

PLANNING COMMISSION MEETING MINUTES
VILLAGE OF NORTH PRAIRIE
MAY 7, 2024 AT 6:30 P.M.
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 Village Board Meeting Room.
- Roll call was taken with the following present: Gary Nickerson, Dave Stellpflug, Mike Radomski, Mike Schreiber, Tim Paulson and Al Mull.
- Also present: Deputy Clerk Wigderson, Steve Styza for the Glen at Broadlands, Brittney & Kevin Ruth, Dave & Carol Schroeder, John Wahlen and Gus & Valerie Genntekis.
- 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, seconded by Mike Schreiber to open the public comment section of the meeting. Motion carried.
No Public Comment.
Motion by Gary Nickerson, seconded by Mike Schreiber to close the public comment section of the meeting. Motion carried.
- Approval of the March 12, 2024, March 18, 2024, and April 4, 2024 Planning Commission meeting minutes.
Motion by Tim Paulson, seconded by Dave Stellpflug to approve the meeting minutes of March 12, 2024, March 18, 2024 & April 4, 2024 and waived reading thereof, motion carried.
- Discussion: Conceptual Review of Site Plan, Floor Plan and Architectural Review of the Condominiums for the Glen at Broadlands, 60 Units. Steve Styza presented his plan to develop the 16-acre lot at The Broadlands. It would have a combination of 5, 2 family units and 12, 4 family units for a total of 60 units. It would be on a private road. This proposed development would fall under the North Prairie Multi family Zoning and is currently Zoned R3 Multi-Family Residential and would not have to be rezoned. The proposed homes would ranch style homes with a square footage of about 2013, with a starting cost of around \$600, 000. That would include two bedrooms and two bathrooms, a den, patio and sunroom. The garage could be 2 or 3 cars, with space on the driveway. There will not be any onsite visitor parking, they will have to park on the street or in the driveway. Cornerstone Development will be building the units. At this time, they are not sure if there is one septic for multiple buildings or one septic per unit will be used. They will have to contact the Water Trust to find out how they will have to connect to the water. They will also have to contact the Homeowners Association in The Broadlands to get their approval for the project. There will not be any street lighting as it is a private road. The exteriors will be made of hardy plank and stone. There will be carriage lighting on the driveway and building mounted lighting for security. They may want to install a basement, but that would have

to be worked out. Once they have plans that they want to be approved, those will be submitted to the Village Engineer for their approval. The Village Attorney should be contacted to see about either amending the current PUD or creating a new PUD for this development.

No Motion at this meeting – discussion only.

- Discussion: Resident Tim Gieger request to purchase unused parkland at the corner of Karin Dive and Prairie View, Tax Key Number 1568227, and possible other opportunities or usage i.e., prairie gardens, etc. This property is about 6.1 acres and is zoned P1, Parkland and is owned by North Prairie. At this time, we have had two different people express an interest in purchasing the property to put up a home. The property may not support a basement installed for the home, that will have to be worked out with the DNR or the Water Trust as the property helps with WR216 for drainage and water discharge. The property is not currently used as a park. The property could be used as a native garden or something to that effect. It is on the Village Board agenda to get an assessment done for possible sale of the property. The Prairie View Water Trust may also be interested in purchasing this property as they are looking for land.

No Motion at this meeting – discussion only.

- Discussion: Zoning Code Review: The zoning code has not been updated for many years. The Deputy Clerk would like to start reviewing the code with the Plan Commission members and the Building Inspector. The Plan Commission has started to make some changes to the Zoning Code and if we go through from start to finish, then things might not be missed. Once we are done with the proposed changes, we could submit it the League of Municipalities to review and make recommendations to our proposed changes.

No Motion at this meeting – discussion only.

- **Motion by Mike Schreiber, seconded by Mike Radomski to adjourn at 7:10 p.m. Motion carried.**

Respectfully submitted,

Pauline Wigderson