

PLAN COMMISSION MEETING MINUTES

VILLAGE OF NORTH PRAIRIE

OCTOBER 11, 2022 at 6:30 PM

NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chairman Gary Nickerson at 6:30 PM in the Municipal Center.
- Roll was taken with the following were present: Chair Gary Nickerson, David Stellpflug; Mike Radomski; Al Mull, Tim Paulson, Nick Treder and Mike Schreiber
- Also present: Deputy Clerk Pauline Wigderson, Rajwinder Singh, Perry Collaer and Daniel Majewski.
- Pledge of Allegiance was recited.
- It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.
- Approval of September 6, 2022 Plan Commission Minutes:
Motion by David Stellpflug, second by Al Mull to approve the Plan Commission minutes of August 10, 2022, and waived reading thereof, motion carried.

Gary Nickerson recused himself as he may be the contractor for this project.. Dave Stellpflug chaired this agenda item.

- Discussion and/or Action as Necessary for the request from Rajwinder Singh, 102 East State Road, to covert the upper level to a lunchroom and bar area. The owner would have to get beer and wine liquor license, which would be valid only for the upstairs area. The new lunch room area would require all beverage sales to be made upstairs and consumed upstairs. The patrons could not come in through store on the ground level. The State requires a separate entrance to the upstairs. They cannot go into the store and go upstairs; they must use the separate outside entrance. Food could be purchased in the store and taken upstairs to be eaten. The owner will not be required to get a permit from the Waukesha County Health Department as they are not selling food upstairs. The food will come from the store on the ground level, but alcoholic drinks cannot be purchased downstairs and taken upstairs – these are two different licenses. There are items that must be addressed – occupancy load of the space, is an extra exit needed for the lunchroom, what about meeting ADA accessibility. The space to be used is 15’ by 30’. The upstairs space is currently is not being used. They would build out the space, which would allow them to have 4 or 5 tables. There will not be a employee upstairs at all times. There will be an alarm on the door to let them know that a person has gone upstairs and then someone will go upstairs and stay until they leave. There are no restrooms or wash stations upstairs. The hours of operation would be 5:00 a.m. – 11:00 p.m., same as the store, but since the deli is open 8:00 am. – 8:00 p.m. those would be the likely hours of operation for the lunchroom.

Motion by Dave Stellpflug, second by Mike Scheriber to recommend approval of the Lunchroom and Bar at 102 E State Road in the upper level which must be accessed through a separate

entrance, an occupancy load given from the Fire Department and all building codes met. Motion carried. Gary Nickerson abstained.

- Discussion and/or Action as Necessary for the request from Daniel Majewski, 107 North Main Street, to convert the existing church into a single family home. The two properties 105 & 107 N Main Street will have to be rezoned from the current B2 – General Business zoning to R2 residential zoning. The new property owner has converted other churches to residential homes. He would not keep this property, once it is converted he will put on the market. He would like to make it a 5 bedroom, 3½ bath home. He would like to add a driveway for the current parsonage, this may require moving the lot lines, but he will look into what will be required. He would like to have the project completed within a year. He plans on doing a lot of the renovations himself.

Motion by Tim Paulson, second by Nick Treder to recommend approval to the Village Board for possible rezoning of the property, 107 North Main Street, from the B2 – General Business Zoning to R2 Residential Zoning. Motion carried.

- Discussion and/or Action as Necessary for the request from Perry Collear of Central Pattern and Machine, 101 N Oakridge Drive for a possible addition for a garage and material storage building. The new addition will be the same height as the existing building. The building is gong to be made of Once the addition is done both buildings will be painted to match each other. The addition will be 54' by 50'. The outside of the building will be made with steel. There will be an overhead garage door. The two buildings will be connected by a covered breezeway, which will be large enough to get a forklift through to get materials. There may be some welding done in the addition. There will not be any water in the addition, but the code may require an eyewash system for the welding. The building will have electricity. The addition will be used for material and tool storage, vehicle overnight storage, forklift charging station minor fabrication and maintenance, and shipping and receiving. They will be able to get a semi-truck in for deliveries. Parking will be at 17 total spaces, but one may have to be a handicap space. The dumpster will be fenced in on the north side of the building. There will not be a loss of any greenspace. The addition must meet all codes and setbacks.

Motion by Dave Stellpflug, second by Mike Schreiber to approve the building addition for Central Pattern and Machine, 101 N Oakridge Drive, subject to all codes and requirements from the Village Building Inspector and Fire Department met. Dave Stellgflug amended the motion, second by Mike Schreiber to allow the building to be made of steel instead of block or brick by Zoning Code Section 4.9 H (2)(e)(f) – Design Standards and receiving all approvals from the State of Wisconsin and Waukesha County. Motion Carried.

- **Motion by Al Mull, second by Tim Paulson to adjourn at 7:35 p.m. Motion carried.**

Respectfully Submitted,
Pauline Wigderson