

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
DECEMBER 10, 2019

1. The meeting was called to order by Chairman G. Nickerson at 6:33 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, M. Radomski, A. Mull and M. Schreiber.
Village Clerk: R. Bagley
Absent: Commissioners C. Schafer and N. Treder
Others Present: Building Inspector S. Johnson, Brent Zylka, Franklin Babeck, Steve Strueder and Jim Samuels.
3. Pledge of Allegiance was recited.
4. Approval of November 12, 2019 Plan Commission meeting minutes.
Motion by M. Schreiber, seconded by A. Mull, to approve the November 12, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Town of Genesee Extra-territorial Certified Survey Map, dated October 2, 2019, created for Brent & Jillette Zylka, S62 W30775 Road X, Mukwonago, WI, to add Outlot 1 consisting of 17.56 acres located in the Town of Mukwonago and adjacent to their property, with recommendation to Village Board.
The Commissioners received a copy of the proposed CSM, along with the recommendations from Waukesha County. Both Towns have reviewed and approved the proposed CSM to add the 17.56 acres located in the Town of Mukwonago for recreational purposes.
Motion by. D. Stellpflug, seconded by M. Radomski, to recommend to the Village Board approval of the Extra-territorial Certified Survey Map, dated October 2, 2019, for Brent and Jillette Zylka, S62 W30775 Road X, Mukwonago, subject to satisfying the conditions listed from Waukesha County and any conditions from the Town of Genesee. Motion carried unanimously.
6. Village of North Prairie Certified Survey Map, dated November 26, 2019, created for Franklin Babeck to add 0.604 acres to his 0.241 acre parcel located at 209 W State Road in North Prairie from the adjacent vacant land south of the parcel, to create Lot 1 with a total of 0.845 acres, with recommendation to Village Board.
The Commissioners reviewed a copy of the proposed CSM, along with the recommendations from the Village Engineer to make some minor modifications to the proposed CSM.
Motion by A. Mull, seconded by M. Schreiber, to recommend to the Village Board approval of the Certified Survey Map, dated November 26, 2019, for Franklin Babeck to add 0.604 acres to his 0.241 acre parcel located at 209 W State Road, subject to complying with all comments and concerns of the Village Engineer. Motion carried unanimously.

7. Request from Steve Strueder, 302 E State Road, North Prairie, d/b/a Best Truck, to remodel the existing office building with a 16'x 80' addition with small porch to the front of the building. A site plan and Architectural Control has been submitted.
The site plan for the proposed office addition/remodel for Best Truck, located at 302 E State Street, was reviewed by the Commissioners. Jim Samuels presented the proposal for the new office space, new roof and new façade for the building, new septic system and connection to the water system. The addition to the building will have a new roof and siding compatible with the existing building. The siding will consist of grey and blue siding to match the existing siding.
Building Inspector S. Johnson asked if the addition to the building will meet the 20% requirement for green space. J. Samuels responded that the property will have 42% green space.
Motion by D. Stellpflug, seconded by M. Radomski, to waive the 50% requirement that a façade facing a street shall be finished with brick or decorative masonry material for this proposal and approve the blue and grey siding to match the existing building. Motion carried unanimously.
Motion by A. Mull, seconded by D. Stellpflug, to approve the Site Plan and Architectural Control plan for the property located at 302 E State Road, North Prairie, as presented and submitted, along with complying with all requirements of the Building Inspector and connection to the water system. Motion carried unanimously.
8. 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 yard, (as illustrated in 5A), 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. No fences will be allowed in the front yard under this section. (See Illustrations No. 5 and 5A in Section 14.2)
Revisions should be ready for the next Plan Commission meeting.
9. Other future agenda items. No items were mentioned.
10. **Motion by A. Mull, seconded by M. Schreiber, to adjourn at 7:25 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk