

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MEETING
April 8, 2025, at 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. Discussion and/or Action: Approval of March 11, 2025, Planning Commission meeting minutes.
7. Discussion and/or Action: Container Storage Review
8. Motion to adjourn.

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.

March 31, 2025

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES
March 11, 2025, at 6:30 P.M.
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET**

1. Call to Order – The meeting was called to order by Chairperson Hall at 6:30 p.m.
2. Roll Call – Plan Commission members present: Mike Schreiber, Al Mull, Chairperson Hall, Trustee Schroeder, Mike Radomski, and Dave Stellpflug. Excused Absence: Tim Paulson. Also in attendance was Evelyn Etten, Administrator/Clerk/Treasurer.
3. Pledge of Allegiance was recited.
4. Confirmation of Proper Notice of Meeting - Evelyn Etten, Administrator/Clerk/Treasurer confirmed proper notification of published meeting.
5. Public Comment – **Chairperson Hall made a motion to open public comment, second by Al Mull, motion carried.** No comments were made. **Al Mull made a motion to close public comment, second by Mike Schreiber, motion carried.**
6. Discussion and/or Action: Approval of February 11, 2025, Planning Commission meeting minutes – **Motion made by Chairperson Hall to approve the February 11, 2025 minutes, second by Trustee Schroeder, motion carried.**
7. Discussion and/or Action: Extra-Territorial Certified Survey Map – Town of Mukwonago, Tax Key Number MUKT 1894998, Zakrzewski 2006 Joint Revocable Trust – Chairperson Hall stated that due to the Village's boundary agreement with the Town of Mukwonago, the proposed certified survey map is required to be approved by the Village. The purpose of the certified survey map is to change the metes and bounds legal description of the property into a platted lot. The proposed certified survey map has been approved by Waukesha County and the Town of Mukwonago. **Chairperson Hall made a motion to recommend the Village Board to approve the certified survey of the Zakrzewski 2006 Joint Revocable Trust, dated June 13, 2024, second by Trustee Schroeder. No further discussion, motion carried.**
8. Motion to adjourn – Mike Schreiber motioned to adjourn at 6:36 p.m., second by Al Mull, **motion carried.**

Respectfully submitted,
Evelyn Etten, Village Administrator/Clerk/Treasurer
March 13, 2025

Village Clerk

From: Mike Radomski <mradoski@wi.rr.com>
Sent: Tuesday, March 18, 2025 9:45 PM
To: Village Clerk
Subject: RE: Container Storage - Previous Agendas & Minutes

Hello Evie.

Yes, can we address this at the April PC meeting.

Michael Radomski

From: Village Clerk <clerk@northprairiewi.gov>
Sent: Wednesday, March 12, 2025 11:15 AM
To: Al Mull <mull5@wi.rr.com>; Building Inspector <buildinginspector@northprairiewi.gov>; Dave Schroeder <dave.schroeder@northprairiewi.gov>; Dave Stellpflug <des603@centurytel.net>; Deborah Hall <deborah.hall@northprairiewi.gov>; Mike Radomski <mradoski@wi.rr.com>; Mike Schreiber <mschreiber7@wi.rr.com>; Tim Paulson <tpaulson5@wi.rr.com>
Subject: Container Storage - Previous Agendas & Minutes

Good morning,

I was asked to find any PC agendas or minutes related to storage containers. I have attached the agendas, minutes and a conditional use permit for the property located at 125 N Oakridge Dr. that I found for your review if anyone wants to readdress this, please let me or Deb Hall know that you want it added to the next agenda.

Evie

Evelyn (Evie) Etten
Administrator/Clerk/Treasurer
Clerk@northprairiewi.gov
262-392-2271

Village of North Prairie

**MEETING NOTICE AND AGENDA
VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION
MAY 11, 2021 6:30 P.M.
MUNICIPAL CENTER - 130 N. HARRISON STREET**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of April 7, 2021 Plan Commission meeting minutes.
5. Discussion and/or Action: Application from Land & Home, LLC, Steve Styza, Agent, for the development of 23 Duplex/Condominium units for property located in the Broadlands Subdivision, NPV 1563 994 consisting of 16.17 acres with the Planned Unit Development Application, Conditional Use Permit and Plan of Operations.
6. Discussion and/or Action: Review/regulate the size and number of storage containers in various zoning districts in the Village- Village Planner draft ordinance.
7. Other future agenda items.
8. Motion for Adjournment.

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VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 11, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:32 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, A. Mull, M. Radomski, N. Treder and T. Paulson.
Village Clerk: R. Bagley
Absent: Commissioner M. Schreiber
Others Present: Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of April 7, 2021 Plan Commission meeting minutes.
Motion by T. Paulson, seconded by A. Mull, to approve the April 7, 2021 Plan Commission meeting minutes as amended with 80% (not 70%) or greater natural stone on the street-facing side of each condo unit, as discussed. Motion carried.
5. Application from Land & Home, LLC, Steve Styza, Agent, including the Planned Unit Development, Conditional Use Permit and Plan of Operations for the development of 23 Duplex/Condominium units on the vacant property located in the Broadlands Subdivision, NPV 1563 994, consisting of 16.17 acres with R-3 zoning- Multi-family Residential.
Steve Styza provided the applications for the Planned Unit Development, Conditional Use Permit and Plan of Operations on the new proposal for the 16.17 acres vacant parcel in the Broadlands Subdivision which would consist of 23 duplex condominium buildings (total of 46 units) on the vacant parcel, with Gleneagles Lane cul-de-sac originating off of Augusta Way. He is also requesting to have front yard setbacks of 40' along Augusta Way and 30' front yard setbacks off Gleneagles Lane.
The Village Planner is working with legal counsel to determine the proper procedure when a Conditional Use and PUD (Planned Unit Development) overlay is involved.
The next step is to have the Village Planner draft the documents for the Public Hearing to be held on June 8, 2021, beginning at 6:30 p.m., and to follow the necessary requirements as listed in the Zoning Ordinance.
6. Review/regulate the size and number of storage containers in various zoning districts in the Village.
Village Planner T. Schwecke created a proposed revised ordinance to regulate storage containers in the B-1, Neighborhood Business, B-2, Central Business and I-1 Industrial zoning districts in the Village. He also included temporary use sections in the Residential Zoning Districts (R-1, R-2, and R-3) for portable storage containers, commonly known as PODS, which are allowed without any permit and do not exceed 250 sq. ft. Chair G. Nickerson would like to see the portable storage containers (PODS) temporary use also listed in B-1 and B-2 Zoning Districts.
The Commissioners discussed the size of storage containers, which all vary in size.
It was suggested to allow 1 storage container, with additional ones at the discretion of the Plan Commission, or to allow the number of storage containers based on the size of the lot.

T. Paulson would like to consider the amount of green space to determine the number of storage units. Instead of limiting the number of units by size, he suggested using 2% of lot size to be the maximum amount of lot space utilized by storage containers in B-1, B-2 and Industrial zoning districts, while still keeping the maximum number of units at 2. The Commissioners agreed. The storage containers are still temporary.

N. Treder asked what type of screening would the Plan Commission require? The screening would be landscaping to block from view.

The Commissions concur that **no more than 2 temporary storage containers are allowed on any lot and utilizing no more than 2% of the lot size.**

Chair G. Nickerson suggested the **temporary containers be allowed for 6 months, with renewal for another six months only upon Plan Commission approval.**

Permit fee would be \$50.00 per parcel, which is a one-time fee not based on number of containers.

Motion by T. Paulson, seconded by N. Treder, to include the bolded items listed above to the draft ordinance to establish standards for storage containers, as follows:

1. No more than 2 temporary storage containers are allowed on any lot and utilizing no more than 2% of the lot size.

2. Temporary containers are allowed for 6 months, with renewal for another six months only upon Plan Commission approval.

3. Permit fee would be \$50.00 per parcel.

Motion carried.

7. **Other future agenda items.** Chair G. Nickerson asked for someone to find the rooster in the neighborhood.

8. **Motion by T. Paulson, seconded by N. Treder, to adjourn at 7:37 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk

**MEETING NOTICE AND AGENDA
VILLAGE OF NORTH PRAIRIE
PUBLIC HEARINGS AND PLAN COMMISSION
JUNE 8, 2021 6:30 P.M.
MUNICIPAL CENTER - 130 N. HARRISON STREET**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of May 11, 2021 Plan Commission meeting minutes.
5. **Public Hearing to consider amending a conditional use approval initially granted in 1997 for a development project generally known as The Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994) within the development.**
 - A. Public comments on the proposal to amend the conditional use.
 - B. Plan Commissioners comments on the proposal to amend the conditional use.
 - C. Motion to close the Public Hearing.
6. **Public Hearing to establish a residential planned development district for the Villas at The Broadlands pursuant to Section 4.12 of the Village 's zoning regulations for the undeveloped parcel (NPV 1563994) within The Broadlands to accommodate duplexes.**
 - A. Public comments on the proposal to establish a residential planned development district for the Villas at The Broadlands.
 - B. Plan Commissioners comments on the proposal to establish a residential planned development district for the Villas at The Broadlands.
 - C. Motion to close the Public Hearing.
7. Discussion and/or Action: Second amendment of the conditional use approval for The Broadlands as set forth in the Conditional Use Order, dated June 1, 2021.
8. Discussion and/or Action: Recommend to the Village Board the establishment of a planned development district for the Villas at The Broadlands as set forth in the draft ordinance, dated June 1, 2021.
9. Discussion and/or Action: Review/regulate the size and number of storage containers in various zoning districts in the Village- Village Planner draft ordinance.
10. Other future agenda items.
11. Motion for Adjournment.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at 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.

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION PUBLIC HEARINGS AND MEETING MINUTES
June 8, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, A. Mull, M. Radomski, M. Schreiber and T. Paulson.
Village Clerk: R. Bagley
Absent: Commissioner N. Treder
Others Present: Building Inspector S. Johnson, Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of May 11, 2021 Plan Commission meeting minutes.
Motion by A. Mull, seconded by M. Radomski, to approve the May 11, 2021 Plan Commission meeting minutes as written. Motion carried.
5. Public Hearing to consider amending a Conditional Use approval initially granted in 1997 for a development project known as The Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994) within the development, upon meeting all public hearing requirements.
Motion by Chair G. Nickerson, seconded by M. Radomski, to open the Public Hearing to public comments at 6:32 pm to amend the Conditional Use. Motion carried.
No comments as no one from the public was present.
Motion by G. Nickerson, seconded by D. Stellpflug, to close the public comment section. Motion carried.
Opened to Plan Commissioners comments: No comments.
Motion by G. Nickerson, seconded by M. Schreiber, to close the Public Hearing to consider amending the Conditional Use at 6:34 pm.
6. Public Hearing to establish a residential planned development district for the Villas at the Broadlands pursuant to Section 4.12 of the Village's zoning regulation for the undeveloped parcel (NPV 1563994) within The Broadlands to accommodate duplexes, upon meeting all public hearing requirements.
Motion by G. Nickerson, seconded by M. Radomski, to open the Public Hearing to public comments regarding the proposal to establish a residential planned development district for the Villas at the Broadlands. Motion carried.
No comments.
Motion by G. Nickerson, seconded by D. Stellpflug, to close the Public Hearing regarding the proposal to establish a residential planned development district for the Villas at The Broadlands. Motion carried.
Opened to Plan Commissioners comments.
D. Stellpflug inquired about the proposed PDD as drafted by the Village Planner including storage sheds as a permitted Accessory Use as well as standards for Accessory Buildings. The current Broadlands Subdivision does not allow accessory buildings and/or storage sheds. The Commissioners all agreed that the proposed PDD should not include any storage sheds as a permitted use and no standards for accessory buildings. Accessory buildings and storage sheds are not allowed. Also, the

proposed duplexes should be constructed equal to the existing homes in the Subdivision, using quality building materials. The other differences are that the front-yard setback will be a minimum of 40 feet for buildings accessing Augusta Way and 30 feet for buildings accessing Gleneagles Lane. Further division of the parcel is prohibited.

The Villas at the Broadlands is intended to accommodate a residential development project consisting of 23 2-unit buildings (46 dwelling units) developed as condominiums.

Motion by G. Nickerson, seconded by T. Paulson, to close the Public Hearing to consider the proposal to establish a residential planned development district for the Villas at the Broadlands at 6:40 p.m. Motion carried.

7.

Second amendment of the conditional use approval for The Broadlands as set forth in the Conditional Use Order, dated June 1, 2021-

Motion by D. Stellpflug, seconded by M. Schreiber, to approve the second amendment of the conditional use approval for The Broadlands as set forth in the draft conditional use order, dated June 1, 2021, as drafted by the Village Planner and subject to approval of the Planned Development District by the Village Board,. Motion carried unanimously.

8. Recommendation to the Village Board the establishment of a planned development district for the Villas at the Broadlands as presented in the draft ordinance dated June 1, 2021-

Motion by D. Stellpflug, seconded by M. Radomski, to recommend to the Village Board approval of the establishment of a residential planned development district for the proposed project as set forth in the draft ordinance, dated June 1, 2021, as amended by removing storage sheds as a permitted use as well as the standards for accessory buildings as no accessory buildings are allowed in the development. Motion carried unanimously.

9. Review/regulate the size and number of storage containers in various zoning districts in the Village- Village Planner draft ordinance.

Village Planner T. Schwecke created a proposed revised ordinance to regulate storage containers in the B-1, Neighborhood Business, B-2, Central Business and I-1 Industrial zoning districts in the Village. He also included temporary use sections in the Residential Zoning Districts (R-1, R-2, and R-3) for portable storage containers, commonly known as PODS, which are allowed without any permit and do not exceed 250 sq. ft. Chair G. Nickerson would like to see the portable storage containers (PODS) temporary use also listed in B-1 and B-2 Zoning Districts.

The Commissioners discussed the size of storage containers and decided that storage containers should not exceed 2% of the lot size.

The permit fee was discussed to charge \$50.00 per storage container.

The Commissioners agreed to delete (f) which restricts the number of storage containers only for the Industrial District. That District will still have to meet the 2% requirement. The placement of the storage containers (c) states that they must be

placed in the back of the principal building which will not work in the Industrial District. **The Commissioners agreed to remove (c) Placement of the storage containers only in the Industrial District.**

Chair G. Nickerson suggested the **temporary containers be allowed for 6 months, with renewal for another six months only upon Plan Commission approval.**

Permit fee would be \$50.00 per container for 6 months, with the fee being included on the Fee Schedule.

Include the bolded items listed above to the draft ordinance to establish standards for storage containers, as follows:

1. Permit fee will be \$50.00 per storage container in all Districts as contained in the Village Fee Schedule.

2. Temporary containers are allowed for 6 months, with renewal for another six months only upon Plan Commission approval.

3. Remove the placement of containers and the number of storage containers in the Industrial District only.

10. **Other future agenda items.** No suggestions.

11. **Motion by D. Stellpflug, seconded by T. Paulson, to adjourn at 7:13 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk

**MEETING NOTICE AND AGENDA
VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION
JULY 6, 2021 6:30 P.M.
MUNICIPAL CENTER - 130 N. HARRISON STREET**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of June 8, 2021 Plan Commission and Public Hearings meeting minutes.
5. Discussion and/or Action: Town of Genesee Extra-territorial Certified Survey Map for Thomas Clzmas, S43 W31 137 STH 83, Genesee, WI, created to modify the existing lot line between two parcels, with recommendation to Village Board.
6. Discussion and/or Action: Town of Genesee Extra-territorial Certified Survey Map for Scott and Angila Allen to divide 10.01 acres of vacant property located on the northeast corner of STH 83 and CTH X into four residential lots, with recommendation to Village Board.
7. Discussion and/or Action: Review/regulate the size and number of storage containers in various zoning districts in the Village continued - Village Planner draft ordinance.
8. Other future agenda items.
9. Motion for Adjournment.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at 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.

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
July 6, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:32 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, A. Mull, M. Radomski, N. Treder, M. Schreiber and T. Paulson.
Village Clerk: R. Bagley
Others Present: None
3. Pledge of Allegiance was recited.
4. Approval of June 8, 2021 Plan Commission meeting minutes.
Motion by A. Mull, seconded by M. Radomski, to approve the June 8, 2021 Plan Commission meeting minutes as written. Motion carried.
5. **Town of Genesee Extra-territorial Certified Survey Map for Thomas Cizmas, S43 W31137 STH 83, Genesee Depot, WI created to modify the existing lot line between two parcels, with recommendation to the Village Board.**
The properties are located on the NW side of STH 83 and just north of the Hwy 59 and STH 83 round-about. The proposed CSM will not create any new parcels and will only modify the existing lot lines between two parcels. The proposed lot line contains a jog to ensure a detached accessory building does not become a non-conforming structure.
Motion by D. Stellpflug, seconded by M. Schreiber, to recommend to the Village Board approval of the proposed Cizmas Certified Survey Map created to modify the existing lot line between two parcels, subject to complying with all of the Town Planner's recommendations. Motion carried unanimously.
6. **Town of Genesee Extra-territorial Certified Survey Map for Scott and Angila Allen to divide 10.01 acres of vacant property located on the northeast corner of STH 83 and CTH X in the Town of Genesee into four residential lots.**
The property owners are proposing to divide a parcel located in the Town of Genesee into four lots and create a new short cul de sac called Aces Court. The lots will range in size from 1.80 acres to 2.80 acres. The property owners are also proposing to have a native vegetation preservation and maintenance area which will also act as a stormwater management area.
Chair G. Nickerson asked if the Fire Department had a chance to review the proposed CSM as the cul de sac indicates a radius of 66 ft. The cul de sac needs to be large enough for emergency vehicles. The Town Planner report indicates that the cul de sac will be constructed to Town road standards.
Motion by G. Nickerson, seconded by A. Mull, to recommend to the Village Board approval of the proposed Certified Survey Map for Scott and Angila Allen to divide 10.01 acres of vacant property in the Town of Genesee, subject to approval by the Fire Department regarding the size of the cul de sac. Motion carried unanimously.

7. Review/regulate the size and number of storage containers in various zoning districts in the Village- Village Planner draft ordinance.

Chair G. Nickerson stated that the draft ordinance regarding storage containers has been updated with the recommendations from the last meeting. The number of containers has been removed from the Industrial Zoning District and replaced with "the containers shall not exceed 2% of the lot size". The permit fee is no longer stated in the proposed ordinance and will be per container and listed in the Village Fee Schedule. The permit fee was recommended to be \$50.00 per storage container, for six months.

Commissioner T. Paulson asked if there will be a limit on the number of renewals, per container. At this time, any renewal of the storage containers will require Plan Commission approval.

Motion by T. Paulson, seconded by D. Stellpflug, to approve the Ordinance to establish standards for Storage Containers, as drafted, and forward to the Village Board to set to a Public Hearing.

8. **Other future agenda items.** No suggestions.

9. **Motion by M. Schreiber, seconded by M. Radomski, to adjourn at 6:48 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk

**VILLAGE OF NORTH PRAIRIE ORDER
GRANTING A CONDITIONAL USE PERMIT
AND PRESCRIBING CONDITIONS FOR
OUTDOOR STORAGE AT
125 N. OAKRIDGE DRIVE
VILLAGE OF NORTH PRAIRIE**

WHEREAS, a petition has been filed by Ralph W. Raush, owner of All in One Storage, (hereinafter "Petitioner"), on a certain property located at 125 North Oakridge Drive, within the Village of North Prairie, requesting that a Conditional Use Permit be issued for outside storage in conjunction with an indoor mini-warehouse facility; and

WHEREAS, the Petitioner specifically is requesting that a Conditional Use Permit be granted to allow the outside storage of automobiles, trucks, boats, trailers, recreational vehicles and the like, on property legally described on attached **Exhibit "A"** (hereinafter "Subject Property") attached hereto; and

WHEREAS, the Subject Property and surrounding area has a zoning of I-1, Industrial District; and

WHEREAS, after a preliminary presentation by the Petitioner at the regularly scheduled Village of North Prairie Plan Commission on August 12, 2008, the Plan Commission directed that Petitioner request a Conditional Use for the outside storage with an indoor mini-warehouse facility; and

WHEREAS, following due notice being given pursuant to Section 5.3 (A) and Section 13 of the Village of North Prairie Zoning Ordinance, the Plan Commission for the Village held a Public Hearing on September 9, 2008; and

WHEREAS, the Plan Commission, having given the matter due consideration, having based its determination on the effect of the granting of such Conditional Use Permit on the health, safety, and welfare of the community, the immediate neighborhood in which said use will be located, having given due consideration to municipal problems involved, as well as the impact on surrounding properties as to noise, dust, smoke, odor, or other similar factors, hereby determines that the use will not violate the spirit or intent of the Village of North Prairie Zoning Code, will not be contrary to the public health, safety, or general welfare of the Village, will not for any other reason cause a substantial adverse effect on property values and general desirability of the neighborhood so long as the use is operated pursuant to the following conditions and in strict compliance with the same;

NOW, THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use Permit for the Subject Property is hereby granted. The Conditional Use Permit granted herein shall apply only to this specific use of the aforesaid Subject Property by Petitioner, for said outside storage in conjunction with a permitted use mini-warehouse facility, and this Conditional Use Permit shall continue in

existence only so long as the use is operated by Petitioner, or assigns, in compliance with this permit. This Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

1. This Conditional Use Permit is granted for the construction and operation of the facility, subject to the following conditions.
 - a. USE. This Conditional Use Permit is granted to PETITIONER, or assigns, and is limited solely for construction and use as shown on **Exhibit B** (Site Plan). The Conditional Use for the outside storage of automobiles, trucks, boats, trailers, recreational vehicles and portable storage units shall be limited to:
 - 1) Outside storage space in areas designated as shown in **Exhibit B**.
 - 2) A 6 foot high chain link fence enclosing the outside storage facing the street, and a 6 foot high wood fence surrounding the outside storage facing the rear yard and side yards.
 - 3) Portable storage units stored outside shall not have any items stored within the units, and shall be limited to 12 units at any time.
 - b. BUILDING PERMIT(S). Building permits shall be issued by the Building Inspector prior to any construction. The PETITIONER may select to construct the site as shown in **Exhibit B** in phases. Each phase shall conform to Exhibit B, unless modified pursuant to paragraphs 6 or 7 within this Conditional Use Permit.
 - c. FIRE DEPARTMENT APPROVAL. Prior to issuance of a building permit for any site construction, applicant shall receive written approval of the facility from the North Prairie Fire Chief. Fire Chief may place conditions on the placement and location of the outside storage, which shall become conditions of this Conditional Use Permit by reference.
 - d. LANDSCAPE PLAN. Prior to issuance of a first occupancy permit, PETITIONER shall submit for Plan Commission consideration of approval a Landscape Plan pursuant to Section 10.2(Q) of the Zoning Ordinance. Landscaping shall be installed within 180 days of the first occupancy.
 - e. SUBJECT TO CODE AMENDMENT. This Conditional Use Permit shall be subject to approval by the Village Board of an amendment to the regulation of the Zoning Ordinance to allow "Outdoor storage with mini-warehousing as the permitted principal use" as a Conditional Use.
2. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for determination.

3. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Town ordinance or other law.
4. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission as being in compliance with all pertinent ordinances.
5. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission pursuant to the enforcement provisions of this Conditional Use Order, and all applicable ordinances.
6. Any change, addition, modification, alteration, and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the subject property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
7. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
8. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
9. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional

use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.

Let copies of this order be filed in the permanent records of the Plan Commission and Village Board of the Village of North Prairie, and let copies be sent to the proper Village authorities and the petitioner.

APPROVED this _____ day of _____, 2008.

BY: THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF NORTH PRAIRIE

Joseph L. Whitmore
Village President

ATTEST:

Donna Draskowski
Deputy Village Clerk

ACCEPTANCE

We hereby accept the terms of this Conditional Use Order in its entirety.

Dated this _____ day of _____, 2008.

BY:

Name: Ralph W. Raush
Title: _____

Exhibit A

(Legal Description to be inserted)

Exhibit B

(Site Plan to be attached)

ORDINANCE NO. 05-2021**AN ORDINANCE TO AMEND THE ZONING ORDINANCE BY ESTABLISHING STANDARDS FOR STORAGE CONTAINERS FOR THE VILLAGE OF NORTH PRAIRIE**

WHEREAS, The Village of North Prairie, Waukesha County, Wisconsin, adopted a comprehensive amendment to the Zoning Ordinance on January 5, 1999; and has subsequently amended the same from time to time since then; and

WHEREAS, the Village of North Prairie Plan Commission considered protections of natural resources for parcels located within Environmental Corridors and Isolated Natural Resource Areas and determined that various development restrictions should be made; and

WHEREAS, at a duly noticed public meeting held on July 6, 2021, the Plan Commission recommended to the Village Board adoption of the recommended changes, finding the changes to be fair and equitable, while maintaining the health, welfare and safety of the general public; and

WHEREAS, the Village Board, on August 12, 2021, held a duly noticed Public Hearing to consider the recommended amendment; and

WHEREAS, the Village Board for the Village of North Prairie, after careful review and upon consideration of the recommendation of the Plan Commission of the Village of North Prairie and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of North Prairie, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE, the Village Board of the Village of North Prairie, Waukesha County, Wisconsin, do ordain as follows:

SECTION 1. Amend section 4.8 B-1 Neighborhood Business (L) of the zoning ordinance by adding the following to the list of permitted temporary uses:

(4) Storage containers may be permitted subject to the following standards:

- (a) **Purpose.** The container shall only be used to store materials related to the principal use.
- (b) **Maximum size.** The container(s) shall not exceed 2% of the lot size.
- (c) **Placement.** The container must be placed behind the back of the principal building but not within side yard or rear yard setback or septic field areas required for this zoning district.
- (d) **Character.** A storage container shall be structurally sound and in good repair.
- (e) **Signage.** A storage container shall not be used for any personal signage.
- (f) **Number.** No more than 2 containers are allowed on the site at a time. (NOTE – The number of containers can be revised to account for the size of the parcel).
- (g) **Stacking prohibited.** Storage containers shall not be stacked one on top of another.

- (h) **Site plan.** Storage containers must be depicted on an approved site plan.
- (i) **Screening.** The Plan Commission may require screening and/or landscaping to hide the containers from nearby parcels.
- (j) **Term.** The approval for one or more storage containers is personal to the applicant, and allowed for 6 (six) months with renewal for another six months upon Plan Commission approval.
- (k) **Fee.** Permit fee is per container. See current Village Fee Schedule.

SECTION 2. Amend section 4.9 B-2 Central Business (L) of the zoning ordinance by adding the following to the list of permitted temporary uses:

- (4) Storage containers may be permitted subject to the following standards:
 - (a) **Purpose.** The container shall only be used to store materials related to the principal use.
 - (b) **Maximum size.** The container(s) shall not exceed 2% of lot size.
 - (c) **Placement.** The container must be placed behind the back of the principal building but not within side yard or rear yard setback or septic field areas required for this zoning district.
 - (d) **Character.** A storage container shall be structurally sound and in good repair.
 - (e) **Signage.** A storage container shall not be used for any personal signage.
 - (f) **Number.** No more than 2 containers are allowed on the site at a time. (NOTE – The number of containers can be revised to account for the size of the parcel).
 - (g) **Stacking prohibited.** Storage containers shall not be stacked one on top of another.
 - (h) **Site plan.** Storage containers must be depicted on an approved site plan.
 - (i) **Screening.** The Plan Commission may require screening and/or landscaping to hide the containers from nearby parcels.
 - (j) **Term.** The approval for one or more storage containers is personal to the applicant, allowed for 6 (six) months with renewal for another six months upon Plan Commission approval.
 - (k) **Fee.** Permit fee is per container. See current Village Fee Schedule.

SECTION 3. Amend section 4.10 I-1 Industrial District (M) of the zoning ordinance by adding the following to the list of permitted temporary uses:

- (4) Storage containers may be permitted subject to the following standards:
 - (a) **Purpose.** The container shall only be used to store materials related to the principal use.
 - (b) **Maximum size.** The container(s) shall not exceed 2% of the lot size.
 - (c) **Character.** A storage container shall be structurally sound and in good repair.
 - (d) **Signage.** A storage container shall not be used for any personal signage.
 - (e) **Stacking prohibited.** Storage containers shall not be stacked one on top of another.
 - (f) **Site plan.** Storage containers must be depicted on an approved site plan.
 - (g) **Screening.** The Plan Commission may require screening and/or landscaping to hide the containers from nearby parcels.

- (h) **Term.** The approval for one or more storage containers is personal to the applicant, allowed for 6 (six) months with renewal for another six months upon Plan Commission approval.
- (i) **Fee.** Permit fee is per container. See current Village Fee Schedule.

SECTION 4. Amend Section 4.5 R-1 by adding the following subsection.

J. Temporary uses.

The following temporary uses are allowed as specified without any permit.

- (1) A portable storage container that is used to temporarily store household items and similar goods subject to the following:
 - (a) **Duration.** A portable storage container shall not be located on a parcel of land for more than 90 days during any 9-month period.
 - (b) **Location.** A portable storage container shall not be located in the front or side yard setback established for the zoning district in which this use occurs, except when placed in a driveway.
 - (c) **Maximum floor area.** The cumulative floor area of one or more portable storage containers shall not exceed 250 square feet.
 - (d) **Limitation on use.** When located in a residential zoning district, a portable storage container shall only be used to store household goods during an on-site construction/remodeling project or when used to move household goods to another location.

SECTION 5. Amend Section 4.6 R-2 by adding the following subsection.

L. Temporary uses.

The following temporary uses are allowed as specified without any permit.

- (1) A portable storage container that is used to temporarily store household items and similar goods subject to the following:
 - (a) **Duration.** A portable storage container shall not be located on a parcel of land for more than 90 days during any 9-month period.
 - (b) **Location.** A portable storage container shall not be located in the front or side yard setback established for the zoning district in which this use occurs, except when placed in a driveway.
 - (c) **Maximum floor area.** The cumulative floor area of one or more portable storage containers shall not exceed 250 square feet.
 - (d) **Limitation on use.** When located in a residential zoning district, a portable storage container shall only be used to store household goods during an on-site construction/remodeling project or when used to move household goods to another location.

SECTION 6. Amend Section 4.7 R-3 by adding the following subsection.

M. Temporary uses.

The following temporary uses are allowed as specified without any permit.

- (1) A portable storage container that is used to temporarily store household items and similar goods subject to the following:
 - (a) **Duration.** A portable storage container shall not be located on a parcel of land for more

- than 90 days during any 9-month period.
- (b) Location. A portable storage container shall not be located in the front or side yard setback established for the zoning district in which this use occurs, except when placed in a driveway.
 - (c) Maximum floor area. The cumulative floor area of one or more portable storage containers shall not exceed 250 square feet.
 - (d) Limitation on use. When located in a residential zoning district, a portable storage container shall only be used to store household goods during an on-site construction/remodeling project or when used to move household goods to another location.

SECTION 7. SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of this ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 8. EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Adopted by the Village Board this 12th day of August, 2021.

VILLAGE OF NORTH PRAIRIE

Gary K. Nickerson, Village President

ATTEST:

Rhoda M. Bagley, Clerk/Treasurer