

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
MARCH 10, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:30 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, M. Schreiber, N. Treder and A. Mull.
Village Clerk: R. Bagley
Absent: Commissioner C. Schafer
Others Present: Building Insp. S. Johnson, Lee Schroedl, Mike Jozwik and Eric Schwartz.
3. Pledge of Allegiance was recited.
4. Approval of January 7, 2020 Plan Commission meeting minutes.
Motion by A. Mull, seconded by D. Stellpflug, to approve the January 7, 2020 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Certified Survey Map for Schroedl Development, LLC, to adjust a lot line between Lot 3 and Lot 4 of previously adopted CSM No. 11864 located along Dable Road, with recommendation to Village Board.
Mr. Schroedl indicated that there is no interest in larger lots, so a minor revision was made to the lot line between Lot 3 and Lot 4 from CSM 11864, thereby making Lot 4 a little larger and reducing the size of Lot 3 by ½ acre. The proposed CSM was reviewed by the Village Engineers and no relevant revisions are required.
Motion by D. Stellpflug, seconded by A. Mull, to recommend to the Village Board approval of the proposed CSM, dated January 27, 2020, regarding the lot line adjustment between Lot 3 and Lot 4 from previously approved CSM No 11864 located along Dable Road, based on no concerns from the Village Engineers. Motion carried unanimously.
6. Certified Survey Map for Schroedl Development, LLC, dated Feb. 13, 2020, to create one lot (1.11 acres) along Dable Road from the 9.43 acre lot created by CSM No. 11863, with recommendation to Village Board.
Mr. Schroedl presented the CSM which creates one lot (1.11 acres) from the larger wooded parcel and has street frontage along Dable Road. The Village Engineers reviewed the proposed CSM and found that the Waukesha County GIS website indicates that Primary Environmental Corridor covers all of proposed Lots 1 and 2 on the CSM and recommends that the limits of the Primary Environmental Corridor be shown on the CSM in relation to the proposed two lots.
Mr. Schroedl mentioned that the County/DNR have no restrictions regarding Primary Environmental Corridors.
Building Inspector S. Johnson mentioned that any restrictions in the Primary Environmental Corridor are usually handled on a municipal level through an overlay district. The Village does not have an ordinance for that overlay district.
Motion by D. Stellpflug, seconded by M. Schreiber, to recommend to the Village Board approval of the proposed CSM which creates one lot (1.11 acres) from the larger, wooded parcel, subject to verification of the Village Engineer's request to clarify the

extent of Primary Environmental Corridor limits on the CSM and with the Village Planner regarding any restrictions or concerns for property located in the Primary Environmental Corridor. Commissioner M. Radomski will follow-up with the Village Planner. Motion carried.

7. Site Plan for development of Lot1 of CSM No. 11790, 23.51 acre parcel along Dable Road for Mushroom Mike, LLC to conduct agricultural operations for various crops and mushroom orchard.

Chair G. Nickerson mentioned that the Village Planner reviewed the Site Plan submitted by M. Jozwik which shows an agricultural building for the growing of mushrooms on the 23.5 acre parcel off of Dable Road that is currently zoned A-T (Agricultural Transition). The Planner provided a report which indicates that new farm buildings are only permitted in the A-T District when the parcel is 35 acres or more and has an average width of 600 feet. As currently drafted, this provision would prevent the proposed project due to lot area and width.

The consensus of the Commissioners is to table this request at this time.

8. Draft Ordinance to amend Village's zoning regulation and standards for the A-T District, with recommendation to Village Board.

The Planner also drafted an amendment to the subsection in the Zoning Code to continue the use of A-T properties as agricultural, as well as update the Statement of Intent to include..."to discourage the conversion of prime agricultural lands to scattered residential, commercial and industrial uses", as well as include a review procedure for the Plan Commission for all properties in the A-T District. At this time, the Plan Commission is not responsible to review any site plans and architectural plans for projects within the A-T District. M. Radomski is concerned about someone coming in with a smaller parcel with the same situation. The Village has limited A-T parcels

Motion by A. Mull, seconded by M. Radomski, to recommend to the Village Board to set the proposed zoning changes as listed in draft Ordinance No. 02-2020 to a Public Hearing and approve the regulations as recommended by the Village Planner and generally listed as follows:

1. **Revise the standards for the A-T District to allow new farm buildings on parcels that are 20 acres or larger with a minimum width of 400 feet.**
2. **Revise the purpose statement for the A-T District.**
3. **Revise Section 10.1 so that projects in the A-T District would be subject to the review and approval of the Plan Commission.**

Motion carried unanimously.

9. Discussion: Letter from Eric Schwartz to amend the current driveway requirements in Chapter 46-3(B) of the Municipal Code, as well as amend the driveway width requirement in the front yard in Chapter 70 Zoning, Section 6.4 (D).

Mr. Schwartz would like to install concrete over his culvert to the public roadway but the current driveway requirements do not allow that. **The current requirements state that no driveway constructed of concrete material shall be permitted to extend to the public highway pavement or over the ditch culverts and must remain a minimum of five feet distant from the culvert on the property owner's side so that culverts can be**

repaired, replaced or inspected. Since the Village does not repair, replace or inspect culverts, he believes that a change in the requirements would be a good change for all future concrete driveways installed in the Village. Mr. Schwartz feels that the ordinance is outdated and more of a burden on the homeowner and does not want to bring in two crews to install a driveway. The owner repairs his own culvert.

D. Stellpflug mentioned that asphalt needs to be installed at least 4 feet into the driveway to allow blending when the street is repaired. M. Radomski suggested using other materials such as pavers, other than concrete, to blend with the existing street. Mr. Schwartz is requesting a 4 foot setback from the street using other materials rather than 10 feet.

Mr. Schwartz would also like to see changes in the Zoning Section 6.4(D) which states that no driveway in the R-1 and R-2 Residential Districts shall exceed 24 feet in the width anywhere in the front yard as most new homes are constructed with a 3-car wide garage, which would exceed this requirement.

G. Nickerson suggested continuing discussion for these two items at the Plan Commission meeting next month with some possible suggestions for changes. D. Stellpflug would like to check to see what the Town of Waukesha regulations are regarding culverts.

10. Consideration of adding language to the Industrial Zoning District (I-1) Section 4.10 of Chapter 70 Zoning to include the sales of vehicles as a permitted use. Chairman G. Nickerson suggested including vehicle sales in its own category in the Industrial Zoning District. The Clerk will try to draft something for the next meeting.

Due to the April 7th election, the next Plan Commission will be held on Wednesday, April 8, 2020.

11. **Motion by M. Schreiber, seconded by A. Mull, to adjourn at 8:06 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk