

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
NOVEMBER 12, 2019

1. The meeting was called to order by Chairman G. Nickerson at 6:31 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, A. Mull and M. Schreiber.  
Village Clerk: R. Bagley  
Absent: Commissioners M. Radomski, C. Schafer and N. Treder  
Others Present: Building Inspector S. Johnson, J. and J. Yatzek, C. Ross, Matthew and Jennifer Gehl and Mike Jozwik.
3. Pledge of Allegiance was recited.
4. Approval of October 8, 2019 Plan Commission meeting minutes.  
**Motion by A. Mull, seconded by D. Stellpflug, to approve the October 8, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Town of Genesee Extra-territorial Certified Survey Map, dated October 11, 2019, created for James & John Yatzek, P.O. Box 266, North Prairie, WI, which creates a 5.52 acre parcel from the 100 acre property located on the northwest side of STH 59 at the intersection of CTH ZZ and STH 59, with recommendation to Village Board.  
The Commissioners received a copy of the proposed CSM, along with the Town of Genesee Planner's review. The owners are proposing to divide off a 5.52 acre parcel which contains two existing homes, two existing garages, a barn and three accessory structures. The remaining parcel is approximately 95 acres.  
**Motion by M. Schreiber, seconded by D. Stellpflug, to recommend to the Village Board approval of the Extra-territorial Certified Survey Map, dated October 11, 2019, for James and John Yatzek, P.O. Box 266, North Prairie, subject to satisfying the 11 conditions as listed in the Town Planner's review of the subject property. Motion carried unanimously.**
6. Town of Genesee Extra-territorial Certified Survey Map, dated October 3, 2019, created for Charles & Lynn Ross, S53 W29876 Holiday Road, Waukesha, which adds 16.0 feet from the adjacent neighbor's property to the Ross property, with recommendation to Village Board.  
The Commissioners received a copy of the proposed CSM, along with the Town of Genesee Planner's review. The property is located on the north side of Holiday Road and contains a single-family residence with a detached garage. The additional acreage will allow the owners to add on to their attached garage and meet the setback requirements while eliminating the adjoining property line from the transfer of adjacent property.  
**Motion by D. Stellpflug, seconded by A. Mull, to recommend to the Village Board approval of the Extra-territorial Certified Survey Map, dated October 3, 2019, for Charles and Lynn Ross, S53 W29876 Holiday Road, Waukesha, subject to satisfying the 11 conditions as listed in the Town Planner's review of the subject property. Motion carried unanimously.**

7. Request from Jennifer Markham-Gehl and Matthew Gehl to operate a retail used auto dealership at 130 E Morey Road, North Prairie. Plan of Operations and Site Plan have been submitted.

M. Gehl stated that they would like to operate a small-scale retail auto dealership with no more than 3 or 4 cars at their property located at 130 E Morey Street. Most cars will be stored inside the building. No vehicle service will be provided, so they have affiliated with Hansen Auto, LLC. The office will be located in the back of the building with appropriate vinyl signs on each door. He is meeting the requirements to operate the small business to obtain a used car dealership license from the State.

Chairman G. Nickerson asked if this is listed as a permitted use in I-1 Industrial zoning. Building Inspector S. Johnson stated that retail/wholesale sales are permitted in Industrial zoning but is not specifically listed, however, Industrial zoning allows broader uses.

The Plan of Operations was reviewed and the time and days were determined to be Mon-Sat 6:00 a.m. to 10:00 p.m. while using the existing outdoor lighting.

**Motion by D. Stellpflug, seconded by M. Schreiber, to approve the Plan of Operations and sign and lighting plans for Jennifer Markham Gehl and Matthew Gehl to operate a used car dealership at 130 E Morey Road, pending approval of the Retail Dealer License from the State of Wisconsin, and based on Chapter 70 Zoning of the Municipal Code Section 4.10 I-1 Industrial District requirements and B. (9) Permitted Uses regarding retail, wholesaler and distributor uses. Motion carried unanimously.**

8. Preliminary discussion for Lot 1 of CSM No. 11790, a 23.51 acre parcel along Dable Road (former Jester property), for Mushroom Mike, LLC to conduct agricultural operations for various crops and mushroom orchard instead of rezoning to R-1 residential.

Mike Jozwik, of Mushroom Mike, LLC, presented his proposal to grow mushrooms in pole barns, with some outdoor mushroom fields. The mushrooms grow on a recipe blend of supplemented wood pellets, generally inside of a building. He is working with the DNR regarding the use of this particular property. He also plans to grow some corn and tomatoes. The mushrooms would be grown for restaurants, wholesalers and grocery stores, not for direct sales to the public. Mr. Jozwik presented a multi-phase proposal to expand the pole barns as the business grows.

D. Stellpflug asked about the water consumption for this type of production. Mr. Jozwik stated that mushroom production has low water usage.

Building Inspector S. Johnson suggested that Mr. Jozwik familiarize himself with the zoning Statement of Intent for A-T (Agricultural – Transitional) to meet the intent of the zoning and define the principal use of the property.

Chair G. Nickerson suggested if Mr. Jozwik intends to pursue this proposal, he needs to complete the Plan of Operations and a detailed site plan including all phases of the operation on this particular parcel to begin the process.

No action was taken.

9. Draft language for ordinance 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.

Discussion continued regarding fences on corner lots.

Revised 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 corner of the house to the side of lot, continuing along parallel with the street 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 and along a street yard, a 6 ft. fence may be installed. (See Illustration No. 5A in Section 14.2)**

Village Planner T. Schwecke reviewed the proposed verbiage and he pointed out that one person could construct a 4-foot fence around the property, and the neighbor could overtop the fence with a 6-foot fence at a later time. This is a policy choice.

G. Nickerson suggested requiring a fence 2 feet off of the lot lines.

M. Schreiber utilized his drawing skills to demonstrate the different scenarios based on the location of the house in a yard. The consensus is that a fence is allowed from the front corner of the house to the street and run parallel with the street. Drawings will need to be added to the Zoning Code to illustrate the difference between house locations on properties.

The new "fence" illustrations will be labeled 5A and located in Section 14.2 for the Exceptions for Corner Lots.

Revisions should be ready for the next Plan Commission meeting.

10. Other future agenda items. No items were mentioned.

11. **Motion by D. Stellflug, seconded by A. Mull, to adjourn at 7:49 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk