

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MEETING
DECEMBER 10, 2024
6:30 P.M.
NORTH PRAIRIE VILLAGE HALL
130 NORTH HARRISON STREET**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Confirmation of Proper Notice of Meeting**
5. **Public Comment – No Action will be taken**
6. **Approval of November 12, 2024, Planning Commission meeting minutes**
7. **Discussion and Action as Necessary: To approve a request received from Eric Bannenberg for a new business and occupancy for a towing company business at 117 N. Oakridge Drive, North Prairie property owned by Denny Smith**
8. **Motion to adjourn.**

Personnel matters are not an appropriate subject for this forum and should be referred to the Village Office. Any comments which may violate an individual rights of an employee and or representative of the Village will not be permitted. It is possible that members of and possibly a quorum of members of other government bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Village Office at 262-392-2271.

**Posted by:
Nancy J. Zastrow
Acting Clerk/Treasurer
December 6, 2024**

PUBLIC HEARING & PLAN COMMISSION MEETING MINUTES
VILLAGE OF NORTH PRAIRIE
NOVEMBER 12, 2024, at 6:30 PM
NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chair Deborah Hall at 6:30 p.m. in the Municipal Center.
 - Roll was taken with the following were present: Chair Deborah Hall, Tim Paulson, Mike Schreiber, Dave Stellpflug, Mike Schreiber, and Al Mull.
Excused: Amber Pellegrino
 - Also present: Deputy Clerk Pauline Wigderson, Building Inspector Scott Johnson, KEVIN & Katie Mickelberg, Andy Harmann, Laurie & Mark Hernoon, Sandy Mueller, RC Laue, BobbieJo Williams, Jake Trussoni, Kathy Thuemling, and Dave & Carol Schroeder.
 - 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 October 8, 2024, Plan Commission Minutes:
Motion by Al Mull, second by Mike Radomski to approve the Plan Commission minutes of October 8, 2024, and waived reading thereof, motion carried.
 - Public Comment
Motion by Deb Hall, second by Tim Paulson to open the public comment. Motion carried.
No public comment.
Motion by Deb Hall, second by Mike Schreiber to close the public comment. Motion carried.
1. **Public Hearing** – Amend Section 4.10(10) I-1 Industrial Zoning District
Motion by Deb Hall, second by Tim Paulson to open the Public Hearing at 6:34 p.m.. Motion carried.
Sandy Mueller – “Located in the Village” are the only words being removed? What is the intent of not allowing building materials to be stored outside? This allows the Plan Commission to review the site plan and consider if a conditional use permit should be granted.
Jake Trussoni – Agrees with the removal of “Located in the Village” this should move forward.
No Comments from the Plan Commission members.
The Village will be working on updating the entire Zoning Code, but that process will take about 2 – 3 years to complete.
- Motion by Deb Hall, second by Dave Stellpflug to close the Public Hearing at 6:40 p.m.**
Motion carried.
2. Discussion and/or Action as Necessary: Amend Section 4.10(10) I-1 Industrial District of the Zoning Code. The words “located in the Village” should be removed. Nothing else changes. This will be sent to the Village Board’s December 2024 meeting for their possible approval.

- **Motion by Al Mull, second by Mikr Radomski to approve the removal of “Located in the Village” from Section 4.10(10) I-1 Zoning District and make the recommendation to the Village Board. Motion carried.**
3. Discussion and Action as Necessary: Request for Variance for a 6-Foot Fence for 101 S Main Street. Bobbie Jo Williams. Ms. Williams is requesting a wavier under Section 7.9 Compliance with the Americans with Disabilities Act. She is requesting a 4-foot-tall fence in the front and a 6-foot-tall fence in the side and rear. Her son had been able to leave the yard and with all the traffic in the street he would not be safe. By installing the fence, he would have safe access to the yard. The fence should be installed 2-3 feet off of the sidewalk. The Village will not be responsible for any damage done to the fence from snow removal. The fence cannot be in the vision triangle. Ms. Williams will have to submit a site plan that the Village Building Inspector may approve before issuing a permit.
- **Motion by Tim Paulson, second by Al Mull to approve the installation of the 6-foot-tall fence for 101 S Main Street, with a new site plan being submitted and approved by the Building Inspector and that the Village of North Prairie is not responsible for any damage done to the fence because of snow removal. Motion carried.**
4. Discussion and Action as Necessary: Request for Approval of Revisions to the Site Plan for Laue’s Landscape & Design Solutions, Inc County Road ZZ, Tax Key Number NPV 1565 999 001. They have received their approvals and permits from Waukesha County for the stormwater, erosion control and new driveway. The Kettle Morain Fire Department has reviewed and approved of the new driveway location. Laue’s will continue to use the existing driveway until the new one is installed. The driveway location was moved at the request of Waukesha County, and due to the new driveway, storage bins must be moved. This is a minor change and would not require a new conditional use permit to be issued. It was requested that a fence be installed to prevent the highlights from cars entering/leaving the property from the new driveway to the adjunct properties by the neighbor. At this time the Plan Commission will not require a fence to be installed for something that has not yet been a problem. Should in the future the headlights are a problem, the request can be made again.
- **Motion by Deb Hall, second by Mike Schrieber to approve the amended site plan stamped C100, dated 7/25/2024 for Laue’s Landscape & Design, LLC County Road ZZ, Tax Key Number NPV 1565 999 001as presented. Motion carried.**

Motion by Tim Paulson second by Mike Radomski adjourned at 7:03 p.m. Motion carried.

Respectfully Submitted,

Pauline Wigderson

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: Eric Bannenberg

Property Owner: Denny Smith

Address: 117 N Oakridge Dr North Prairie, WI 53153

Daytime Phone Number: 262-278-1337

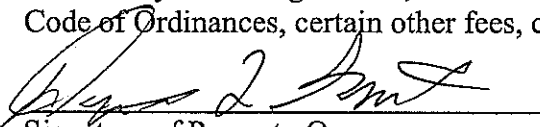
Date of Requested Meeting: 12/10/2024

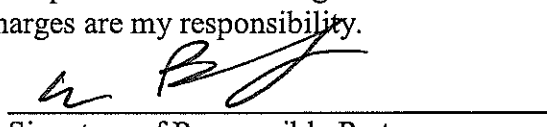
Agenda Item Requested: Occupancy for business

Describe purpose and action requested: Operate Tow Company to
store Tow Trucks

Name of person(s) to attend the meeting: Eric Bannenberg

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Village Attorney, Village Engineer or any other Village professional provides services to the Village as a result of my activities, whether at my request or the request of the Village, I shall be responsible for the fees incurred by the Village. Also, I have been advised that pursuant to the Village of North Prairie Code of Ordinances, certain other fees, costs, and charges are my responsibility.


Signature of Property Owner


Signature of Responsible Party

637 Perkins Dr Mukwonago WI
Address of Property Owner 53149

200 Corby Dr North Prairie, WI 53153
Address of Responsible Party

Received By _____

11/13/2024
Date of Request

Village President approves this request on agenda.

Agenda requests must be submitted at least fifteen (15) working days prior to the scheduled meeting date. It will be the applicant's responsibility to complete and submit all forms and applications (where applicable) and submitted as stated above. Any forms not completed fully shall be returned to the applicant delaying any action by the Village Planning Commission.

APPLICATION FORM 11: PLAN OF OPERATIONS

Request for Plan Commission Review



(Please Type or Print)

1. Name of Business: Breakdown Rescue LLC
Village Address: 117 N Oakridge Dr
Business Phone: 262-278-1337
2. Full Name(s) of Property Owner(s): Denny Smith / ITR Properties
Phone: _____
Street Address (Not P.O. Box): _____
City, State, Zip: _____
3. Full Name(s) of Business Operator(s): Eric Bannenberg
Phone: _____
Street Address (Not P.O. Box): _____
City, State, Zip: _____
4. Legal Description of Property: _____ Tax Key No.: NPV 156 5014

Zoning of Property: T-1
5. Lot Size: Depth: 555.46' Width: 170.00' Area: 2.75 Acres
6. Dimensions and levels of all buildings:

	<u>DIMENSIONS</u>	<u>LEVELS</u>
Building A:	<u>45 FT X 60 FT</u>	<u>1</u>
Building B:	<u>—</u>	
Building C:	<u>—</u>	

TOTAL FLOOR AREA OF BUSINESS: 3,000 sq FT
7. Specific Use of Property and Buildings:
Building A: Housing of equipment, tow trucks and office
Building B: —
Building C: —
Outdoor Uses: —
8. Maximum Number of Employees: 5
9. Days of Operation: Sunday to Saturday
Hours of Operation: 24 Hours
(Include days/hours in which employees may be occupying the building.)

10. Parking:

- A. Number of spaces available: 16
- B. Dimensions of parking lot: _____
- C. Parking lot construction: Gravel
- D. Is employee parking included in Number of spaces available?
Yes No _____

11. Outdoor lighting:

Type: Existing

Location: Attached to building

12. Signs:

Type: Free Standing: 0 Attached to Building: 0

Lighted: 0 Mobile: _____

Single or Double-Faced: _____

Size: _____

Location: _____

13. Are there any vending machines incorporated in this proposal? Yes _____ No

If yes, how many? _____ What type? _____

14. Are there any game machines in this proposal? Yes _____ No

If yes, how many? _____ What type? _____

15. Is there any type of music in this proposal? Yes _____ No

If yes, Juke box: _____ Live: _____

Days of Week: _____

16. Type of refuse disposal: Municipal: _____ Private: _____

17. Is a highway access permit needed from the State, County or Village Highway Departments?

Yes _____ No

If yes, have you secured a permit? Yes _____ No _____

18. Is there a need for any special type of security fencing?

Yes _____ No If yes, what type? _____

19. Date of approval by the Department of Natural Resources of the well for the proposed use: _____

20. Date of approval by the Waukesha County Health Department for the existing septic system: _____

21. What type of sanitary facilities are to be installed for the proposed operation? Existing

22. Do you feel there will be any problem such as odor, smoke or noise resulting from this operation?

Yes _____ No If yes, explain: _____

23. Surface water drainage facilities (describe and/or include on site plan): _____

24. Is a liquor license or any other special license to be obtained from the local Village Board or State licensing agencies? Yes _____ No If yes, explain: _____

25. Did Wisconsin State Department of Industry, Labor and Human Relations approve building plans? Yes _____ No

26. Is this an expansion of an existing operation? Yes _____ No
If yes, are there currently any permits under other names other than what are indicated on this application?
Names: _____

27. Where are you moving your business from : _____


28. What are your reasons for relocating: _____

29. Have either the operator or the owner encountered any previous difficulties with the law that would impact in any way with this business in the Village of North Prairie? Yes _____ No
If yes, explain: _____

30. Any other information/details: Operating a town business out of location.

A detailed site plan with dimensions of all buildings, parking areas, location of septic and well, sign locations and other pertinent data is to be submitted with all applications.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the Village Commission to review and approve the Plan of Operations for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

 / Eric Bommenberg / 11/13/2024
(Signature of applicant) (Print Name) (Date)

This application must be submitted at least 30 days prior to the Plan Commission meeting date



Legend

- Plats
- Retired Plats
- Municipal Boundary_2K
- Facility_Sites_2K_Labels
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_The_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-The_Line
 - <all other values>
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- Facility_Sites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels
- Railroad_5K
- SimultaneousConveyance
- Assessor Plat

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 103.53 Feet

