

PLAN COMMISSION MEETING MINUTES

VILLAGE OF NORTH PRAIRIE

JULY 10, 2023 at 6:30 PM

NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chair Gary Nickerson at 6:30 PM in the Municipal Center.
- Roll was taken with the following were present: Chair Gary Nickerson, Dave Stellpflug, Mike Radomski, Mike Schreiber and Al Mull.
Excused: Tim Paulson and Nick Treder.
- Also present: Deputy Clerk Pauline Wigderson, Village Building Inspector Scott Johnson, Bob Reddington, RC Laue, Hunter Laue, Sandra Mueller, Deborah Hall, Frank & Sue Rewasiewicz, Laurie & Mark Heinonen, Jacob & Michelle Trussoni, Kevin & Katie Mickelberg, Mary Marshall, Rob Hanosh, Duane Atwater and Kathleen Thuemling.
- 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.
- Public Comment- Motion by Gary Nickerson to open the public comment, Mike Schreiber, second. Motion carried at 6:31 p.m. No Public Comments were received. Motion by Gary Nickerson to closed the public comment, Al Mull second. Motion carried 6:32 p.m.
- Approval of June 6, 2023 Plan Commission Minutes:
Motion by Tim Paulson, second by Mike Radomski to approve the Plan Commission minutes of June 6, 2023, and waived reading thereof, motion carried.
- Discussion and Action as Necessary: Robert Laue, Laue's Landscapes & Design Solution, Inc Tax Key #NPV 1565999001 Business Plan of Operation and Site Plan. A new site plan and business plan of operation had been submitted. MSDS sheets for the dye used for the mulch was submitted. A decibel reading was done at the current location and was submitted. Laue's has removed the storing of salt and fuel on the property. Salt would be located at a different site and the drivers would have to fill up at a gas station. They have removed the 2nd driveway to the site and will only use one driveway. Neighbors are still concerned about the noise level, dust created and possible contamination to the water wells. This property has been zoned I-1, which allows for the landscaping business since it was annexed into North Prairie. There would be 6-8 employees and maybe 2-3 customers on the property at a time. Most of the employees pick up the supplies they need for the day and then go to the job site. They have removed the lighting and will return with the proposed signage for the business. They have updated their hours of operation to Monday – Friday 8:00 a.m. until 5:00 p.m., Saturday 8:00 a.m. until 12:00 p.m. and no Sunday hours. During the spring, April, May and June they will open at 7:00 a.m. for contractors to come to the yard and pick up materials. Stone, mulch, topsoil, compost and sand will be stored in bins in the yard. Bricks and pavers will be stored on the pallets that they are shipped on. They will have a job trailer on site and port-a-john. In time they will have a building built. They would like to stay on the well for their water needs. They will have to check with the water trust to see if they will be required to hook up to municipal water. Their machines do not make the same level of noise as the recording that was played by the residents at the last meeting. Their numbers came in at 70 decibels and the machines are not running all day, maybe 90 minutes for the entire day of operation. The neighbors stated that recently there was some machine out there running and it was not only loud but it was shaking the walls of her home. They would like to add some more trees and bushes on the property for screening and noise reduction. The neighbors are concerned with well contamination by this business and while they

state that there has been no well contamination at their current site, it does mean that it couldn't happen at this site and then where would the residents be without clean water? The property is about 5 ½ acres and it would not all be used at this time. This property was previously used as a dump and the current owner has cleaned it up and if those items did not cause the wells to be contaminated, then the proposed business should not contaminate the wells. One of the residents adjacent to the property home schools her child and the noise and dust could cause issues and affect her learning. There were concerns about the drainage for this property, where would the runoff go? The neighbors believe that this business cannot meet the 600' setback for residential properties state in the North Prairie Zoning Code 4.1.0 E(10).

- **Motion by Mike Radomski to approve the Business Plan of Operation for Laue's Landscape and Design Solution, LLC with the salt and fuel storage on the property removed, no second to the motion was made and after waiting 2 minutes the motion died. No other motion was made for the Business Plan of Operation. The Business Plan of Operation for Laue's Landscape, LLC was not approved.**
- Discussion and Action as Necessary: Laue's Landscapes & Design Solution, Inc Tax Key Number NPV 15659990001 Recommendation for A Conditional Use Permit. Robert Laue. This item was sent back from the Village Board for further review. This item has been table until the July Plan Commission meeting for further review of new material being submitted by the requestor.
- **No Motion – the item was not heard because the Business Plan of Operation was not approved.**
- 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 Al Mull second by Mike Schreiber to adjourn at 8:03 p.m. Motion carried.**

Respectfully Submitted,

Pauline Wigderson