

**VILLAGE OF NORTH PRAIRIE
PUBLIC HEARING
JOINT PLAN COMMISSION AND SPECIAL VILLAGE BOARD MEETING
December 9, 2025 - 6:30 p.m.
130 N Harrison St., North Prairie, WI**

1. **CALL TO ORDER – Plan Commission Mtg.**
2. **CALL TO ORDER – Village Board Mtg.**
3. **ROLL CALL – Plan Commission**
4. **ROLL CALL – Village Board**
5. **PLEDGE OF ALLEGIANCE**
6. **CONFIRMATION OF PROPER NOTICE OF MEETING**
7. **PUBLIC COMMENTS:** - (No official action will be taken under Public Comment).
Note: Comments should be limited to 3 minutes per resident. Please state your name before speaking.
8. **JOINT PUBLIC HEARING: Public Hearing to consider a proposed amendment to the Village's Zoning Code Section 4.6.E and Section 14.2.BO.**
 - a. Discussion and/or Action as Necessary: Village Board and Plan Commission comments on the proposed amendment to the Zoning Code.
 - b. Public comments on the proposed amendment to the Zoning Code.
 - c. Discussion and/or Action as Necessary: Plan Commission Recommendation to Village Board regarding Ordinance 03-2025 amending the Village's Zoning Code.
 - d. Discussion and/or Action as Necessary: Village Board regarding Ordinance 03-2025 amending the Village's Zoning Code.
9. **VILLAGE BOARD ADJOURNMENT**
10. **PLAN COMMISSION APPROVAL OF MINUTES:** November 11, 2025, Plan Commission Meeting.
11. **PUBLIC COMMENTS:** - (No official action will be taken under Public Comment).
12. **PLAN COMMISSION – Discussion and/or Action:** Mark & Michelle Lau, consideration for an Accessory Building/Building Permit as it relates to a corner lot.
13. **PLAN COMMISSION PUBLIC HEARING: Public Hearing to consider a proposed conditional use permit for Kimberly Dragotta, 212 W. State Road, North Prairie, Wisconsin.**
 - a. Discussion and/or Action as Necessary: Plan Commission comments on the proposed conditional use permit.
 - b. Public comments on the proposed conditional use permit.
 - c. Discussion and/or Action as Necessary: Conditional Use Permit for Kimberly Dragotta to allow a barbering and beauty shop.
14. **PLAN COMMISSION - Discussion and/or Action:** Business Plan of Operation, Kimberly Dragotta 212 E State St., North Prairie, WI to operate an in-home beauty shop.
15. **PLAN COMMISSION ADJOURNMENT**

Personnel matters are not an appropriate subject for this forum and should be referred to the Village Office. Any comments which may violate the individual rights of an employee and/or representative of the Village will not be permitted. It is possible that members or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting(s) other than the governmental body specially 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.

Submitted by:
Evelyn Etten, Administrator/Clerk/Treasurer
December 2, 2025

4.6

R-2 CENTRAL RESIDENTIAL DISTRICT

A. Statement of Intent

The R-2 Residential District is intended to accommodate existing single-family residential development where densities may reach 6.1 dwelling units per net acre in order that single-family dwellings in this district shall not be rendered nonconforming uses. This district is intended to accommodate existing development, and accordingly, no undeveloped land shall be placed in the district.

B. Permitted Uses

- (1) Single-family dwellings with attached or detached garages.
- (2) Community and other living arrangements as permitted and limited in Section 62.23(7)(i) of the Wisconsin Statutes.

C. Permitted Accessory Uses (Refer to Section 7.4 for associated regulations)

- (1) Defined home occupations and professional home offices.
- (2) Detached garages, gardening, tool, and storage sheds incidental to the residential use.
- (3) Satellite dish antennas in excess of 18 inches in diameter located on the roof of any structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.
- (4) Roof-mounted solar collectors, wind powered electric power generators or other alternative energy generators provided that a registered engineer shall certify that the structure is adequate to support the load.

D. Conversions

None

E. Conditional Uses (See Section 5 for associated regulations)

- (1) Utility substations, wells, pumping stations and water towers provided all structures and uses are not less than 50 feet from any residential lot line.
- (2) Public, parochial, and private elementary and secondary schools and churches provided the lot area is not less than 2 acres and all structures and uses are not less than 50 feet from any residential lot line.
- (3) Parks and playgrounds.
- (4) Bed and breakfast establishments provided that:
 - (a) A site plan and plan of operation shall be submitted to the Village Plan Commission. The site plan shall include a parking plan.
 - (b) Traffic conditions in the neighborhood shall not be adversely impacted by access to the property, traffic generated by the use, or any other aspects of the proposal.
 - (c) Adequate off-street parking shall be provided as set forth in Section 6.3(K)(1)(e) of this ordinance.
 - (d) All necessary State permits and licenses shall have been secured.
 - (e) The owner of the bed and breakfast establishment shall reside in the establishment. No bedrooms shall be permitted to be located in an accessory structure.

- BM. Group Assembly
A company of persons gathered together for any purpose for a period of two or more hours.
- BN. Hardware Stores
Retail stores where items such as plumbing, heating, and electrical supplies, sporting goods, and paints are sold.
- BO. Home Occupation
Any occupation for gain or support conducted entirely within buildings by resident occupants which is customarily incidental to the principal use of the premises, does not exceed 25 percent of the area of any floor, and uses only household equipment, and for which no stock in trade except commercially prepackaged non-consumable products are kept or sold except that made on the premises. A home occupation includes uses such as crafts, dressmaking, millinery, and non-commercial day care, but does not include the display of any goods nor such occupations or uses as barbering, beauty shops, canning, dance schools, laundering, or photographic studios.
- BP. Housing for the Elderly
A dwelling unit or units designed and constructed to be occupied by elderly persons. An elderly person is a person who is 62 years of age or older on the date such person intends to occupy the premises, or a family, the head of which, or his spouse, is an elderly person as defined herein.
- BQ. Junk or Salvage Yard
An area consisting of buildings, structures, or premises where junk waste and discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including automobile wrecking yards and house wrecking and structural steel materials and equipment yards, but not including the purchase or storage of used furniture and household equipment or used cars in operable condition.
- BR. Kennel, commercial
The boarding, breeding, raising, grooming, treating or training of three or more dogs, cats, or other household pets of any age not owned by the owner occupant or the premises, and/or for commercial gain.
- BS. Kennel, private
The keeping, breeding, raising, showing or training of three or more dogs, cats or other household pets over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.
- BT. Landowner
Any person holding title to or having an interest in land.
- BU. Land User
Any person operating, leasing, renting, or having made other arrangements with the landowner by which the landowner authorizes use of his or her land.
- BV. Living Area
The total area bounded by the exterior walls of a building at the floor levels, but not including basement, utility rooms, garages, porches, breezeways, and unfinished attics.
- BW. Loading Area
A completely offstreet space or berth on the same lot as the principal use it serves for the loading or unloading of freight carriers and service vehicles, having adequate ingress and egress to a public street or alley.

RESOLUTION NO. R03-2025

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING TO THE VILLAGE BOARD A REVISION TO THE VILLAGE'S COMPREHENSIVE PLAN

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan, as defined in Sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes and to amend it from time to time; and

WHEREAS, the Village Board adopted a Comprehensive Plan on April 23, 2009 (the "Plan") by Ordinance No. 3-09; and

WHEREAS, consideration of a proposed amendment to the Plan has been initiated by the Village Plan Commission to change the land use designation on Map 7 of Exhibit B to the Plan that is titled "Land Use and Transportation Plan Map" for the parcels identified as Tax Key Number GNT 1565.997 located at S55 W32309 CTH ZZ, North Prairie, WI and Tax Key Number GNT 1565.998 located on CTH ZZ, North Prairie, WI (collectively, the "Properties") from Industrial to Suburban Residential; and

WHEREAS, the Plan Commission finds that, with this amendment, the Plan meets all requirements of Section 66.1001(2) of the Wisconsin Statutes and remains internally consistent.

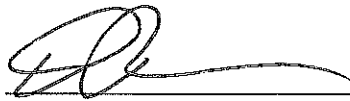
NOW, THEREFORE, BE IT RESOLVED that, by a majority vote of the plan commission recorded in its official minutes, the Plan Commission recommends the amendment of Map 7 titled "Land Use and Transportation Plan Map" as contained in Exhibit B of the Plan ("Map 7") to reflect that the land use classification is changed from Industrial to Suburban Residential for the Properties;

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board conduct a public hearing to consider public comments regarding the requested amendment pursuant to the procedures of Section 66.1001(4)(b) of the Wisconsin Statutes and thereafter enact an Ordinance adopting an amendment to the Plan to reflect that the Properties are classified as Suburban Residential on Map 7; and

BE IT FURTHER RESOLVED that the Village Clerk is directed to send a copy of this resolution to each of the following:

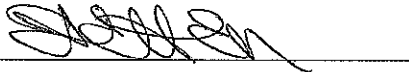
1. the Waukesha County Clerk;
2. the clerk of every local government unit that is adjacent to the Village;
3. the State of Wisconsin Department of Administration;
4. the Southeastern Wisconsin Regional Planning Commission; and
5. those public libraries that serve the Village.

Pass and adopted this 11th day of November 2025.



Dan Miressee, Plan Commission Chair

ATTEST



Evelyn Etten
Village Clerk, Village of North Prairie, Waukesha County, Wisconsin

STATE OF WISCONSIN VILLAGE OF NORTH PRAIRIE WAUKESHA COUNTY

ORDINANCE NO. 03-2025

An Ordinance amending Chapter 4, Section 4.6.E and Chapter 14, Section 14.2.BO of the Zoning in the Village of North Prairie, Wisconsin

WHEREAS, the Village of North Prairie ("Village") has adopted zoning codes; and

WHEREAS, the Village recognizes there is wording that does not match the intent of the ordinance.

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

1. Chapter 4 – Section 4.6.E is here by amended to add the following:

Section 4.6.E (8) Barbering and Beauty Shops

2. Chapter 14 – Section 14.2.BO is hereby deleted in its entirety and replaced with the following:

Home Occupation

Any occupation for gain or support conducted entirely within buildings by resident occupants which is customarily incidental to the principal use of the premises, does not exceed 25 percent of the area of any floor and for which no stock in trade except commercially prepackaged non-consumable products are kept or sold except that made on the premises. A home occupation includes uses such as crafts, dressmaking, millinery, and non-commercial day care, but does not include the display of any goods nor such occupations or uses as canning, dance schools, laundering, or photographic studios.

Approved by the Village Board of the Village of North Prairie on this 9th day of December, 2025.

Dan Miressee, Village President

Attest:

Eveyn Etten, Administrator/Clerk/Treasurer

MEETING NOTICE & AGENDA
VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES
North Prairie Village Hall - 130 N Harrison St.
November 11, 2025, at 6:30 P.M.

Pursuant to the requirements of Section 19.84, WI Stats., notice is hereby given of a meeting of the Village of North Prairie Plan Commission, at which a quorum of the Village Board may be in attendance to gather information about subjects which they have decision making responsibility. Notice of Village Board Quorum, Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: please let the minutes reflect that a quorum of the Village Board is present.

1. Call to Order – President Miresse called the meeting to order at 6:31 PM
2. Roll Call – Present: Tim Paulson, Deborah Hall, Dan Miresse, Brad Beglinger, Mike Radomski, and Dave Stellpflug. Absent: Mike Schrieber.
3. Pledge of Allegiance
4. Discussion and/or Action: October 7, 2025, Plan Commission meeting minutes – Deb Hall noted that under Item 7, line 8 – she felt the part of the sentence should be stricken as it is inaccurate. Therefore, she requested that the following should be stricken from the sentence – “once the Kipp/Fercho family applied for annexation”. Motion by Deb Hall to approve the October 7, 2025, as noted per her recommendation, second by Tim Paulson, no further discussion, **motion carried, 6/0.**

Deb Hall apologized that she didn't notice this before the meeting tonight, but somehow the agenda item allowing for public comment was omitted from this agenda and next month it should be added back on. Deb Hall motioned to amend the agenda to allow for Public Comments, second by Chairman Miresse, no further discussion, **motion carried, 6/0.**

Chairman Miresse stated, we are open for public comments. Does anyone have anything to say during public comments? Since there were no public comments, Deb Hall motioned to close the public comment, second by Tim Paulson, no further discussion, **motion carried, 6/0.**

5. Discussion and/or Action: Request by Kimberly Dragotta, 212 W. State Rd., North Prairie, Wisconsin for in-home salon business – Kimberly has an offer to purchase 212 W State Rd., North Prairie contingent on whether the Plan Commission will consider amending our zoning code to remove barbering & beauty shops from the list of non-allowed in-home businesses. This property is considered R2 residential. According to our current zoning code, page 16 of the zoning code.

Permitted accessory uses are defined on page 99, section BO, it defines permitted in-home occupations, but unfortunately in the last line, it states what is included and the last sentence states non-permitted occupations that barbering and beauty shops are not considered.

Brad Beglinger asked if we couldn't issue a conditional use permit to allow her to have a salon in her home? Deb Hall stated, we can't be issued a conditional use permit because it is not permitted as an in-home occupational business under Section 4.6.E. Tim Paulson, then that would make that applicable to all R2 residential properties. Deb Hall, yes, we would need to amend the zoning code in the other sections and then add it to the conditional use section as a permissible use, but then each business would need to go through the Plan Commission to make sure they meet all the requirements to issue a conditional use permit. This would also need to go before the board for approval as well. The first step is to see if the Plan Commissioners are willing to consider amending the zoning code, which I believe is what she is requesting. Kimberly agreed.

The Realtor representing the prospective owner, Kimberly Dragotta stated we are supposed to close on December 22nd. Mike Radomski asked if she had talked to Waukesha County because the additional load on your septic system for one chair could be substantial. So, Waukesha County should be out there to make the determination whether or not your existing septic system can handle it. Additional discussion regarding ADA compliance etc. was held. If the board approves the amendment, then you would need to apply for the conditional use permit. The Plan Commission directed her to get together with Scott Johnson right after this meeting so you can get everything you need together, like a plan of operation for the conditional use part.

Deb Hall motioned that the Plan Commission recommend to the board to hold a public hearing no later than Dec. 11, 2025 to amend the zoning code as follows – Section 14.2 BO, remove the following language “barbering and beauty shops”; and “uses only house-hold equipment”; and that it cannot exceed 25% of the area of any floor; and that it is contingent on the board's approval to amend the Zoning Code as presented by the Plan Commission, second by Brad Beglinger. A few more questions were asked, **motion carried, 6/0.**

6. Discussion and/or Action: Resolution No. R03-2025; a Resolution to recommend to the Village Board a revision to the Village's Comprehensive Plan – Deb Hall updated the commissioners that the Plan Commission needs to do a resolution to recommend to the board in order to revise the Comprehensive Plan which is part of our Land Use & Transportation Plan regarding the two properties owned by the Kipp family that we discussed last month. When the Comprehensive Plan was initiated, these two properties were designated as “I” Industrial zoning if they were ever to be annexed into the Village of North Prairie. This resolution allows the two Kipp parcels (31 acres of AG land and the current residential property) to be reclassified as R2 residential property. If the board approves the resolution,

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then we need a 30-day notice to hold a Public Hearing in January. The end result would be that the current residential property with an existing house on it would remain residential, the 31-acre parcel would split off a 3-acre parcel, and it would be zoned residential and the remaining 28 acres would remain zoned as agricultural land.

Deb Hall motioned that the Plan Commission approve Resolution R03-2025 as presented, second by Dave Stellpflug, no further discussion, **motion carried, 6/0.**

7. Discussion and/or Action: Conditional Use Order and Site Plan/Plan of Operation Approval – TKN NPV 1565999001 – Deb Hall, this is the Laue property, and based on last month's meeting, the Plan Commissioners wanted to revisit the court order and conditional use. To my understanding, there have not been any building permits or conditional use permits issued to Mr. Laue. At this point, we should have our village attorney review this court order to determine if Mr. Laue is compliant or in violation of the order. Tim Paulson, I agree, the attorney needs to review this and make that decision from a legal standpoint.

Deb Hall motioned the Plan Commission to authorize Administrator Etten to work with the attorney to review the conditional use order and make any recommendations for actions to the same, second by Dave Stellpflug, no further discussion, **motion carried, 6/0.**

8. Motion to adjourn – Deb Hall motioned to adjourn at 7:22 p.m., second by Dan Miressee, **motion carried, 6/0.**

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.

Submitted by:

Evelyn Etten

Administrator/Clerk/Treasurer

Dec. 2, 2025

**PLANNING COMMISSION
AGENDA REQUEST FORM**

Name of Person Making Request: Mark & Michelle Lau

Property Owner: Mark & Michelle Lau

Address: 140 Chestnut Way North Prairie, WI 53153

Daytime Phone Number: [REDACTED]

Date of Requested Meeting: ~~11/20/2025~~th 12/9/2025

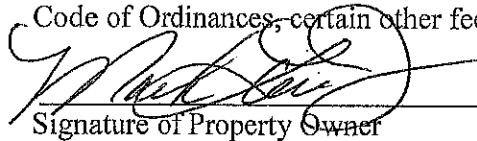
Agenda Item Requested: Building Accessory Building Permit

Describe purpose and action requested: purpose of this meeting is to request a building permit for Accessory building in the street yard.

Met with Scott Johnson 10/20/2025 He has reviewed the plans - no issues

Name of person(s) to attend the meeting: Mark & Michelle Lau, John Barker

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

140 Chestnut Way North Prairie
Address of Property Owner WI 53153

Address of Responsible Party

Received By

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.

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: Kimberly Dragotta

Property Owner: Kimberly Dragotta (soon to be)

Address: 212 W. State Rd. North Prairie, 53139

Daytime Phone Number: ~~XXXXXXXXXX~~

Date of Requested Meeting: _____

Agenda Item Requested: Salon/business in home (Kimmeys hair studio)

Describe purpose and action requested: hair salon in home. private entry private bathroom - parking spot. 2 clients AT MOST at one time. usually only one.

hours of operation: varies. start time is usually 9am and end time is usually no later than 7:30pm. everyday varies, sometime off earlier.

Name of person(s) to attend the meeting: Kimberly Dragotta

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.

Kimberly Dragotta (soon to be!)
Signature of Property Owner

Signature of Responsible Party

212 W. State Rd. North Prairie, WI 53153
Address of Property Owner

Address of Responsible Party

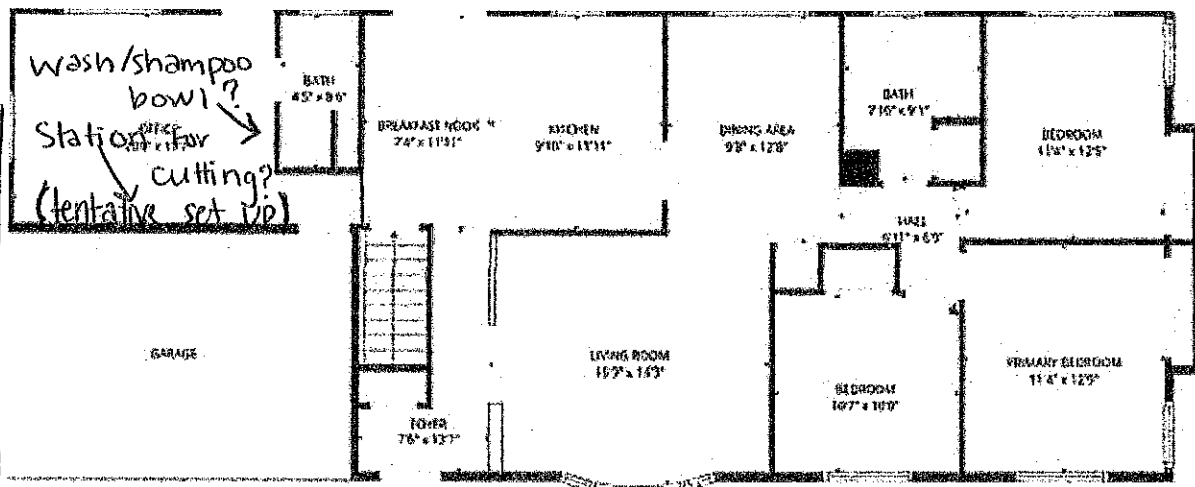
[Signature]
Received By

11/4/25
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.

↙ exterior door for clients

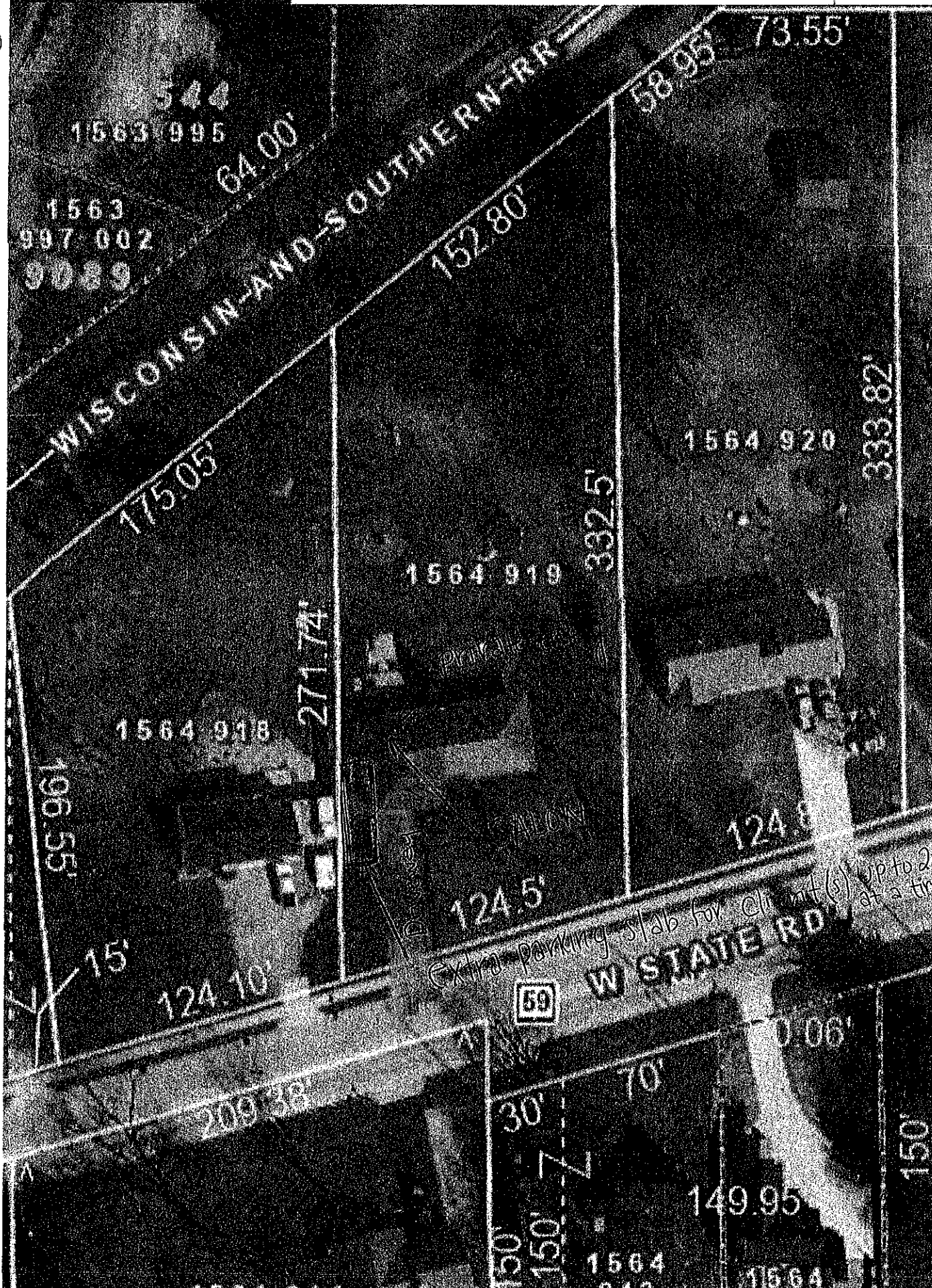


Client Parking Slab

Driveway

I want to...

212 w state road no



APPLICATION FORM 6: CONDITIONAL USE PERMIT

Request for Plan Commission Review

Village Use Only

(Please Type or Print)

File Number: _____

1. Address of property: 212 W State Rd. North Prairie, WI 53153

2. Tax Parcel Number(s): NPV. 1564919

3. Legal Description: Lot: _____ Block: _____ Subdivision: SEE BELOW

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

4. Current zoning district designation of property: Residential - 2

5. Type of structure: house, ranch home

6. Please list all existing uses on the property: residential dwelling

7. The applicant is requesting a Conditional Use Permit for: 1h home salon chair

8. Number of employees: 1

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): Kimberly Dregotta Phone: [REDACTED]
212 W. State Rd. North Prairie WI 53153
(Address) (City) (State) (Zip)

10. THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:

- Plat of survey; ten (10) copies per Section 5.2 F. of the Zoning Ordinance.
- Site Plan and plan of operation; submitted per Sections 5.2 (H), 2.5 (H) and 10 (all).
- Additional information; as described in section 5.2 (B) of the Zoning Ordinance, such as elevation/contour data, fill or storage elevations, first floor elevations of structures, size, location and spatial arrangement of all existing and proposed structures on the site, location and elevation of streets, water supply, and sanitary facilities, photographs showing existing land uses and vegetation upstream and downstream, soil types, and other pertinent information.

legal description:

(over)

PT OUTLOT 120 ASSESSORS PLAT OF THE VILLAGE OF NORTH PRAIRIE PT SE 1
EC 31 T6N R18E; COM SE CORNER OF SAID SEC; N 554.55 FT + CNTRL LNE OF HWY 59;
74° 33' W 1366.10 FT + 1/8 LINE, N 34.24 FT TO L LINE OF HWY; N 74° 33' E 139.10 FT TO TH.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. I/we, the undersigned do hereby respectfully make application for and petition the Village Plan Commission and Board of Trustees to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate the Zoning Ordinance of the Village of North Prairie. I/we also agree to abide by all applicable federal, state and local laws, rules and regulations.

Kimberly Daulton / Kimberly Daulton / 12/3/25
 (Signature of Owner) (Print Name) (Date)

Kimberly Daulton / Kimberly Daulton / 12/3/25
 (Signature of Applicant) (Print Name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Village Clerk for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$375 application fee (\$350 if no site plan is required). Applicants will also be charged a fee for mailing public notices at the rate of 50¢ per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

<u>FOR VILLAGE USE ONLY</u>	
Review fee: <u>\$375 (site plan req'd.) \$350 (no site plan)</u>	Amount paid: <u>375.00</u>
Number of notices: <u>27</u> x mailing cost (\$.050) = cost of mailing notices	<u>13.50</u> <i>due</i>
Application accepted by: <u>[Signature]</u>	Date: <u>12/4/25</u>
Date Notice Published: <u>11/25/25 + 12/6/25</u>	Date Notice Mailed: <u>11/25/25</u>

Village of North Prairie Order Granting a Conditional Use and Prescribing Conditions for an In-Home Beauty Shop Business located at 212 W State Road

WHEREAS, Kimberly Dragotta ("Property Owner") owns the property located at 212 W. State Road, North Prairie, Wisconsin ("Subject Property") more particularly described as follows:

PT OUTLOT 120 ASSESSORS PLAT OF THE VILLAGE OF NORTH PRAIRIE PT SE1/4 SEC 31 T6N R18E; COM SE CORNER OF SAID SEC; N 554.55 FT TO CNTRLNE OF HWY 59; S74°33'W 1366.10 FT TO 1/8 LINE; N 34.24 FT TO N LINE OF HWY; N74°33'E 139.10 FT TO THE BGN; N 271.74 FT TO SLY LINE OF RR; N51°45'40E 152.80 FT; S 332.5 FT TO NLY LINE OF HWY; S74°33'W 124.5 FT TO BGN

WHEREAS, the Property Owner has submitted a conditional use application to the Village Clerk pursuant to the Village's zoning code for the establishment of an in-home beauty shop business; and

WHEREAS, upon receipt of the petition, the Village Clerk referred such petition to the Planning Commission for determination; and

WHEREAS, the Planning Commission scheduled a public hearing to consider such petition as soon as practical; and

WHEREAS, upon publication of the required public hearing notice and mailing of said notice to all Property Owners within 300 feet of the Subject Property, as required by the zoning code, the Planning Commission held a public hearing on December 9, 2025; and

WHEREAS, members of the public at the public hearing were given ample opportunity to provide comment; and

WHEREAS, the Subject Property is designated R-2 (Central Residential) on the Village's official zoning map; and

WHEREAS, the Property Owner has shown by substantial evidence compliance with the Village's zoning requirements for an in-home beauty shop as a conditional use as set forth in the Village's zoning regulations; and

WHEREAS, the Planning Commission having carefully considered the effects of the conditional use on the health, general welfare, safety, and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located hereby determines that the conditional use will not be contrary to the health, general welfare, safety, or economic prosperity of the Village and specifically of the immediate neighborhood so long as such conditional use is operated pursuant to the terms of this decision.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorization.** Subject to strict compliance with each and every term and condition of this order, the Property Owner is authorized to establish an in-home beauty shop pursuant to the Village's zoning code along with other uses authorized by the zoning regulations applicable to the zoning district in which the Subject

- Draft Dec. 3, 2025 -

Return to:

Evelyn Etten,
Village Administrator/Clerk/Treasurer
Village of North Prairie
130 N. Harrison Street
North Prairie, WI 53153

Parcel Number: NPV 1564919

Property is located.

2. Issuance of determination required. Establishment of an in-home beauty shop business shall only commence after the Village Clerk verifies that all initial conditions of approval enumerated in Section 3 have been satisfied. Such determination must be made before the building inspector issues any required permits.

3. Initial conditions of approval. The following conditions shall be satisfied prior to the issuance of the conditional use permit:

- a. The Property Owner shall submit a site plan and plan of operation to the Planning Commission for review and obtain approval of the same within 3 months of the date of this decision. The site plan is intended to depict all existing and proposed improvements to the Subject Property as authorized by this conditional use order.
- b. The Property Owner is required to accept the terms and conditions of this conditional use order in its entirety in writing. If the aforementioned does not sign this instrument and return it to the Village Clerk within 3 months of approval, this order is null and void. Prior to such expiration, the Property Owner may request an extension to this time period and the Planning Commission may approve an extension with good cause.
- c. This order shall be recorded against the Subject Property in the Waukesha County Register of Deeds office (only if the above conditions have been satisfied).

4. Ongoing conditions of approval. The following conditions shall constitute an ongoing obligation:

- a. The use of the Subject Property shall be used consistent with this order, the approved site plan, the approved plan of operation, and any other required plan.
- b. The Property Owner must always be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Waukesha County, and Village of North Prairie.
- c. No property boundary line of the Subject Property shall be modified by any means without the approval of the Planning Commission. If the Planning Commission determines that a proposed boundary line relocation is a substantial change, with regard to the overall size of the parcel and/or configuration, the Property Owner shall submit a new conditional use application to the Village and obtain approval of same under the requirements in effect at the time of application.
- d. All buildings on the Subject Property shall comply with all applicable building requirements as may be adopted by the Village of North Prairie or the State of Wisconsin.
- e. The Subject Property must be in a clean and neat appearance as determined by the Planning Commission and/or North Prairie's Building Inspector.

5. Expansion or changes. The conditional use hereby authorized shall be confined to the Subject Property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use permit pursuant to the requirements in effect at the time of application.

6. Plans and related matters. Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Planning Commission if the Planning Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Planning Commission feels, in its sole discretion to be substantial, shall require a new approval and all procedures in place at the time must be followed.

7. **Termination of this approval.** The Planning Commission may terminate this conditional use order and any permit issued under such order following a public hearing when (i) the use does not comply with each and every requirement of this approval; (ii) there is a change in the character of the surrounding area or of the use itself causing the use to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare; or (iii) the use is abandoned in any manner for more than 12 months. The Property Owner may submit a written petition to the Village Clerk requesting termination of this approval without the need for a public hearing.

8. **Inspection.** The Property Owner shall allow Village of North Prairie staff, officials, and other authorized agents to inspect the premises indoors and outside, at any reasonable time and for any proper purpose related to the use as authorized herein.

9. **Private rights.** This approval is given under the Village's zoning code and is not to be, in any way, interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.

10. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Planning Commission.

11. **Other permits.** This order shall not be deemed to constitute a building permit, nor shall this permit constitute any other license or permit required by Village Ordinance or other local, state, or federal law.

12. **Establishment of use required.** This order is null and void if the Property Owner does not commence the establishment of the authorized use within 6 months of approval and continue in good faith to completion. Prior to such expiration, the Property Owner may request an extension and the Planning Commission may approve an extension with good cause.

13. **Severability.** Should any paragraph or phrase of this conditional use order 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 permit and the remainder shall continue in full force and effect.

14. **Terms.** The conditional use approval shall not run with the land. Upon a change in ownership, this conditional use order and all associated permits shall automatically terminate.

15. **Violation.** Any violation of this conditional use order or any conditional use permit issued under this order may be treated as a violation of the zoning code and each day of each violation of each condition herein shall be treated as a separate violation. In addition to the other remedies available the Village of North Prairie retains the right to correct the violation and the expense to correct a violation will be paid by the Property Owner as set forth in the ordinances from the Village.

16. **Fees and Expenses.** The Property Owner is required to reimburse the Village for any and all fees paid by the Village for technical assistance in reviewing and enforcing this conditional approval. Said payments shall be paid upon request of the Village. The Village Clerk's office shall provide the Property Owner with itemized invoices.

Approved December 9, 2025

Dan Miresse, Planning Commission Chairman

ATTEST:

Evelyn Etten, Village Administrator/Clerk/Treasurer

Acceptance by Property Owner

I, Kimberly Dragotta accept the terms of this conditional use order and the terms of any permit issued under this order.

Kimberly Dragotta

Date

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____ 2025, the above-named person, Kimberly Dragotta, to me known to be the person who executed the foregoing instrument and acknowledged the same.

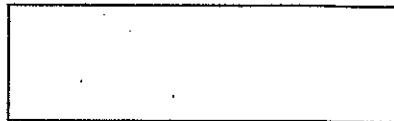
NOTARY PUBLIC

My Commission Expires

This document was prepared by Evelyn Etten, at the direction of the Village of North Prairie.

APPLICATION FORM 11: PLAN OF OPERATIONS

Request for Plan Commission Review



(Please Type or Print)

1. Name of Business: Kimmeys Hair Studio
Village Address: 212 W. State Rd. North Prairie, WI 53153
Business Phone: [REDACTED]
 2. Full Name(s) of Property Owner(s): Kimberly Dragotta
Phone: [REDACTED]
Street Address (Not P.O. Box): 212 W. State Rd. North Prairie, WI 53153
City, State, Zip: _____
 3. Full Name(s) of Business Operator(s): Kimberly Dragotta
Phone: [REDACTED]
Street Address (Not P.O. Box): 212 W State Rd. North Prairie, WI 53153
City, State, Zip: _____
 4. Legal Description of Property: Tax Key No.: _____
Dwelling?
Zoning of Property: Residential-2
 5. Lot Size: Depth: _____ Width: _____ Area: _____
 6. Dimensions and levels of all buildings:

	<u>DIMENSIONS</u>	<u>LEVELS</u>
Building A: <u>(Home)</u>	<u>2,279 sqft</u>	<u>single</u>
Building B: <u>Storage shed</u>	<u>10x10</u>	<u>single</u>
Building C: _____	_____	_____

TOTAL FLOOR AREA OF BUSINESS: 20'2" x 15'1"
 7. Specific Use of Property and Buildings:
Building A: primarily home (single family w/ in home business 315 sqft)
Building B: _____
Building C: _____
Outdoor Uses: _____
 8. Maximum Number of Employees: 1
 9. Days of Operation: up to 7 days a week
Hours of Operation: 9-7:30 pm?
- (Include days/hours in which employees may be occupying the building.)

10. Parking:

- A. Number of spaces available: ~~200~~ residential 4, business space 2
- B. Dimensions of parking lot: 250 sqft
- C. Parking lot construction: concrete slab (existing)
- D. Is employee parking included in Number of spaces available?
 Yes No

11. Outdoor lighting:

Type: yes
 Location: front and back of house?

12. Signs:

NO
 Type: Free Standing: _____ Attached to Building: _____
 Lighted: _____ 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: _____
Chad Imme - Guardian well & septic inspections

21. What type of sanitary facilities are to be installed for the proposed operation?
existing restroom, one shampoo bowl

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 _____ not as of 12/4/25

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: 720 N. Rochester LLC Mukwonago 53149

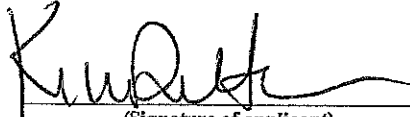
28. What are your reasons for relocating: in home salon, purchasing new home

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: not at this time

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.

 / Kimberly Dajalta / 12/3/25
(Signature of applicant) (Print Name) (Date)

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

