

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
April 7, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:31p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, A. Mull, M. Schrieber, M. Radomski and T. Paulson.
Village Clerk: R. Bagley
Absent: Commissioner N. Treder
Others Present: Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of March 9, 2021 Plan Commission meeting minutes.
Motion by A. Mull, seconded by T. Paulson, to approve the March 9, 2021 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Conceptual design for 46 Duplex/Condominium units, roadway plan and landscaping plans for the property located on the vacant parcel in the Broadlands Subdivision, NPV 1563 994 consisting of 16.17 acres with R-3 zoning Multi-family Residential.
Steve Styza continued the presentation on his new proposal for the 16.17 acres vacant parcel in the Broadlands Subdivision which would consist of 23 duplex condominium buildings (46 units) on the vacant parcel, with a long cul-de-sac originating off of Augusta Way. He presented three different façades and various color schemes for the 46 units. The street-facing side of the units will be constructed with 80% or greater natural stone. Mr. Styza is meeting with the Prairie Village Water Trust to discuss size of laterals and locations. An island was added to the end of the long cul-de-sac which meets the Village guidelines. Mailboxes are proposed to be grouped in two locations, but safety is a factor upon the location along Augusta Way.
The Village Planner is working with legal counsel to determine the proper procedure when a Conditional Use and PUD (Planned Unit Development) overlay is involved. Mr. Styza is requesting a 40' setback for units along Augusta Way and 30' setbacks for the units along the proposed cul-de-sac. Waukesha County will handle the Storm Water aspect.
When asked about the estimated completion of the project, Mr. Styza mentioned that 3 or 4 duplexes will be constructed first along Augusta Way, with additional duplexes added as the market dictates. Mr. Styza does not have a builder at this time.

The next step is to have the Village Planner draft the documents for the Public Hearing. The proposal has not been reviewed by legal counsel at this time.

Motion by D. Stellpflug, seconded by A. Mull, to recommend a Public Hearing in June upon review of the proposal by the Village Planner to allow 23 duplex Condominium units on the 16.17 acres vacant parcel in the Broadlands Subdivision, along with the proper application forms. Motion carried unanimously.

6. Review/regulate the size and number of storage containers in various zoning districts in the Village.

Village Planner T. Schwecke created a proposed Ordinance to regulate storage containers in the Industrial zoning district in the Village.

Chair G Nickerson mentioned that the proposed Ordinance only regulates storage containers in the Industrial Zoning District. B-1 and B-2 Districts should be added to the ordinance as **permitted temporary uses**. A site plan would have to be submitted and approved showing the location/size of any storage containers, along with the location of the septic field.

Commissioner M. Radomski asked about cubic feet for the size.

A limit of 2 containers would be allowed, but could be revised for larger lots. Available green space percentage should be established. The percentage could be different in the various districts. Owner-occupied in B-2 District?

Chair G. Nickerson would like to see an annual renewable permit, per parcel, for each zoning district.

M. Radomski asked about the temporary moving Pods in the residential/business districts. The Pods are a different type of use as a storage container.

7. **Other future agenda items.** Nothing.

8. **Motion by M. Schreiber, seconded by T. Paulson, to adjourn at 7:14 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk