

VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MEETING - MINUTES
North Prairie Village Hall - 130 N Harrison St.
July 28, 2026, at 6:30 P.M.

1. **Call to Order** – The meeting was called to order at, 6:31 pm by Administrator/Clerk/Treasurer Etten.
2. **Roll Call** – Present: Commissioners Brad Beglinger, Deb Hall, Joe Moravec, Michael Radomski and Dave Stellpflug. Absent Excused: Chair Dan Miresse & Commissioner Tim Paulson.
3. **Pledge of Allegiance** was recited.
In the absence of Chairperson President Miresse, Commissioner Moravec motioned to appoint Commissioner Hall as the chair of the meeting tonight, second by Commissioner Radomski – **motion carried unanimously.**
4. **Confirmation of Proper Notice of Meeting** – Administrator/Clerk/Treasurer Etten confirmed proper notice of the meeting.
5. **Approval of Minutes:** Commissioner Hall motioned to approve the June 23, 2026, minutes as presented, second by Commissioner Moravec, **motion carried unanimously.**
6. **Public Comment:** Commissioner Hall motioned to open the meeting to public comment, second by Commissioner Beglinger, **motion carried unanimously.**
Commissioner Hall motioned to close the meeting to public comment, second by Commissioner Stellpflug, **motion carried unanimously.**
7. **Discussion and/or Action:** Request from John Themmes for a Business Occupancy Permit at 100 N. Oakridge Dr., North Prairie, WI 53153. – “I”- Industrial zoning doesn’t specifically provide approval for a car dealership. However, it is allowed under chapter 70.
Discussion held: Public hours of operation would be 9:00 am -5:00 pm, Monday-Friday, by appointment only on Saturdays, and closed on Sundays. Mr. Themmes reported on average there could be 5-10 vehicles on the lot at one time, but no more than 15-20. Working hours of operation could be 24/7 as long as noise ordinances are followed. Commissioner Hall motioned to approve John Themmes plan of operation and occupancy permit with the ability to work on site 24/7, second by Commissioner Stellpflug, **motion carried unanimously.**
8. **Discussion and/or Action:** Laue property Conditional Use Permit review – Laue has marked the driveway, done some clearing, moved gravel, but no construction has occurred. Laue has not completed the requirement in the conditional use permit, and it has been well over a year. No permits have been issued. The conditional use permit was just for outdoor storage. Commissioner Hall motioned to open the meeting to public comment, second by Commissioner Beglinger, **motion carried unanimously.**

Kate Mickelberg stated that Laue never relocated the driveway as the county requested. He has only installed driveway markers on each side of the driveway.

Discussion held: Commissioner Moravec asked if we should just call Laue and ask him what his intent is or is the conditional user permit considered abandoned after 12 months, thus it has expired?

Commissioner Hall motioned to close the meeting to public comment, second by Commissioner Moravec, **motion carried unanimously.**

The Committee decided to review all active conditional use permits to make sure they are all in compliance. The Plan Commission will start with the five most recent CUPs issued and work backwards, selecting five each month to review. The building inspector will be responsible for inspecting for compliance. Commissioner Beglinger and Moravec volunteered to assist the clerk's office in any way.

9. Discussion and/or Action: Review examples of Short-Term Rental Ordinances – The Village attorney provided samples of other municipality's ordinances for review. Commissioner Hall advised this item is for discussion only. She like the ordinance from Fox Point. Plan Commission will develop an ordinance on this subject to recommend to the board. Commissioner Beglinger mentioned that the board should consider looking into ordinances for E bikes, E scooters, dirt bikes, and golf carts as future agenda items.

11. Motion to adjourn. – Commissioner Moravec motioned to adjourn at 7:34 pm, second by Commissioner Radomski, **motion carried unanimously.**

Evelyn Etten

Village Administrator/Clerk/Treasurer

August 21, 2026