

PLAN COMMISSION MEETING MINUTES
VILLAGE OF NORTH PRAIRIE
JUNE 11, 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 PM in The Municipal Center.
- Roll was taken with the following were present: Chair Gary Nickerson, Dave Stellpflug, Mike Radomski, Mike Schreiber, Al Mull, Tim Paulson and Deb Hall.
- Also present: Deputy Clerk Pauline Wigderson, Carol and Dave Schroeder, and Stephen Styza for the Glen at Broadlands.
- 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 May 7, 2024 Plan Commission Minutes:
Motion by Dave Stellpflug, second by Al Mull to approve the Plan Commission minutes from May 7, 2024 as amended by Dave Stellpflug and waived reading thereof, motion carried.
- Public Comment
No public comment.
- Discussion Conceptual Review of Site Plan, Floor Plan and Architectural Review of the Condo Project for The Glen at Broadlands for 60 Units.
The site is 16.17 acres, the open space would be 55.4% (390,297.6 square feet), the code requires a minimum of 600,000 square feet and they are providing 393,902,97.6 square feet of green space, which is under the required amount Section 4.7(G) 1 of the R3 Zoning Code states, The minimum lot area shall be determined by the number of dwelling units to be accommodated. When served by on-site sewage treatment and disposal facilities, a minimum of 10,000 square feet of open space shall be provided for each dwelling unit. The number of units would be (12) four-unit buildings and (6) 2-unit buildings for a total of 60 units. They would like to amend the plan presented to show door for a third stall in the garage. The units themselves will not be all the same style “cookie cutter”, there will be variations which will keep this from happening. Plan Commission member Tim Paulson stated the Broadlands HOA has reviewed the proposed plan and feels that it would be a good addition to the golf course community. The Broadlands HOA will have to sign off on the development. Mr. Styza & Cornerstone Development have not reached out to the Prairie Village Water Trust, and they were advised by Chair Nickerson as he was advised by Prairie Village Water Trust that they are dangerously close to be capacity with the wells that they currently have, and this might require developing a new well to support this project. The developers have decided to go with one septic system per building, and the units will have an open floor plan. They would like to complete this development in 3 or 4 phases, but that will depend on the sale of the homes. The road widths are 24 feet with a 18” curb on each side of the road. While the homes are off of the golf course, they were asked if the home could expect that balls and at times people could be in their yards and the answer was yes. The golf cart ordinance that the Village adopted should be reviewed to see if it needs to address the new private roads. It was questioned if our current golf cart ordinance should be reviewed to see if needs to address the new private and road and it was stated that the golf cart ordinance encompasses the whole golf course development and would not have to be amended. Deputy Clerk state to the developer that things that need to be addressed before moving forward approval of the development are: the Fire Department

should review the plan to see if they have any issues that need to be addressed; the water trust needs to be contacted to work out the water issues.; the plan needs to be reviewed by the Village Engineer, to see if addresses all the code requirements of North Prairie, Broadlands HOA needs to approve the development; the Village Attorney should be contacted to see if we are able to amend the current PUD or does a new one need to be created.

- **No motion, discussion only.**
- Discussion: Zoning Code Review Sections 1 & 2 and if time allows Section 4.10.
After some discussion the Plan Commission decided to review the Master Land Use Plan first. Kat the suggestion of Trustee Hall, the Deputy Clerk was asked make copies of the plan for everyone and distribute
- **No motion discussion only.**
- **Motion to adjourn by Al Mul second by Tim Paulson to at 7:41 p.m. Motion carried.**

Respectfully Submitted,

Pauline Wigderson