

PLAN COMMISSION MEETING MINUTES

VILLAGE OF NORTH PRAIRIE

FEBRUARY 7, 2023 at 6:30 PM

NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chair Gary Nickerson at 6:33 PM in The Municipal Center.
- Roll was taken with the following were present: Chair Gary Nickerson, Dave Stellpflug, Mike Radomski, Al Mull, Tim Paulson and Mike Schreiber
- Excused: Nick Treder.
- Also present: Deputy Clerk Pauline Wigderson, Village Building Inspector Scott Johnson, John Carini, Luis Olivares, Donna Samuels, John Heintz Taylor
- 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 January 10, 2023 Plan Commission Minutes:
Motion by Dave Stellpflug, second by Al Mull to approve the Plan Commission minutes of January 10, 2023, and waived reading thereof, motion carried.
- Public Comment
Motion by Gary Nickerson, second by Mike Schreiber to go into the public comment, motion carried.

Carol – This business was not approved at the January Village Board and is not sure why it is back again for approval. She feels that is lot is a buffer between the residential properties and the industrial lots and does not want the landscaping business approved. 4 other property owners do not want this business at that property. The business could be in the industrial park but not that lot. When coming through the Village, people do not want to see the property being fenced and having mulch and stone stored outside.

Casey Wista, 235 State Road does not want the property rezoned to I1 Industrial Zoning District. Jennifer, does not want to have the industrial zoning across from her property and wants it to remain commercial.

Donna Samuels, there is not enough information on the possible rezoning from B1 to I1, is it necessary? There is not enough information as to what is being done with the business & property. The property is very small, will all the items fit on the lot and in the building? What is happening with the interior of the building? What if the property is not maintained? Once it becomes industrial there is no control over the business that could go into the property.

Worried about what the future business could be after he moves out.

John Carini, are asking to have the proposed business readdressed, there were things that were not heard at the January Village Board meeting. The machines and trucks will either be in the building or behind the building and will not be able to be seen from the street. The septic system has failed and they will be on a holding tank agreement from Waukesha County. The materials being stored outside are only for use for jobs they have and cannot be bought by the

general public. The lot will be landscaped and cleaned up so that it will look nice. The business does not create dust or noise. The trucks do not come and go all day. They leave in the morning and come back in the evening. There could be some that come back during the day, but it is not constant. He will work hard to be a good business in North Prairie.

Motion by Gary Nickerson, second by Dave Stellpflug to close the public comment. Motion carried.

- Discussion and/or Action as Necessary for the request from Eden Landscaping, 226 Industrial Drive, for their site plan and installation of fence and the possible recommendation of the rezoning to I-1 Industrial Zoning District. The Village Planner, Tim Schwecke, provided a letter of recommendation for the rezoning of the 226 Industrial Drive from B-1 Business Zoning to I-1 Industrial Zoning District. It would require a conditional use permit for the outdoor storage of materials. In Tim Schwecke letter he reference 2017 Act 67 from the State of Wisconsin. Some members of the Plan Commission would like more information on this act before making any recommendations.
- Motion by Tim Paulson, second Mike Schreiber to table the business plan of operation, site plan, fence and rezoning recommendation until more information can be reviewed about the 2017 Act 67 regarding this business. Motion carried.
- **Motion by Tim Paulson second by Mike Schreiber to adjourn at 7:10 p.m. Motion carried.**

Respectfully Submitted,
Pauline Wigderson