unfinished).....	Sq. Ft. _____	Two Family
<input type="checkbox"/> Remodel	Living Area.....	Sq. Ft. _____	Other, Explain
<input type="checkbox"/> Raze	Garage: Attached _____ Detached <u>X</u>	Sq. Ft. <u>1800</u>	
<input type="checkbox"/> Other, Explain	Porch.....	Sq. Ft. _____	
	Deck.....	Sq. Ft. _____	
	Other.....	Sq. Ft. _____	
	Total Sq. Ft.		

CONDITIONS OF APPROVAL: This permit issued pursuant to the following conditions. Failure to comply may result in a suspension or revocation of this permit or other penalty. Please call 262-352-4433 for inspections. Please give 24 hours notice.

The applicant agrees to comply with the Wisconsin State Uniform Dwelling Code and/or Commercial Building Codes along with Municipal Ordinances and with the conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, of the department, agency, municipality or inspector; and certifies that all the above information is accurate.

Signature of owner/applicant Cory Schmuki

Date 3-31-2025

***Double fees are applied if work is started without a permit. - Reinspection Fee = \$50.00

NO REFUNDS ON PERMITS

PERMIT ISSUED BY MUNICIPAL AGENT	RECEIPT	FEEs
Name _____ Date _____ Certification No. _____	CK# _____ Date _____ From _____ Rcvd By _____	Permit expires two years from the date of issue Total \$ _____

964 965 966 967 968 969 970 971 971 970 969 968 967 966 965 964

Bernklau Surveying, Inc.

N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey

Existing Grades 11-10-12 by JCB
Grading Plan 11-10-12 by JCB



SCALE 1" = 60'

Note: offsets shown to the
proposed house foundation.

Lot 3, Certified Survey Map No. 9119, being a re-division of
Lots 7 & 8 of Ferris Fields, located in part of the NE 1/4 and the
SE 1/4 of the NE 1/4 of Section 5, Township 5 North, Range 18
East, Village of North Prairie, Waukesha County, Wisconsin.

I, Thomas M. Bernklau, Registered Land Surveyor, certify that I have
surveyed the above described property to the official records, to the best
of my knowledge and belief, and that the map shown hereon is a true
representation thereof, and shows the size and location of the property, its
exterior boundaries, the location and dimensions of all visible structures
thereon, boundary fences, apparent easements, and all visible
encroachments, if any.

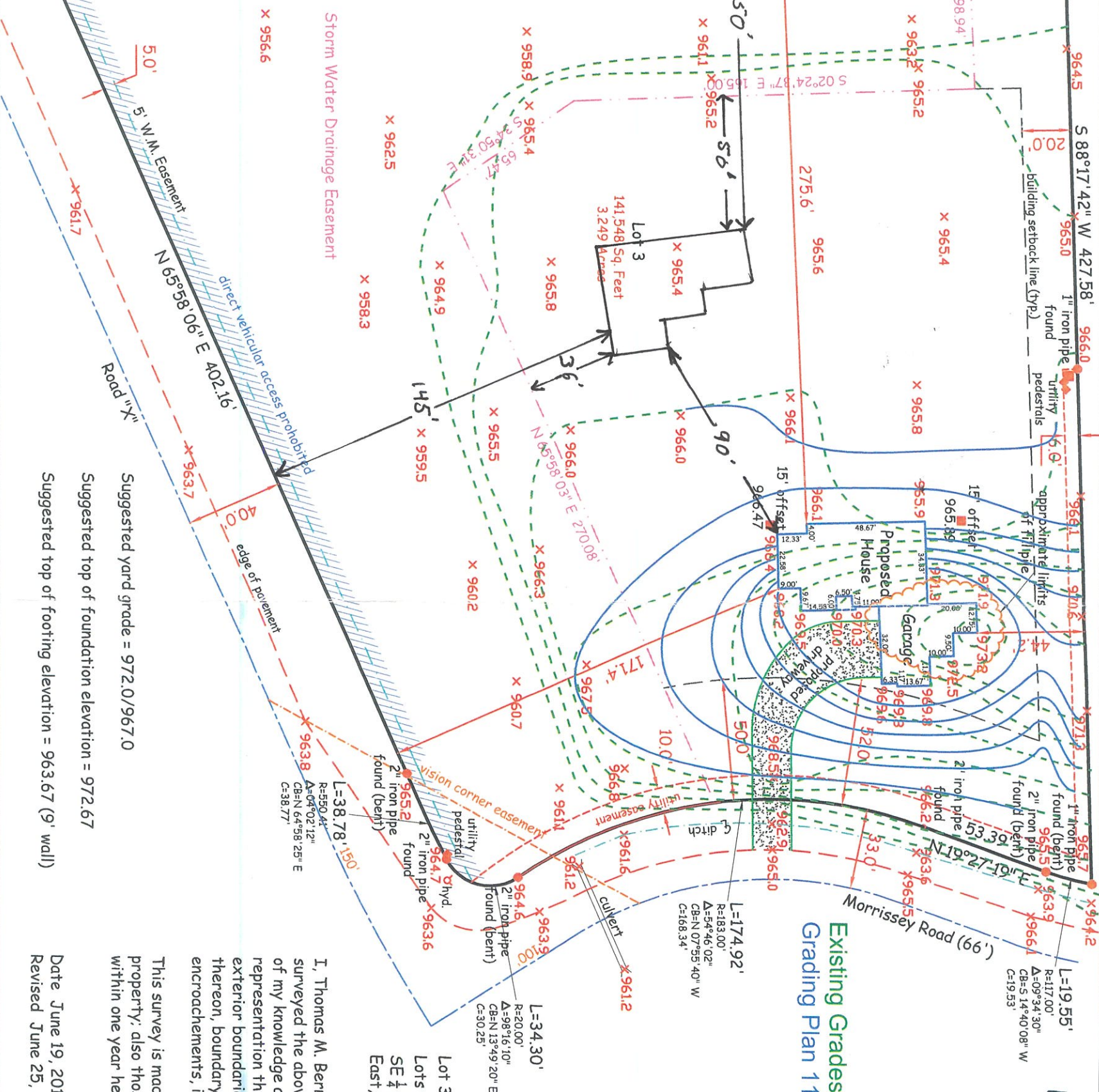
This survey is made for the exclusive use of the present owners of the
property, also those who purchase, mortgage or guarantee title thereto,
within one year hereof.

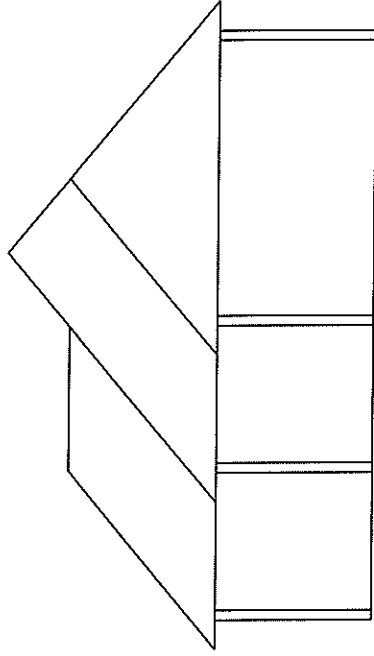
Date June 19, 2014
Revised June 25, 2014

Thomas M. Bernklau, RLS - 2147

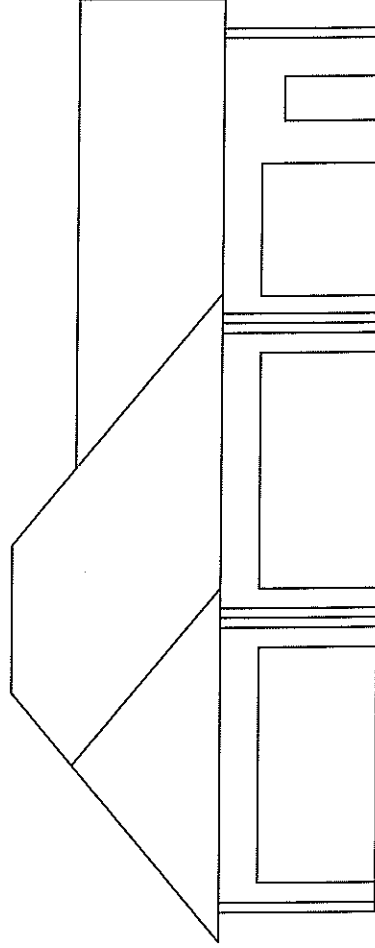
Prepared for:
James Craig Builders, Inc.
12229 W. North Avenue
Wauwatosa, WI 53226
Owner: Schmuki
2" iron pipe
found
PN 3461-14

Storm Water Drainage Easement
5.0' 5' W.M. Easement
N 65°58'06" E 402.16'
Road "X"
Suggested yard grade = 972.0/967.0
Suggested top of foundation elevation = 972.67
Suggested top of footing elevation = 963.67 (9' wall)

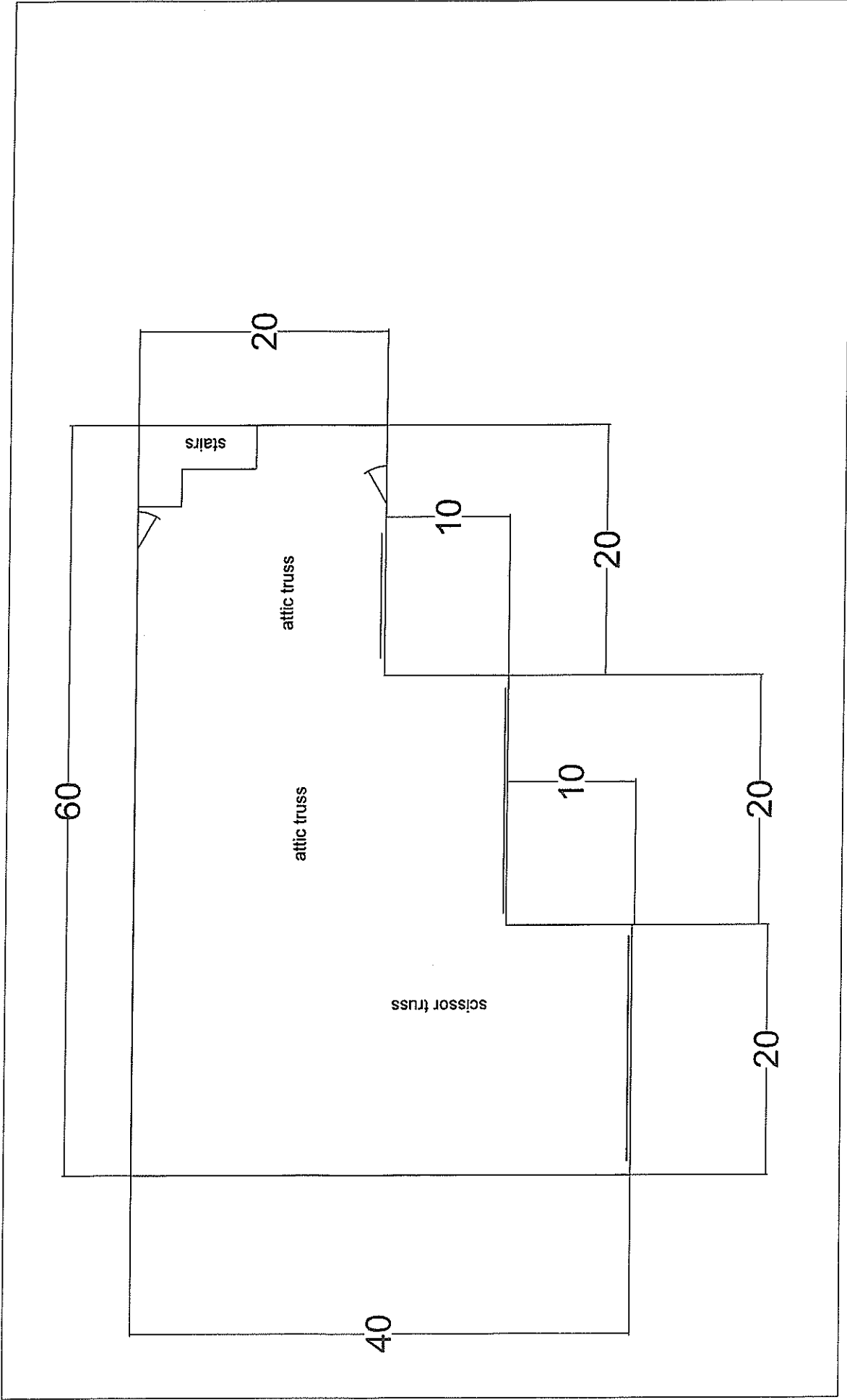


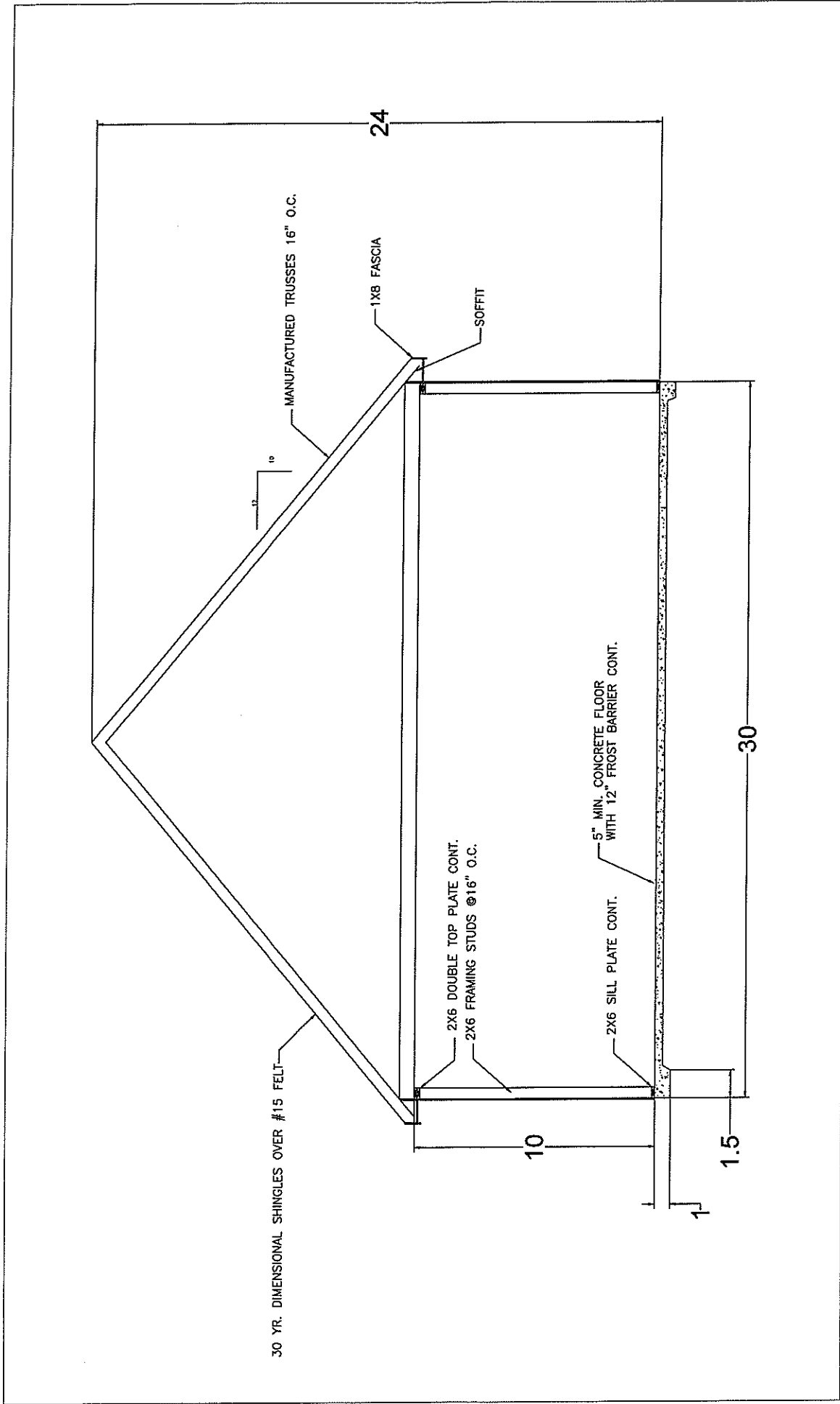


VIEW LOOKING SOUTH

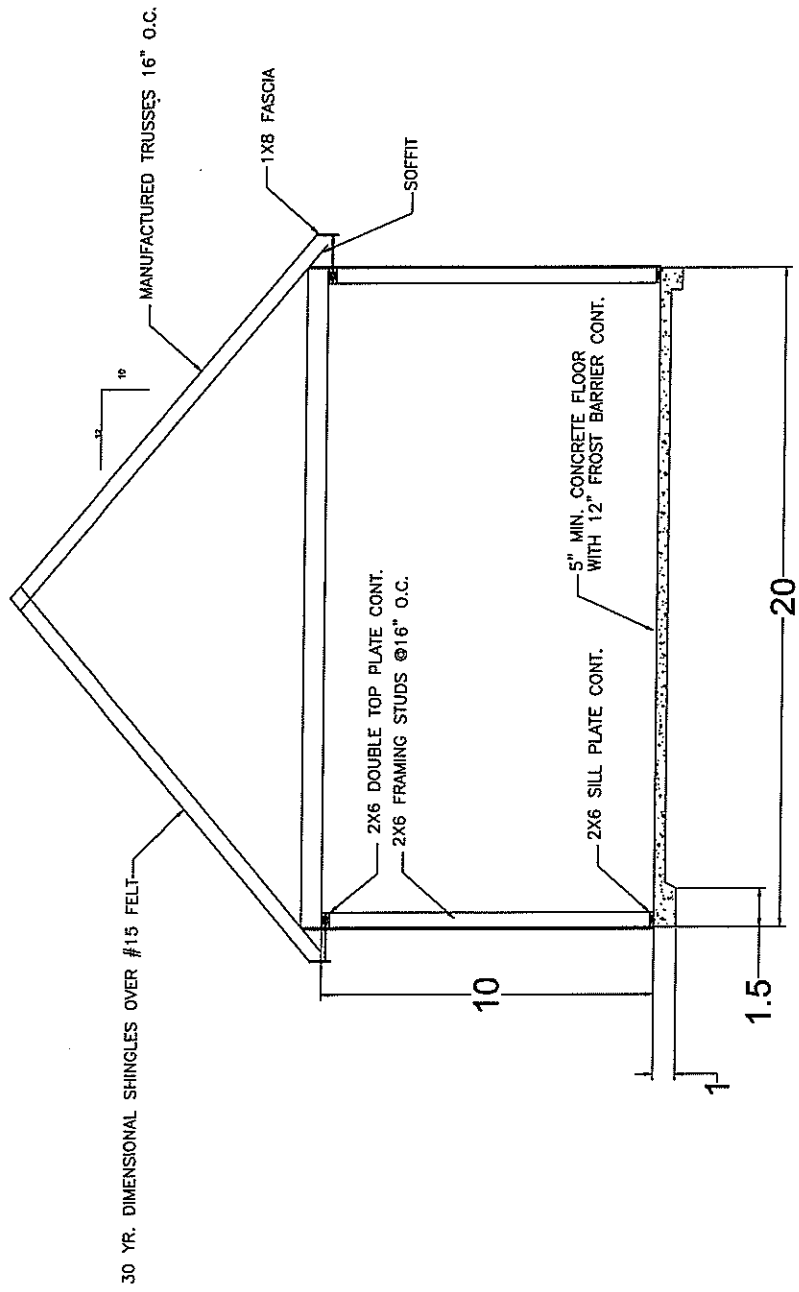


VIEW LOOKING WEST

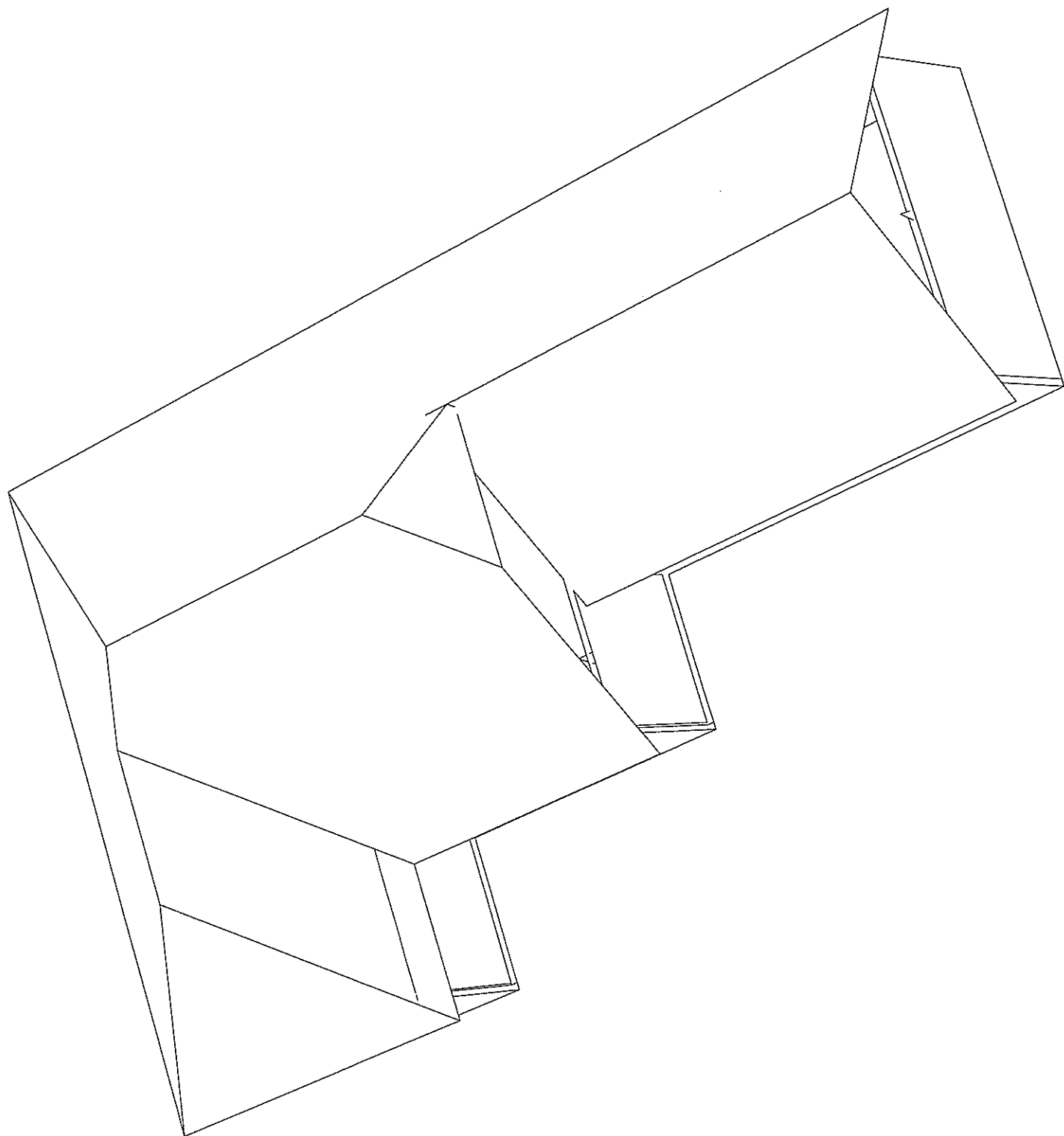




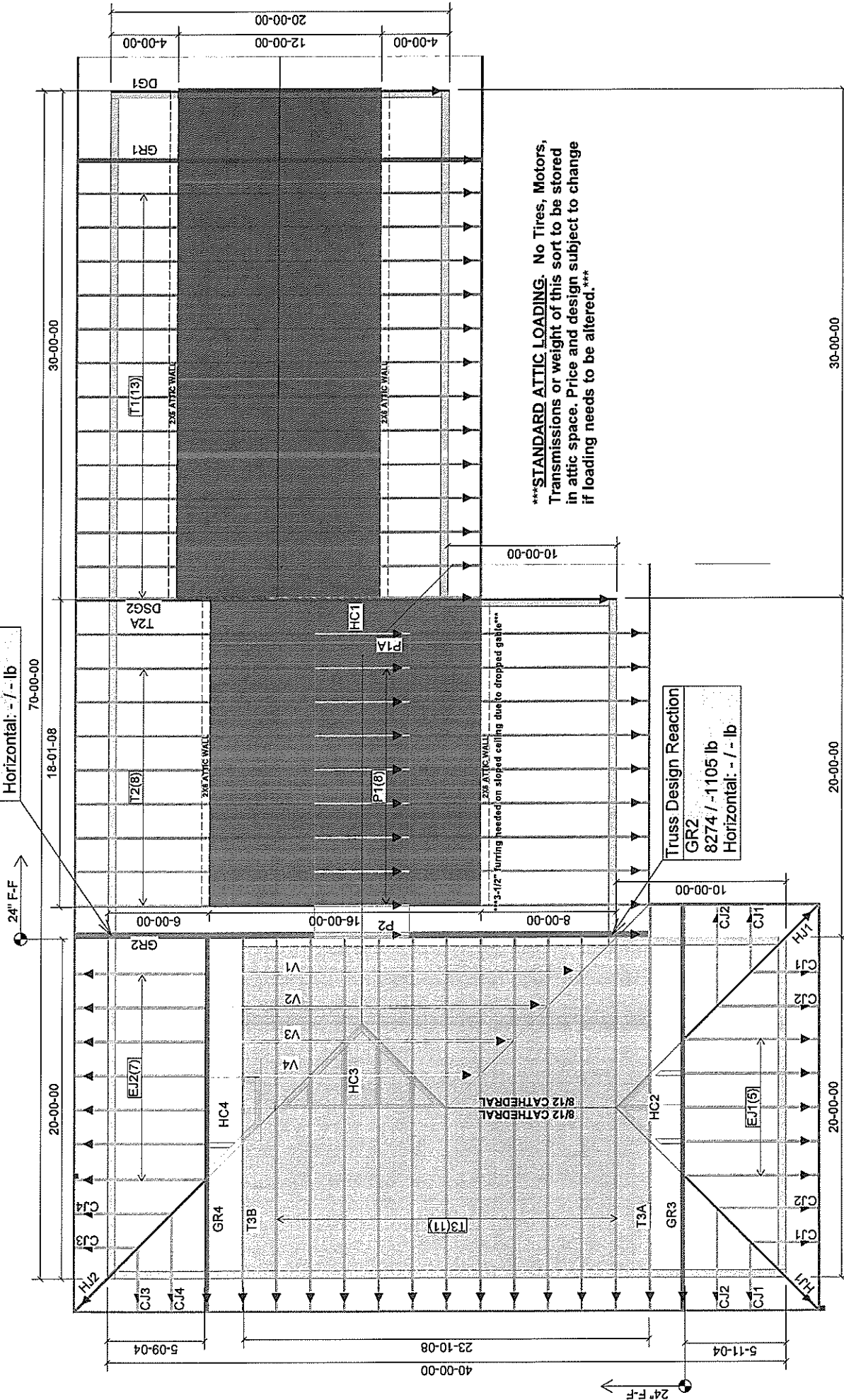
Cory Schmuki 414 Morrissey Dr North Prairie WI
3/24/2025 Detached Garage SECTION VIEW



Cory Schmuki 414 Morrissey Dr North Prairie WI
3/24/2025 Detached Garage SECTION VIEW



Truss Design Reaction
GR2
7365 / -1294 lb
Horizontal: - / - lb



STANDARD ATTIC LOADING. No Tires, Motors, Transmissions or weight of this sort to be stored in attic space. Price and design subject to change if loading needs to be altered.

Truss Design Reaction
GR2
8274 / -1105 lb
Horizontal: - / - lb



Kettle Moraine Fire District

Station 33 126 E. Main Street, Eagle, WI 53119 (262)-594-3302
Station 35 108 N. Oakridge Drive, North Prairie, WI 53153 (262)-392-2700

April 30, 2025

To whom it may concern,

The Kettle Moraine Fire District received and has reviewed "The Glen at The Broadlands" Private Road & Site layout & finds no issues with protection and access at this time. I, as the Chief of the district, as well as our lead fire inspector, had an opportunity to look at the information presented by Mr. Styza. Please let me know if you have any further questions or concerns.

A handwritten signature in black ink, appearing to read 'Daniel Nottling', is written over a horizontal line.

Daniel Nottling
Chief
Kettle Moraine Fire District
262-212-5784