

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
October 12, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:32 p.m. in the Community Room to accommodate physical spacing for members.
2. Roll call was taken with the following present:  
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, M. Radomski, A. Mull, M. Schreiber and T. Paulson.  
Village Clerk: R. Bagley  
Absent: Commissioner N. Treder  
Others Present: Lawrence & Joy Meyers, D. Bloom, L. Schroeld and K. Fehrman.
3. Pledge of Allegiance was recited.
4. Approval of September 7, 2021 Plan Commission meeting minutes.  
**Motion by M. Schreiber, seconded by A. Mull, to approve the September 7, 2021 Plan Commission meeting minutes as written. Motion carried.**
5. **Town of Genesee Extra-territorial Certified Survey Map for Lawrence & Joy Meyers, W304 S4732 Old Mill Road, Waukesha, to modify existing lot lines and create a 3-lot CSM from 6.28 acres. Each parcel contains a single family residence and will rezone all parcels to R-2 Residential District, with recommendation to the Village Board.**  
The properties are located on the northeast corner of Old Village Road and Old Mill Road. Mr. Meyers explained that they needed to modify the existing lot lines in order to include the entire septic system on Lot 2. They are in the process of rezoning all three properties from A-2 Rural Home District to R-2 Residential District, requiring 30,000 sq. ft. minimum lot size. The proposed CSM will not create any new parcels and will only modify the existing lot lines  
**Motion by T. Paulson, seconded by M. Radomski, to recommend to the Village Board approval of the proposed Town of Genesee Extra-territorial CSM for Lawrence & Joy Meyers, W304 S4732 Old Mill Road, Waukesha, to modify existing lot lines and create a 3-lot CSM from 6.28 acres, upon meeting all recommendations as listed by the Town Planner. Motion carried unanimously.**
6. **Town of Genesee Extra-territorial Subdivision Plat for TKS Corporation, owner, submitted by Ryan Janssen, developer, to create Genesee Preserve which is a sixteen (16) lot subdivision with three (3) outlots, approx. 106.42 total acres located off of C.T.H. X in the Town of Genesee, with recommendation to the Village Board.**  
Commissioner M. Radomski stated that it appears that the Town Planner does not have any major concerns. The preservation and protection of the natural area as identified by SEWRPC as the Saylesville Road Fen Natural Area and identified as an NA-3 site on the Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern WI Region, was an item of concern. The natural area will be placed in a conservation easement.  
**Motion by D. Stellpflug, seconded by M. Schreiber, to recommend to the Village Board approval of the Genesee Preserve Subdivision Plat for TKS Corporation, as submitted, upon the applicant complying with all 26 recommendations from the Town Planner. Motion carried unanimously!**

7. **Complaints submitted for Village parcel located at 555 Dable Road, Mukwonago regarding a landscaping business and piles of dirt.**

**D. Bloom, W312S5490 Dable Road**, brought up a number of issues which he observed with the new parcel and residence created at 555 Dable Road. The owner of the property is Lee Schroedl. Mr. Bloom explained that truck loads of dirt from Sideliners parking lot expansion were dumped on his property, with 5 to 6 truck loads being returned to the Sideliner's property located at Hwy 59 and STH 83 for property restoration. Also, Mr. Bloom stated that landscaping materials are being stored in the owner's garage. Mr. Schroedl brings home brush at the end of day from other jobs. Mr. Bloom believes that Mr. Schroedl is running a landscaping business out of his residence on residential property and he is tired of the traffic and the dirt on the roadway.

**L. Schroedl, 555 Dable Road**, stated that the dirt piles were not on his property. The piles were placed on the lot next to him so that the owner of that lot would have some fill for her property when she decides to build a new house on the vacant lot. The piles of dirt are grown over with natural plants and the piles are difficult to see. Lee Schroedl stated that he is trying to finish the landscaping in his own yard during most weekends and any landscaping material delivered to his residence is for his personal use. He is a certified arborist and runs a landscaping business during the days by travelling to job sites. Materials used in landscaping business jobs are not delivered to his home. He has two employees who meet him as they carpool to the job sites. Mr. Schroedl owns two personal vehicles and one company vehicle. Commissioner M. Schrieber asked if he can finish his landscaping in one year. L. Schroedl is hoping to get his front lawn completed this year.

**K. Fehrman, owner of vacant lot next door**, is in the process of constructing a new home and was in need of fill.

The Building Inspector has driven by 555 Dable Road and does not see a business operation. He sees the owner landscaping his yard.

The consensus of the Commissioners is that Mr. Lee Schroedl is not running a business out of his residence, and instead, just trying to finish his own yard during times when he is not working. The Commissioners will review the requirements/conditions regarding operating a business from a residence and property will be checked for noxious weeds.

8. **Complaint submitted for Village parcel located at S55 W31401 State Road 59, North Prairie regarding operating a trucking and landscaping business.**

**D. Bloom, W312S5490 Dable Road**, filed a complaint of pending danger regarding traffic at S55W31401 Hwy 59 due to K. Fehrman's sons running a trucking and landscaping business out of that property as observed by Mr. Bloom. Mr. Bloom put a call into the Dept. of Transportation and Art Baumann stated the driveway was established many years ago for a farming operation and is currently zoned A-T Agricultural Transitional. Dylan Fehrman stated he and his brother operate a trucking business in Waukesha at 2728 Northview Road, Unit 62, and stage their trucks at the Hwy 59 location. Nothing is delivered to the Hwy 59 property and nothing is unloaded unless it is for personal use. The trucks leave and return once a day, unless called out to

retrieve a car by the State Patrol/Sheriff or first responders. The trucks are stored inside the detached pole barn or behind the building.

9. **Other future agenda items.** Review business out of the homes regulations.

10. **Motion by M. Schreiber, seconded by T. Paulson, to adjourn at 7:53 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk