

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

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Board Room.
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
Others Present: Derek Gemmel and Zach Hansen, Crown Dev. and Advisors, LLC
3. Pledge of Allegiance was recited.
4. Approval of July 6, 2021 Plan Commission meeting minutes.
Motion by D. Stellpflug, seconded by A. Mull, to approve the July 6, 2021 Plan Commission meeting minutes as written. Motion carried.
5. **Request from Derek Gemmel, 112 N Harrison Street, to construct a new detached garage and exceed the 15' height maximum for an overall height of 18.5 feet.**
D. Gemmel stated that he purchased the property without a garage and wishes to build a detached garage with a height of 18.5 feet. He would like to use the space in the peak of the garage to store seasonal toys and holiday decorations. The overall design will match the house, with the same siding. Overall, it will improve the property and improve the look of the house. The proposed garage would be in a similar location as a garage which was removed years ago. The height of the house is 23 feet and the garage will not exceed that. The garage will be used for personal uses and not as rental property.
Commissioner A. Mull mentioned that the pitch of the roof and the look of the garage is very close to the look of the house in every detail.
Motion by D. Stellpflug, seconded by M. Schreiber, to approve the proposed garage located at 112 N Harrison Street with the exception to exceed the 15 foot height restriction to 18.5 feet in height, as it does not exceed the height of the primary structure, it is aesthetically pleasing and architecturally compatible with the style of the primary structure and will not be used as a rental property unless a conditional use permit is authorized by the Plan Commission. Motion carried unanimously.
6. **Town of Genesee Extra-territorial Certified Survey Map for Crown Development & Advisors, LLC, Brookfield, WI to create a 3-lot CSM from a 5.38 acre lot in the Commercial District at the end of Executive Drive, with recommendation to the Village Board.**
Zach Hansen explained that Crown Development & Advisors, LLC, owns the entire parcel and is dividing and selling parcels to commercial businesses. The proposal fits the zoning for the Town of Genesee. The Town Plan Commission and Town Board have approved the land division with the last revision to the CSM dated August 31, 2021. The Commissioners did not find any issues concerning the proposed development.
Motion by G. Nickerson, seconded by D. Stellpflug, to recommend to the Village Board approval of the proposed Town of Genesee Extra-territorial CSM for Crown Development & Advisors, LLC, to create a 3-lot CSM from a 5.38 acre lot in the

Commercial District at the end of Executive Drive as it conforms to the Village of North Prairie requirements. Motion carried unanimously.

7. **Other future agenda items.** No suggestions.

8. **Motion by M. Schreiber, seconded by D. Stellpflug, to adjourn at 6:49 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk