

**PLAN COMMISSION MEETING MINUTES**  
**VILLAGE OF NORTH PRAIRIE**  
**AUGUST 8, 2023 at 6:30 PM**  
**NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET**

- The meeting was called to order by Chair Gary Nickerson at 6:32 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: Nick Treder.
- Also present: Deputy Clerk Pauline Wigderson, Village Building Inspector Scott Johnson, Donna Samuels, Frank Schimpf, Frank Schimpf, Jr, John Heintz Taylor, Dave & Carol Schroeder and Laurie & Mark Heinonen.
- 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: Gary Nickerson to open the public comment at 6:33 p.m. Donna Samuels would like to have the agenda packet placed online so it can be reviewed prior to the meeting. Gary Nickerson closed the public comment at 6:34 p.m.
- Approval of July 10, 2023 Plan Commission Minutes:  
Motion by Mike Schreiber, second by Mike Radomski to approve the Plan Commission minutes of July 10, 2023, and waived reading thereof, motion carried.
- Discussion and/or Action as Necessary: Extra-Territorial Certified Survey Map – Town of Genesee. W304 S5225 STH 83 -Frank & Ashleigh Schimpf. The CSM has been approved by the Town of Genesee and their approval letter was provided. They would like to increase the size of lot 1 and decrease the size of lot 2. This will allow the owner of lot to put a garage on the property and be within the setbacks.
- **Motion by Dave Stellpflug, second by Al Mull to recommend approval of the Certified Survey Map for W3074 S5225 STH 83 for Frank & Ashleigh Schimpf as submitted. Motion by Dave Stellpflug, second by Al Mull to include “The Town’s approval was subject to all conditions contained in the Town Planner’s report dated April 19, 2023.” Motion carried.**
- Discussion and/or Action as Necessary: A 26”x 40” Shed for 555 Dable Road, Lee Schroedl. Mr. Schroedl would like to install a new garage with a 16’ peak, which will match the existing house and use the light blue horizontal siding. This is a residential property which is 5+ acres. The garage will be a long way off of the road and would not be easily seen. The clearance would be 16.3’, the inside walls will be 12’ tall with the overhead door facing the side of the property. A driveway will not be installed, it will remain grass. This building will allow him to get everything inside and not stored outside on the property. He will add more screening to soften the building.
- **Motion by Mike Schreiber, second by Dave Stellpflug approve the outbuilding at 555 Dable Drive to have 12’ walls with a clearance of 16.3’, that the building material match the existing home as closely as possible, as submitted. Motion carried.**
- Discussion and/or Action as Necessary: Robert Laue, Laue’s Landscapes & Design Solution, Inc Tax Key #NPV 1565999001 Resolution to Deny the Business Plan of Operation. An open record request was filed as to why the Plan Commission denied the Business Plan of Operation for Laue’s Landscapes & Design Solution, Inc. The Village Attorney recommended that a resolution be created

to state the reasons for denial. Gary Nickerson read the entire resolution for the Plan Commission and public members to hear.

- **Motion by Dave Stellpflug, second by Mike Radomski to approve Resolution 03-2023 as submitted. 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. Could it be possible to have it larger at the garage and taper to 24' at the approach? The width at the garage also allow for a side parking spot? The Deputy Clerk & the Building Inspector will work together to get some possible wording for the Plan Commission to review at the next meeting.
- Discussion and Action as Necessary: Amendment to Chapter 26 Nuisances §26-6 Litter, Mud, Dirt, Stone and Debris Control. The Village does not have the equipment or personnel to trim the trees from the right of way and letters could be sent to the homeowners to get this done one the chapter is amended, and if the homeowner does not trim the trees then the Village could hire a tree company to do the trimming. The DPW will get us a height measurement of the trucks to put in the ordinance. 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 Radomski to adjourn at 7:15 p.m. Motion carried.**

Respectfully Submitted,

Pauline Wigderson