

PLANNING COMMISSION MEETING MINUTES
VILLAGE OF NORTH PRAIRIE
FEBRUARY 6, 2024 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 p.m.in the Municipal Center.
- Roll was taken with the following members 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; John Heintz Taylor, Deborah Hall, Jarrod Schwartz, Hans Guderson and Steve Tood of Waukesha County.
- 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.
- Announcement of possible Closed Session pursuant to WI State Statue §19.85(1) Conferring with Legal Counsel.
- Public Hearing: **Motion by Mike Radomski, second Dave Stellpflug to open the Public Hearing at 6:32 p.m. Motion carried.** Comments by Steven Tod and Hans Guderson of Waukesha County: The salt/brine tank at the Waukesha County Sub Station holds about 6000 gallons of the salt brine runoff. They have had 5 year extensions since 1988. The tank has a 30 year life expectancy and it is going to be replaced in roughly 6 months. They have submitted paperwork that the tank is still passing on the inspections and not have any problems. The new tank will be an above ground tank so a new pad will have to installed as well as a new canopy. These items will be submitted to Plan Commission for review and possible approval. John Heintz Taylor said that he has talked with the Operations Manager and is in favor of the extension for the conditional use permit. Al Mull asked why is the County going with an above ground tank? The answer was the cost of the undergrouThe cost of the underground tank is cost prohibitive. Over the next couple of years the County will be removing all of the underground tanks. The new tank will have a life expectancy of 30 years and they will be renewing the existing conditional use permit every 5 years. The new location of the above ground tank will be a couple of feet from where the exting tank currently is.
Motion by Mike Schreiber, second Tim Paulson to close the public hearing at 6:40 p.m. Motion carried.
- Public Comment: Motion by Gary Nickerson, second by Dave Stellpflug to open public comment.
Motion carried. There were no public comment. Motion by Gary Nickerson, second Al Mull to close public comment. Motion carried.
- Approval of November 7, 2023, Plan Commission Minutes:
Motion by Al Mull, second by Mike Schreiber to approve the Plan Commission minutes of November 7, 2023, and waived reading thereof, motion carried.
- Discussion and/or Action as Necessary: 5-Year Extension to the Conditional Use Permit for the buried salt/brine tank at the substation on Hwy 59 for Waukesha County. Waukehs County will have to submit plans for review and possible approval to the Planning Commission for the new above ground tank and canopy at the substation on Hwy 59. The conditional use permit will be extended to the new tanks, but it will have to reviewed and approved every 5 years. The Planning Commission wants to continue to have the results of the testing for the tanks sent to

the Village every 5 years as well.

Motion by Al Mull, second by Tim Paulson to grant the 5-Year Extension to the Conditional Use Permit for Waukesha County. Motion carried.

- Discussion and Action as Necessary: To Direct Ruckert-Mielke to provide an amended Zoning Map for the Village of North Prairie relating to 400 N Main Street, Tax Key Number NPV 1566-998, to remove the designation of Isolated Natural Area and return the Zoning to AT. Also to remove the B3 Mixed Use District. In previous Planning Commission and Village Board meetings this was discussed and approved to be corrected and at that time it has not been corrected as of yet. Ruckert-Mielke is also directed to make the changes to the Zoning Map so it can be approved. The property owner, John Heintz Taylor, would like to thank the Plan Commission for getting this completed. In addition he reminded the Plan Commission that the maps in the Village of North Prairie Master Land Use document should be updated as well.

Motion by Tim Paulson, second by Mike Radomski to have Ruckert-Mielke amend the Village of North Prairie's Zoning Map for 400 N Main Street Tax Key Number NPV 1566-998 to the correct zonings of AT_ and removing the Isolated Areas and B3 the property to At and remove the Isolated Natural Area. Returning both areas to AT Zoning. Motion carried.

- Discussion and Action as Necessary: Certified Survey Map Jarrod Schwartz & Matthew Schwartz, Tax Key Number 1565979002 to Split the Current lot into two Separate Parcels. The property owner would like to split the lot into parcels. The proposed lot split has been reviewed and approved by both the Village Engineer and Village Planner. The Village Planner is requesting documentation from Waukesha County that they would allow a septic system on the new proposed lot.

Motion by Al Mull, second by Mike Radomski to approved the Certified Survey Map for the Schwartz, Tax Key Number NPV 1565979002 with the condition of Village Planner being submitted to the Village Hall before signing of the CSM. Motion carried.

- **The Closed session meeting will be tabled for the next Planning Commission meeting.**
- **Motion by Tim Paulson I second by Mike Schrieber to adjourn at 6:51 p.m. Motion carried.**

Respectfully Submitted,

Pauline Wigderson