

## PLAN COMMISSION MEETING MINUTES

### VILLAGE OF NORTH PRAIRIE

APRIL 11, 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 and Mike Schreiber.
- Excused: Al Mull, Tim Paulson and Nick Treder.
- Also present: Deputy Clerk Pauline Wigderson, Village Building Inspector Scott Johnson, Bob Reddington, RC Laue, Hunter Laue and Sandra Mueller.
- 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 March 7, 2023 Plan Commission Minutes:  
Motion by Mike Schreiber, second by Mike Radomski to approve the Plan Commission minutes of March 7, 2023, and waived reading thereof, motion carried.
- Public Comment  
  
No public comment.
- Discussion and Action as Necessary: Robert Laue, Laue's Landscapes & Design Solution, Inc Tax Key #NPV 1565999001 Business Plan of Operation, Site Plan & Fence. This is a current business in Dousman and they would like to relocate to North Prairie. They have been in Dousman for 17 years and have not had one complaint about their business. The parcel is 5.67 acres and would need an address assigned. Currently there is no electrical or water for the property. The parcel is zoned I-1 Industrial District and a landscaping business is allowed in the zoning. He would like to install a greenhouse that would be used year-round. They would like to put a job trailer on the property for now, and in the future, would build a permanent structure. They would install electrical but not water for now. The landowner has installed berms which should help with the light spillage to the other properties. They will have portable restroom units on site. They do plan on having bins for the storage of soil, mulch, stone etc. They would install either asphalt or concrete under the bins, which will help to keep the area clean. The public can stop by and purchase items. A lot of their items come to them stacked on pallets and this will help to keep the area neat and clean. They will have bulk salt store on site for their use, they will not sell the bulk salt to customers. They will have to look into Trans 277 to make sure that they are complying with all the rules and regulations required by the State of Wisconsin. They will also have to check with Waukesha County to see if they will need a stormwater permit – they may not, depending on how much soil is moved. They would like to do some improvements on the property to show what type of things they can install for customers. They need to make sure that the greenspace stays at 20% for the property. Outdoor storage on I-1 Industrial District can only be granted with a conditional use permit from the Village Board.
- **Motion by Dave Stellpflug, second Mike Schreiber to approve the business Plan of operation and the site plan for Laue's Landscapes& Design Solution, Inc for the property located on Hwy ZZ, Tax Key Number NPV1565999001. Motion carried.**

- Discussion and Action as Necessary: Laue's Landscapes & Design Solution, Inc Tax Key Number NPV 15659990001 Recommendation for A Conditional Use Permit. Robert Laue. Laue's Landscape and Design Solution is requesting a conditional use permit so that they would be able to have outdoor storage for their business on the property. The property is zoned I-1 Industrial District which will allow a Conditional Use Permit for outdoor Storage. They will have soil, mulch, stone, salt, trees, blocks, pavers and vehicles outside.
- **Motion by Mike Schreiber, second Mike Radomski to recommend to the Village Board to set a Public Hearing for the Conditional Use Permit for Laue's Landscape and Design Solution for the Property located on Hwy ZZ by the railroad tracks, Tax Key Number NPV1565999001, Mike Schreiber amended his motion, Mike Radomski second the amendment, that Robert Laue must check with Waukesha County to see if they will need a stormwater permit and with the State of Wisconsin to see if the Trans 277 would apply to this property. Motion carried.**
- Discussion and Action as Necessary: Amend Section 6.4D – Driveway Requirement. The Village Building inspector would like to have the Driveway Requirement of 24' increased. With new homes being built with 3 car garages the 24' width requirement is not being able to be met. Already this year the Plan Commission has had to grant 2 width increases. The Deputy Clerk & the Building Inspector will work together to get some possible wording for the Plan Commission to review at the next meeting.
- **Motion by Mike Schreiber second by Dave Stellpflug to adjourn at 7:09 p.m. Motion carried.**

Respectfully Submitted,

Pauline Wigderson