

NOTICE AND AGENDA
PLANNING COMMISSION MEETING
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET
February 10, 2026, 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**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Confirmation of Proper Notice of Meeting**

- 5. Approval of Minutes:** November 11, 2025, December 9, 2025, and December 16, 2025, Planning Commission meetings.

- 6. Public Comment:** Please state your name before speaking. No action will be taken.

- 7. Discussion and/or Action:** Request by Gregory Price, owner of S59 W31370 Dable Rd, Mukwonago, WI 53149 to divide his property. Due to the boundary agreement with the Town of Genesse, this would require annexation into the Village of North Prairie.

- 8. Discussion and/or Action:** Request by Matt Connell, owner of S345 S5754 Waterville Rd, Eagle, WI 53149, to combine two parcels. Due to the boundary agreement with the Town of Ottawa, this would require annexation into the Village of North Prairie.

- 9. Discussion and/or Action:** Request by Rajwinder Singh, North Prairie Market, 102 E State Rd, Ste. B for newly proposed design for dining area by owner.

- 10. 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.

Evelyn Etten

Village Administrator/Clerk/Treasurer

February 3, 2026

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 – Chairman Miresse called the meeting to order at 6:31 PM
2. Roll Call – Commissioners Present: Tim Paulson, Deborah Hall, Dan Miresse, Brad Beglinger, Mike Radomski, and Dave Stellpflug. Commissioners 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, 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

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

1. **CALL TO ORDER – Plan Commission Mtg.** – The Plan Commission meeting was called to order at 6:30 p.m.
2. **CALL TO ORDER – Village Board Mtg.** – The Special Village Board meeting was called to order at 6:30 p.m.
3. **ROLL CALL – Plan Commission** – Commissioners Present: Tim Paulson, Mike Schrelber, Mike Radomski, Brad Beglinger, Chairman Dan Miresse, Debbie Hall. Commissioners Absent: Dave Stellpflug
4. **ROLL CALL – Village Board** – Present: President Miresse, Trustees Debbie Hall, Andy Harmann, Dave Schroeder, Mike McCormack. Absent: Trustees Cheri Lampe and Donna Samuels.
5. **PLEDGE OF ALLEGIANCE**
6. **CONFIRMATION OF PROPER NOTICE OF MEETING** – Administrator Etten confirmed the meeting was published on the website and three bulletin boards and the Public Hearing Notice was published in the Freeman on November 25, 2025 and December 2, 2025.
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 – Debbie Hall motioned to open the meeting for public comments, second by Dave Schroeder, **motion carried**. With no public comments Debbie Hall motioned to close the meeting for public comments, second by Dave Schroeder, **motion carried**.
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
Commissioner/Trustee Debbie Hall presented the information as discussed and recommended by the Plan Commissioners at the last Plan Commission meeting.
 - b. Public comments on the proposed amendment to the Zoning Code –
Commissioner/Trustee Debbie Hall motioned to open the meeting to public comments, seconded by Trustee Schroeder, **motion carried**. With no public comments, Commissioner/Trustee Hall motioned to close the meeting to public comments, second by Trustee Harmann, **motion carried**.
 - c. Discussion and/or Action as Necessary: Plan Commission Recommendation to Village Board regarding Ordinance 03-2025 amending the Village's Zoning Code – Commissioner/Trustee Hall motioned that the Plan Commission recommend Ordinance 03-2025 to the Village Board for approval as presented by Plan Commission only, second by Commissioner Paulson, no discussion, **motion carried**.
 - d. Discussion and/or Action as Necessary: Village Board regarding Ordinance 03-2025 amending the Village's Zoning Code – Trustee/Commissioner Hall motioned the Village Board approve ordinance 03-2025 as recommended by the Plan Commission, second by Trustee Harmann, no discussion, **motion carried**.
9. **VILLAGE BOARD ADJOURNMENT** – Trustee Hall motioned to adjourn the Village Board meeting at 6:41 p.m., second by Trustee Harmann, **motion carried**.

10. PLAN COMMISSION APPROVAL OF MINUTES: November 11, 2025, Plan Commission Meeting Minutes – Commissioner/Trustee Hall requested these minutes be tabled to next Plan Commission meeting because when she scanned them, she felt there were some errors that needed correction.

11. PUBLIC COMMENTS: - (No official action will be taken under Public Comment) – Commissioner/Trustee Hall motioned to open the meeting to public comments, second by Mike Schreiber, **motion carried**. With no public comments, Commissioner/Trustee Hall motioned to close the meeting to public comment, second by Commissioner Paulson, **motion carried**.

12. PLAN COMMISSION – Discussion and/or Action: Mark & Michelle Lau, consideration for an Accessory Building/Bullding Permit as it relates to a corner lot – Resident Mark Lau presented the Plan Commission with drawings of his proposed accessory building on a corner lot. Building Inspector, Scott Johnson stated that he didn't see any issues with his request. Discussion was held. Commissioner/Trustee Hall motioned to approve the request from Mark and Michelle Lau for the addition of an accessory building related to their corner lot at 140 Chestnut Way in accordance with Sec 7.4 item 2, with the condition that there be windows facing the south side and the siding matches the house as presented in drawings presented, second by Commissioner Schreiber, **motion carried**.

13. PLAN COMMISSION PUBLIC HEARING: Public Hearing to consider a proposed conditional use permit for Kimberly Dragotta, 212 W. State Road, North Prairie, Wisconsin.

- Discussion and/or Action as Necessary: Plan Commission comments on the proposed conditional use permit – Commissioner Hall stated that now that the board approved the change in the Village ZonIng Code tonight, the Plan Commission can decide if they want to accept the conditional user request from Kimberly Dragotta provided she provides a site plan and a plan of operation within 3 months, which I think is the next item on the agenda. We can add or delete any specific conditions as we find necessary. Some conditions that I felt were necessary are: She would need to show us proof of ownership of the property, if she does not use the home for an in-home beauty salon for a period of 12 months or more, this conditional use permit would automatically terminate, (paragraph 7); then in paragraph 12, if she doesn't start using this property for an beauty salon within six months of the date the conditional use permit is approve, the conditional use permit will automatically terminate; and the last one is item 14, this conditional use is non-transferable to the next property owner if she no longer owns the property. The new owner would have to apply for their own conditional use permit. So, the only thing on the table is the conditional use permit allowing the home to operate a beauty salon in the home. There are no specific conditions place on the business at this time. So, we should also look at her conditional use permit application. I think this pretty much what we expected, number of employees = 1, she is the sole owner/operator, no other employees. Building Inspector, Scott Johnson asked for clarification regarding number of cars in the driveway and whether the driveway/parking area is already existing or planned to be installed. Kimberly stated that at most there would be two cars parked at once, as she is the only operator. She may be finishing one client and the next one arrives. She stated that the parking area is an existing slab, she was not adding anything new. Scott Johnson, was satisfied with her responses.

- b. Public comments on the proposed conditional use permit = Commissioner Hall motioned to open the meeting to public hearing for public comments, second by Commissioner Schreiber, **motion carried**. With no comments, Commissioner Hall motioned to close the meeting to public hearing for public comments, seconded by Commissioner Paulson, **motion carried**.
- c. Discussion and/or Action as Necessary: Conditional Use Permit for Kimberly Dragotta to allow a barbering and beauty shop – Commissioner Hall motioned for the Plan Commission approve the conditional use permit for Kimberly Dragotta to allow a barbering/beauty shop operation subject to the conditions listed in the conditional use order and any further conditions as necessary based on the plan of operation, motion second by Commissioner Radomski, no discussion, **motion carried**.
 - 1) She has to show proof of ownership of the home located at 212 W State St.

14. PLAN COMMISSION - Discussion and/or Action: Business Plan of Operation, Kimberly Dragotta 212 W State St., North Prairie, WI to operate an in-home beauty shop – Commissioner Hall asked Scott Johnson if he had confirmed that this operation is not more than 25% of the residence square footage. Scott Johnson, confirmed yes, it is actually a pretty good set up for what she wants to do. Commissioner Hall asked about the hours of operation, they would not be before 9 a.m. or after 7:30 p.m. Commissioner Radomski stated at last month's meeting we asked you to get a septic inspection from Waukesha County, did you do that. Kimberly Dragotta stated that she did get a septic inspection from a private company. Commissioner Radomski stated, I think that she needs to get an actual inspection from Waukesha County. This inspection pretty much says it is undersized based on today's standards. Scott Johnson asked if you mean a PSE. Administrator Etten asked for clarification on PSE. It is a Preliminary Site Evaluation. Commissioner Radomski stated it is a pretty standard request to determine the number of bedrooms, number of adults and children occupying the home and any additional load on the septic system. It's a three bedroom home with a 750 gallon septic system, which is already undersized and then she is adding additional load by having a beauty salon, which makes it more undersized. Commissioner Hall, stated that the septic inspector stated that the home should not have more than four full-time occupants the current load should not be effective. So, how many occupants do you currently have or will have in the home? Kimberly stated, myself, my fiancé and a 10-month old baby. Commissioner Hall, so less than four adults, I don't have an issue with this. Commissioner Hall motioned for the Plan Commission to approve the business plan of operation located at 212 W. State Street, North Prairie, WI to operate an in-home beauty shop business with the following conditions:

- 1) The owner to show proof of ownership
- 2) There are no more than four full-time occupants
- 3) You comply with the conditions of the conditional use order

The motion was seconded by Commissioner Schreiber. Commissioner Radomski stated that we should add a 4th condition - that they obtain an inspection report from Waukesha County. Commissioner Hall amended her motion to include item four for a septic inspection by Waukesha County, amended second by Commissioner Schreiber, no further discussion, motion carried.

- 4) Have the septic inspected by Waukesha County and provide us with letter from them of their opinion.

Kimberly Dragotta's realtor asked, so where do we stand then, if Waukesha County says it isn't big enough, the buyers can't afford to put in a new septic right now. So, does that mean that the conditional use permit would not be approved? Commissioner Hall, correct, because it would be based on those three things. Commissioner Paulson stated, just have Waukesha County look at it. The house built 20 years ago, complied with the size of the septic, but if built by today's standards, it would likely require a larger septic tank. They may just add more restrictions on it and we would then have to include them. Kimberly Dragotta stated, the issue is if I can't have my salon there, I wouldn't be buying the house. So, will you guys let me know if I am approved? Commissioner Hall stated that you are approved, but we just need to see the letter from Waukesha County to see if they added any restrictions. Scott Johnson said, the county will provide you a letter to you and the village.

15. PLAN COMMISSION ADJOURNMENT – Commissioner Hall motioned to adjourn at 7:14 p.m., second by Commissioner Schreiber, **motion carried**.

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

**VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MINUTES
December 16, 2025 – 6:30 p.m.
130 N Harrison St., North Prairie, WI**

- 1. CALL TO ORDER** – The Plan Commission meeting was called to order at 6:36 pm
- 2. ROLL CALL** – Commissioners Present: Tim Paulson, Mike Schreiber, Brad Beglinger, Debbie Hall, Mike Radomski, Dave Stellpflug, and Chairman Dan Miresse.
- 3. PLEDGE OF ALLEGIANCE**
- 4. CONFIRMATION OF PROPER NOTICE OF MEETING** – The meeting was published on the website and on three village bulletin boards.
- 5. 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 - Commissioner Hall motioned to open the meeting for public comment, second by Commissioner Schreiber, **motion carried, 7/0**.

Dave Schroeder – I think it's important that the members of the Plan Commission needs to understand the power of the Plan Commission. You are a separate entity from the board and not everything you do comes before the board for approval.

Carol Schroeder – I come to a lot of meetings and after the last Plan Commission meeting, I left feeling that the village just crushed the dreams of this gal due to the addition of the last condition regarding a septic inspection by Waukesha County. We seemed to have jumped through a lot of hoops to make this happen prior to her closing date of Dec. 22nd, and now with the addition of the last condition, I felt that was really unnecessary to ask her to try and get Waukesha County to come out and inspect her septic prior to her closing, since she already hired a private septic inspection and gave you a copy of the letter from them. I'm sure many things about my house now are no longer in code compliance based on today's requirements. It was when it was built, like her home was, but not now. I think it was up to the village to decide, not the county, and I hope this committee changes its mind about that condition and removes it so she can continue with the purchase of her home and her business.

Andy Harrmann – I felt the same way Carol did. We did all this trouble to make changes to help her and after the last meeting, I felt like we just pulled the rug out from under her. I was very disappointed and I felt terrible for her. If she is running a business in her house that may put an additional strain on her septic system, then the additional need for pumping would become an operational cost of running the business. I don't know why that would be of any concern to the village. We aren't talking about gray water discharge; we don't have village sewer system and even limiting how many residents can be in her house is none of our business.

Kimberly Dragotta – I agree with everything they have stated. The septic inspection letter stated that the addition of a business will not have an adverse effect on the septic system. Whether I have 10 guests staying for two weeks, or we have more family members, or I shampoo two customers' hair in a week, it should not put that much load on my septic. I called Waukesha County, I get it. They said that it is not up to code by today's standards, but if the septic fails, obviously, I know that it will need to be replaced and if that means with a bigger one, then I will have to comply.

Tim Paulson – I don't think we asked that you bring it up to code now.

Kimberly Dragotta – that was the perception I left with.

Tim Paulson – Then, I apologize. I think we just wanted you to be aware that is the case.

Mike Radomski – What I was trying to point out is, it's not our requirement, it is com.83 of the Wisconsin Administrative Code. The septic system has to be evaluated by the local authority, and I asked you to contact Waukesha County in November, but you went ahead with a private company.

Kimberly Dragotta – Yes, I called Waukesha County and explained the situation. They asked who I used and what their letter stated. I told them Guardian that the septic is not up to code with

today's standards, but that they didn't need to come out because they would have used Guardian themselves and I would have the same answer as I do.

Commissioner Hall motioned to close the meeting to public comment, seconded by Commissioner Beglinger, **motion carried, 7/0**.

Commissioner Miresse - for the record that there is a quorum of the board present with the board members in the audience.

6. Discussion and/or Action: Conditions related to the Business Plan of Operation, Kimberly Dragotta 212 W. State St., North Prairie, WI to operate an in-home beauty shop -

Commissioner Miresse motioned to amend last week's Plan Commission's motion related to the conditional use conditions as it relates to Kimberly Dragotta, 212 W. State St. In-home beauty shop to include only three of the four conditions:

- a. The owner to show proof of ownership
- b. No more than four full-time occupants
- c. Comply with the conditions of the conditional use order.

I know we have already had a great deal of discussion regarding this already. Commissioner Hall asked if that was his motion. He replied yes, that is my motion.

Motion was seconded by Commissioner Hall. Discussion - Commissioner Hall asked what the original motion was because she did not recall that we asked for an inspection by the county. Administrator Etten had the minutes from the December 9th, Plan Commission meeting with her and read the motion back to the Plan Commission for clarification. Commissioner Hall stated that she didn't have an issue with removing the last condition, item #4. So, I want to be clear that I understand the current motion and ask Commissioner Miresse to amend his previous motion to include the striking of item #4 to remove a Waukesha County inspection and letter entirely.

Commissioner Miresse amended his amended motion to include the striking in its entirety of condition #4 to regarding the septic inspection and letter required from Waukesha County. Commissioner Hall amended her second to the original motion.

Discussion - Commissioner Radomski stands by his decision to follow the Wisconsin Administrative Code as written that their septic should be evaluated by Waukesha County. Commissioner Beglinger stated that she is not adding anything structurally. It is already existing. Commissioner Radomski asked, then when do we tell the building inspector what codes to ignore and what codes to enforce? Commissioner Hall stated that she is reading the WI Administrative Code differently than Commissioner Radomski and explained how it does not apply in this situation. **Motion carried, 6/1.** Nay - Commissioner Radomski.

7. ADJOURNMENT - Commissioner Hall motioned to adjourn at 6:55 p.m., second by Commissioner Schreiber, **motion carried, 7/0**.

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 18, 2025

**MUNICIPAL BOUNDARY AGREEMENT
TOWN OF GENESEE
AND
VILLAGE OF NORTH PRAIRIE**

WHEREAS, the Village of North Prairie ("Village") and the Town of Genesee ("Town") have previously been party to an intramunicipal agreement providing for joint planning of territory previously annexed into the Village of North Prairie and,

WHEREAS, the Village has recently received a Petition for Direct Annexation by unanimous approval respecting the "Campbell property", involving approximately 88.65 acres of land, and

WHEREAS, the Town is amenable to the detachment of the Campbell property in consideration of continuing the intermunicipal planning for said property in accordance with the multijurisdictional plan prepared by the Joint Planning Committee, and a municipal boundary agreement establishing permanent boundaries between the respective communities, and

WHEREAS, the Village is desirous of establishing the ultimate exterior boundaries of the Village so as to provide for adequate and logical growth as between the Town and the Village, so that it may properly plan for its future municipal needs, and,

WHEREAS, the Town, likewise, is desirous of establishing a common boundary line between the Town and the Village so as to permit the Town to properly plan for the future needs of the Town, and

WHEREAS, Section 66.027 of the Wisconsin Statutes provides that any two municipalities whose boundaries are immediately adjacent and who are parties to an action in court testing the validity or invalidity of an annexation, may enter into a written stipulation compromising and settling such litigation and determine the common boundary line between the municipalities,

NOW, THEREFORE, it is hereby agreed as follows:

I. Common Borders Established. The Village and Town agree that pursuant to the provisions set forth below, the maximum external boundary of the Village limits shall be as depicted on Map "A" attached hereto and generally described as follows:

A. The area bounded on the north by the northern right-of-way line of CTH "ZZ" and north section line of Section 33 extended, bounded on the east by the east right-of-way line of Dable Road, bounded on the south by the Town of Mukwonago, and

bounded on the west by the western section line of Section 31, Town of Genesee.

II. Detachment/Attachment of Territory.

- A. The Town agrees that it will withdraw any objection to the annexation of the Campbell property, and the Campbell property shall, therefore, be attached to the Village.
- B. Pursuant to this agreement, the Town agrees to detach and Village agrees to attach the "North Prairie Cemetery" located in the southwest one-quarter of Section 31, more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.
- C. With regard to the remainder of territory presently located outside of the incorporated boundaries of the Village, but within the maximum external boundary described above, (the "Detachment Parcels") the Town agrees to detach each individual parcel, and Village agrees to attach each individual parcel upon the earliest of the following events:
 1. Request on the part of the owner(s) of each individual parcel to be attached to the Village.
 2. Any land division of any individual parcel, whether by Certified Survey Map, Subdivision Plat, or otherwise.
 3. Request of any individual parcel owner for extension of any Village services.

III. Procedure for Detachment. The procedure for detachment of any Detachment Parcel shall be as follows:

- A. The parcel owner desirous of attaching to the Village, dividing an individual parcel or receiving Village services, shall file a Petition for Detachment with the Town and Village Clerks.
- B. The Town, within forty-five (45) days of receipt of a petition, shall adopt an ordinance detaching the subject property.
- C. The Village, within forty-five days after adoption of the Town ordinance, shall adopt an ordinance attaching the subject property.

IV. Territory Outside the Maximum External Village Boundary. Village agrees that any lands lying outside of the maximum external boundary of the Village described above

shall not be annexed into the Village unless detachment is approved by Resolution of the Town Board.

V. **Incorporation of the Town.** Village agrees that it shall support any effort on the part of the Town to incorporate as a Village or City, either pursuant to Section 66.013, *et seq.*, of the Wisconsin Statutes or otherwise.

VI. **Court Approval of Municipal Boundary Agreement.** Village acknowledges that the Town has entered into this agreement to avoid litigation relative to the Campbell annexation. It is the intent of the parties that this municipal boundary agreement is to be incorporated into the judgment of the circuit court pursuant to the provisions of Section 66.027 of the Wisconsin Statutes. In the event the court fails or refuses to enter judgment incorporating the terms of this municipal boundary agreement, this agreement shall be null and void and of no further force and effect.

Dated this 14 day of July, 1999.

VILLAGE OF NORTH PRAIRIE

By: Merle Teske
Merle Teske, Acting Village President

ATTEST:

Judith Beranek
Judith Beranek, Clerk

TOWN OF GENESEE

By: Sharon L. Leair
Sharon L. Leair, Town Chair

ATTEST:

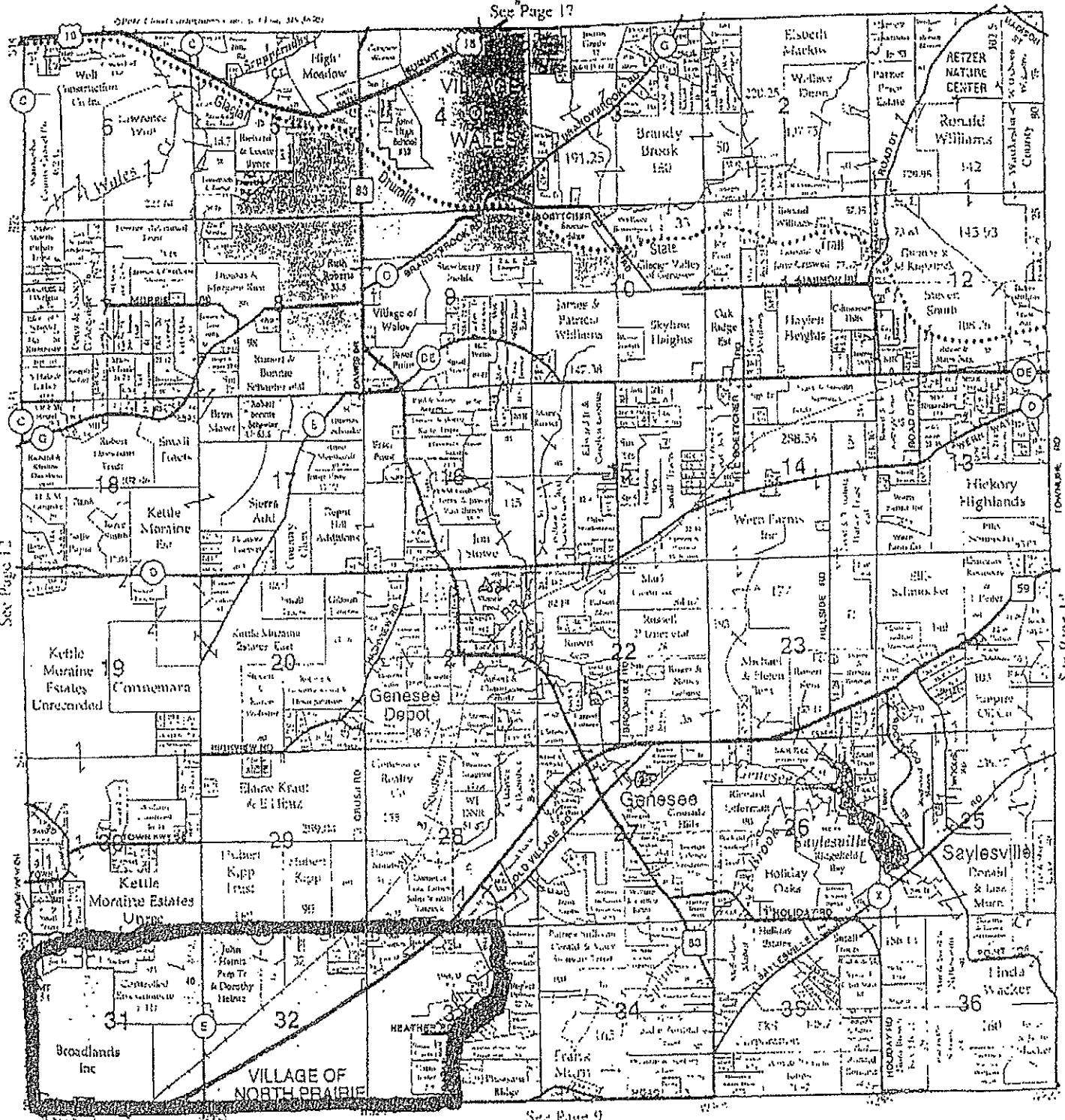
Barbara A. Whitmore
Barbara A. Whitmore, Clerk

GENESEE

T.6N. - R.18E.



See ⁵Page 13



See Page 4

EXHIBIT "A"

2/10/26

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: Gregory Price

Property Owner: Gregory Price

Address: S59 W31370 Dable Road Mukwonago WI
53149 262-729-0015

Daytime Phone Number: _____

Date of Requested Meeting: 01/13/26 X ✓ 2/10

Agenda Item Requested: Request for the above listed property to be annexed into The Village of North Prairie

Describe purpose and action requested: _____

Annexation is being requested to comply with the boundary agreement between The Town of Genessee and The Village of North Prairie. The existing two lots located at S59 W31370 Dable Road have been adjusted to be compliant in accommodating a second residence; as a result, annexation into North Prairie is required.

Name of person(s) to attend the meeting: Gregory Price

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statues, 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.

Gregory Price
Signature of Property Owner

Signature of Responsible Party

S59W31370 DABLE RD
Address of Property Owner
MUKWONAGO, WI 53149

Address of Responsible Party

Received By

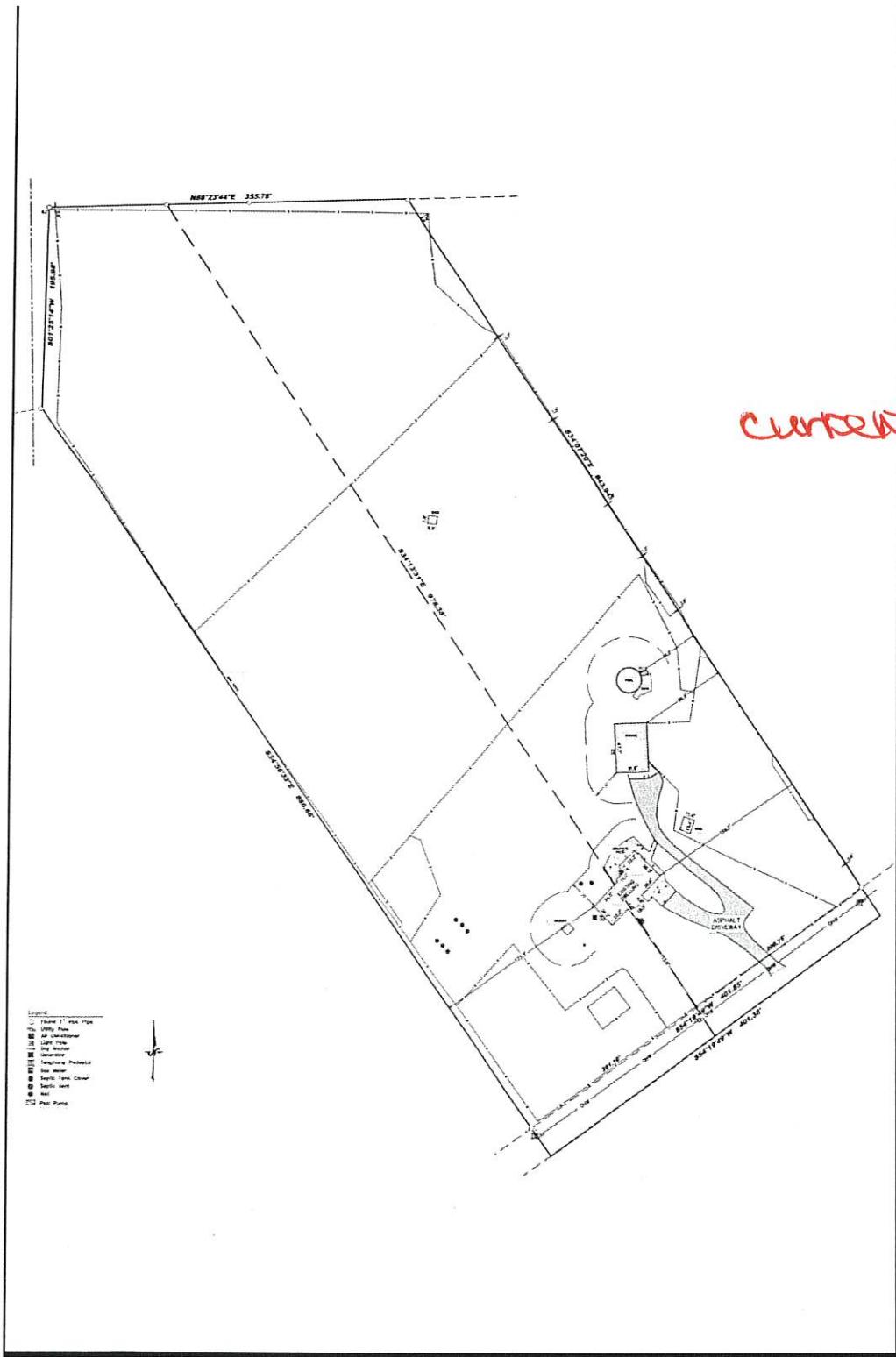
12-19-2025
Date of Request

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.

Price

current CSM



STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

STATE ex rel., TOWN OF OTTAWA,

Plaintiff,
v.
VILLAGE OF NORTH PRAIRIE,
Defendant.

FILED
IN CIRCUIT COURT
JUN - 7 2004
WAUKESHA CO. WIS.
CIVIL DIVISION

STIPULATION FOR DISMISSAL
CASE NO. 04 CV 1331
Case Code: 30703

The Town of Ottawa and the Village of North Prairie, by their respective counsel, which represents both parties through a waiver of conflict of interest adopted by resolution of both parties, hereby stipulate and agree that the above captioned action may be dismissed, on its merits and without costs, in accordance with the provisions of §66.0225, Wis. Stats.

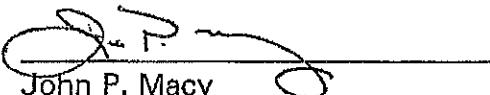
Pursuant to this stipulation, the parties have entered into a Boundary Stipulation and Intergovernmental Cooperation Agreement under the authority of §66.0225, Wis. Stats., which is attached hereto and incorporated by reference. The parties hereby request that the court implement the Boundary Stipulation and Intergovernmental Cooperation Agreement and incorporate the same as the judgment of this court in this action under the provisions of §66.0225, Wis. Stats.

In the event that a referendum is requested by petition of the electors residing within the territory to be attached or detached as outlined in §66.0225, Wis. Stats., and the referendum results in the defeat of the detachment, all proceedings are null and void, including this stipulation and resulting order.

CLERK OF CIRCUIT COURT
04
APR 9 2004
CIVIL DIVISION

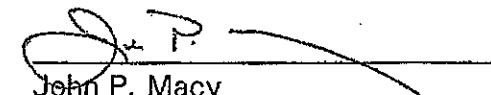
Dated this 7th day of June 2004.

Town of Ottawa


John P. Macy
State Bar No. 1012677
P.O. Box 1348
Waukesha, WI 53187-1348

Dated this 7th day of June 2004.

Village of North Prairie


John P. Macy
State Bar No. 1012677
P.O. Box 1348
Waukesha, WI 53187-1348

\\\Clare\\MyFiles\\Ottawa\\stipulation for dismissal-OTT v NP.06-03-04.wpd

CLERK OF CIRCUIT COURT
CIVIL DIVISION
06 JUN 7 AM 9:22

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

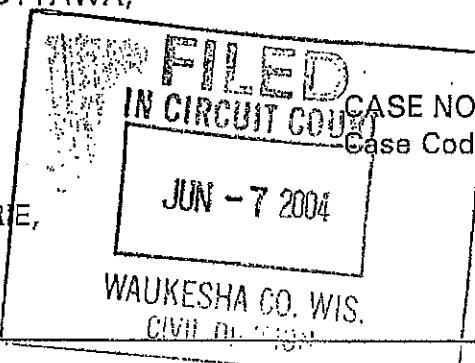
STATE ex rel., TOWN OF OTTAWA,

Plaintiff,

v.

VILLAGE OF NORTH PRAIRIE,

Defendant.



ORDER FOR JUDGMENT INCORPORATING STIPULATION AND
FIXING COMMON BOUNDARY

WHEREAS, this matter having come before the court on the Stipulation between the TOWN OF OTTAWA, Plaintiff, and the VILLAGE OF NORTH PRAIRIE, Defendant, and pursuant to §66.0225, Wis. Stats., in consideration of the mutual terms and provisions stated in the Stipulation filed in this action wherein the parties hereto agreed that the terms and provisions of that Stipulation may be incorporated by the court in the final judgment in this matter; and

WHEREAS, the parties requested by Stipulation that the Boundary Stipulation and Intergovernmental Cooperation Agreement between the TOWN OF OTTAWA and the VILLAGE OF NORTH PRAIRIE, pursuant to §66.0225, Wis. Stats., and attached hereto as Exhibit 1, be incorporated herein and made a part of this Order and Final Judgment; and

CLERK OF CIRCUIT COURT
JUN - 7 AM 9:22

WHEREAS, the provisions of §66.0225, Wis. Stats., have been properly followed by the parties hereto; and

WHEREAS, the parties now consent to and request that the Court enter an order for judgment in this case which incorporates the terms and provisions of the Stipulation and the Boundary Stipulation and Intergovernmental Cooperation Agreement, and which fixes the boundaries between the TOWN OF OTTAWA and the VILLAGE OF NORTH PRAIRIE as specified in the Boundary Stipulation and,

WHEREAS, in the event that a referendum of the electors residing within the territory to be attached or detached is requested via the petition process outlined in §66.0225, Stats., and the referendum results in the defeat of the detachment, all proceedings and agreements are null and void, including this stipulation and order.

NOW, THEREFORE, upon the joint motion and stipulation of the parties,

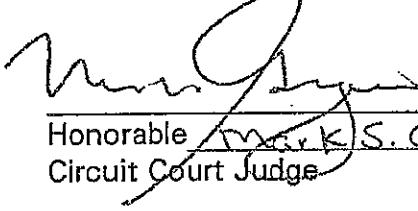
IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

1. The above recitals are hereby incorporated into this Order as part hereof.
2. The common boundaries of the TOWN OF OTTAWA and the VILLAGE OF NORTH PRAIRIE are hereby fixed as specified in the Boundary Stipulation as attached to this Order.
3. Exhibit 1 is hereto approved in its entirety, and its terms are hereby incorporated as part of this Order.

4. This action is hereby dismissed based upon the terms of Exhibit 1,
with prejudice and without costs to any party.

Dated this 7th day of June 2004.

BY THE COURT:


Honorable Mark S. Gempeler
Circuit Court Judge

\\\Clare\\c\\MyFiles\\Ottawa\\Order for Judgment-Incorp stip and fixing commond boundary-NP.06-03-04.wpd

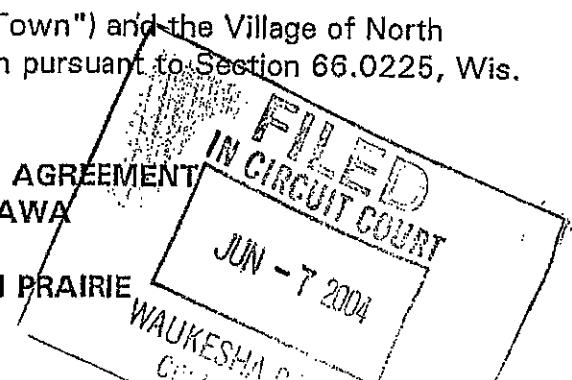
CLERK OF CIRCUIT COURT
CIVIL DIVISION
04 JUN - 7 AM 9:23

Exhibit 1

NOTICE OF STIPULATION

Please take notice that the Town of Ottawa ("Town") and the Village of North Prairie ("Village") have entered into a stipulation pursuant to Section 66.0225, Wis. Stats. The stipulation is as follows:

MUNICIPAL BOUNDARY AGREEMENT
TOWN OF OTTAWA
AND
VILLAGE OF NORTH PRAIRIE



WHEREAS, the Village has recently received a Petition for Direct Annexation by unanimous approval respecting the "Dekan" property, involving approximately 3 acres of land; and

WHEREAS, the Town is amenable to the detachment of the "Dekan" property in consideration of establishing permanent boundaries between the respective communities; and

WHEREAS, the Village is desirous of establishing the ultimate exterior boundaries of the Village so as to provide for adequate and logical growth as between the Town and the Village, so that it may properly plan for its future municipal needs; and

WHEREAS, the Town, likewise, is desirous of establishing a common boundary line between the Town and the Village so as to permit the Town to properly plan for the future needs of the Town; and

WHEREAS, Section 66.0225 of the Wisconsin Statutes provides that any two municipalities whose boundaries are immediately adjacent and who are parties to an action in court testing the validity or invalidity of an annexation, may enter into a written stipulation compromising and settling such litigation and determine the common boundary line between the municipalities,

NOW, THEREFORE, it is hereby agreed as follows:

1. **Common Borders Established.** The Village and Town agree that, pursuant to the provisions set forth below, the maximum external boundary of the Village limits which border the Town shall be as described in Exhibit A, attached hereto and incorporated herein.

2. **Detachment/Attachment of Territory.**

- A. The Town agrees that it will withdraw any objection to the annexation of the "Dekan" property, and the "Dekan" property shall, therefore, be attached to the Village.
- B. With regard to the remainder of territory presently located outside of the incorporated boundaries of the Village, but within the maximum external boundary described above, (the "Detachment Parcels") the Town agrees to detach each individual parcel, and Village agrees to attach each individual parcel upon the earliest of the following events:
 - i. Request on the part of the owner(s) of each individual parcel to be attached to the Village.
 - ii. Any land division of any individual parcel or portion thereof, whether by Certified Survey Map, Subdivision Plat, or otherwise. This provision shall not apply to the sale or exchange of land between owners of adjoining property, if additional lots are not thereby created, and the lots resulting are not reduced below the minimum sizes required by all applicable laws and ordinances.
 - iii. Request of any individual parcel owner for extension of any Village services.

3. **Procedure for Detachment.** The procedure for detachment of any Detachment Parcel shall be as follows:

- A. The parcel owner desirous of attaching to the Village, dividing an individual parcel or receiving Village services, shall file a Petition for Detachment with the Town and Village Clerks.
- B. The Town, within forty-five (45) days of receipt of a petition, shall adopt an ordinance detaching the subject property.
- C. The Village, within forty-five (45) days after adoption of the Town ordinance, shall adopt an ordinance attaching the subject property.

4. **Territory Outside the Maximum External Village Boundary.** Village agrees that any lands lying outside of the maximum external boundary of the Village described above shall not be annexed into the Village unless detachment is approved by Resolution of the Town Board.

5. **Incorporation of the Town.** Village agrees that it shall support any effort on the part of the Town to incorporate as a Village or City, either pursuant to Section 66.0201, *et seq.*, of the Wisconsin Statutes or otherwise.
6. **Court Approval of Municipal Boundary Agreement.** Village acknowledges that the Town has entered into this agreement to avoid litigation relative to the "Dekan" annexation. It is the intent of the parties that this municipal boundary agreement is to be incorporated into the judgment of the circuit court pursuant to the provisions of Section 66.0225 of the Wisconsin Statutes. In the event the court fails or refuses to enter judgment incorporating the terms of this municipal boundary agreement, this agreement shall be null and void and of no further force and effect.

Dated this 7th day of June, 2004.

VILLAGE OF NORTH PRAIRIE

Joseph L. Whitmore
Joseph L. Whitmore, Village President

ATTEST:

Judith Beranek
Judith Beranek, Village Clerk

Dated this 7th day of June, 2004.

TOWN OF OTTAWA

Vytautas P. Janusonis
Vytautas P. Janusonis, Town Chairman

CLERK OF CIRCUIT COURT
W-1 AM 9:23

ATTEST:

Melissa Klein
Melissa Klein, Town Clerk

EXHIBIT A

Attachment to Municipal Boundary Agreement Town of Ottawa and Village of North Prairie

Maximum External Boundary of the Village Limits Which Border the Town

Commencing at the southeast corner of the Town of Ottawa, then west along the southern border of the Town of Ottawa to the west right-of-way line of "Waterville Road," then northerly along the west right-of-way line of "Waterville Road" to the centerline of County Trunk Highway "ZZ," then easterly along the centerline of CTH "ZZ" to the eastern border of the Town of Ottawa.

C:\MyFiles\Ottawa\border ag w np.exhibit a.clean.wpd

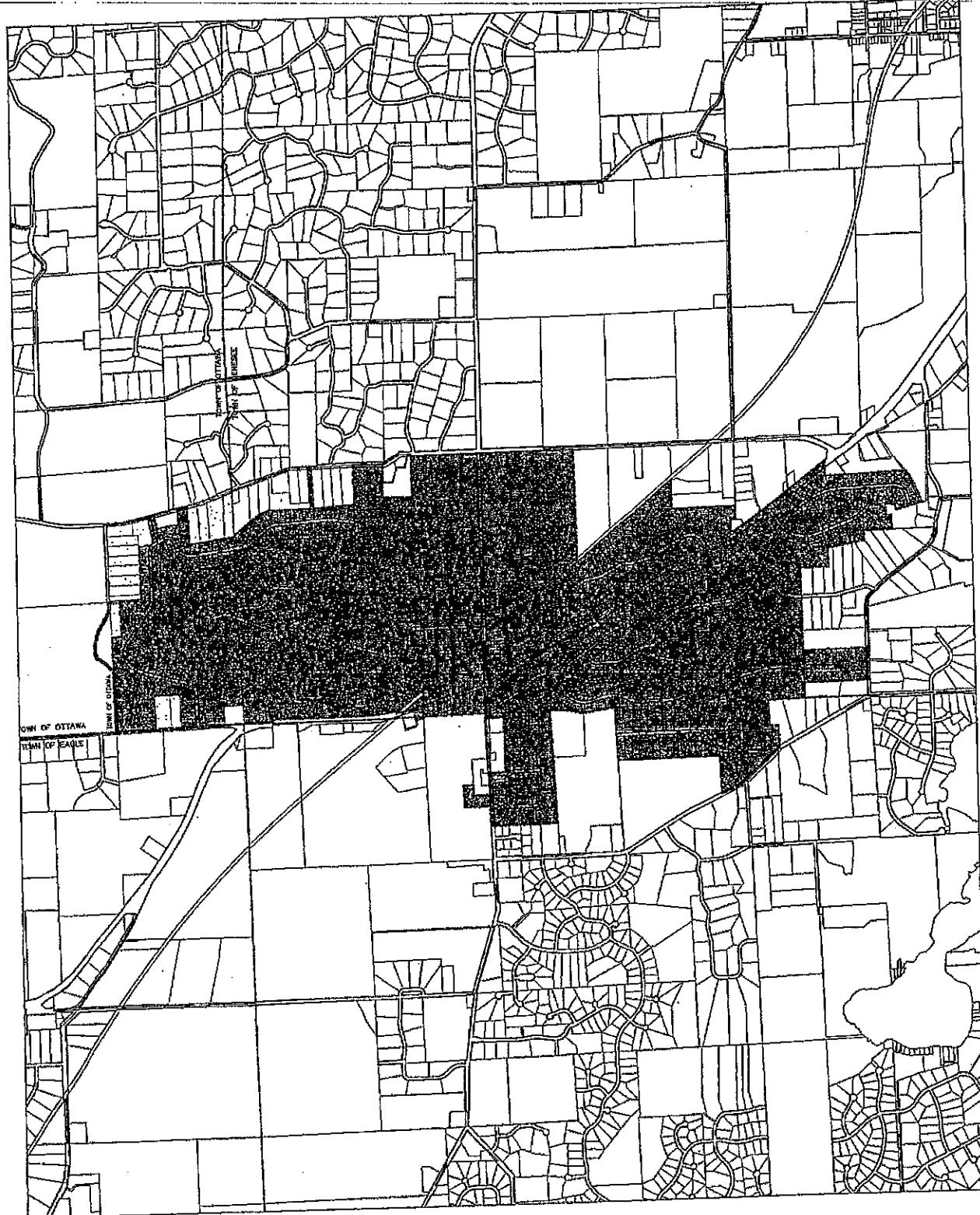


EXHIBIT A

LEGEND



VILLAGE OF NORTH PRAIRIE 2003
ULTIMATE VILLAGE OF NORTH
PRAIRIE MUNICIPAL BOUNDARY

BORDER AGREEMENT MAP

ULTIMATE VILLAGE AND TOWN BOUNDARY LIMITS
VILLAGE OF NORTH PRAIRIE / TOWN OF OTTAWA,
WAUKESHA COUNTY, WISCONSIN

DATE: MAY 2004
SOURCE: WAUKESHA COUNTY PARKS AND LAND USE, SEPT. 2003



Ruekert-Mielke
Engineering solutions for a working world

Village Clerk

From: Matthew Connell <matthewmconnell@me.com>
Sent: Tuesday, February 3, 2026 11:44 AM
To: Village Clerk
Subject: Connell - Waterville
Attachments: A - Plan Commission - Agenda Request Form.pdf

Good morning,

Please find attached:

- Planning Commission Agenda Request Form
- Screenshot from Waukesha GIS for reference
- Draft of CSM for reference (2)

We are creatives that fell in love with the community and forests out here, purchasing our home and moving from the noise of Milwaukee last autumn.

We have two parcels, one is fully environmental corridor, and the other is maybe 1/3 corridor. There's a sizable clearing up by our house, outside of the environmental corridor, and our intent in merging our two parcels is to be able to utilize the clearing for accessory building purposes of our creative hobbies. Relegating all the man made stuff to one area and maintaining the inspiring surrounding forests untouched.

We have no drawings at this point for a proposed accessory building because we await combining our two parcels to determine a possible footprint. Upon approval of the parcel joining we'll be prompt in hiring out that drawing. Too, we're being mindful of expenses so we're moving along one piece at a time.

Note the draft of CSM attached is for reference only, it was created before Ottawa realized the possible annexation aspect that brought me to you.

Please let me know if you need anything else and don't hesitate to write or call if so. Thanks so much

Matthew Connell
414-708-8056

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: Matthrw Connell

Property Owner: Matthew Connell

Address: W345 S5754 waterville rd, Eagle 53119

Daytime Phone Number: (414) 708-8056

Date of Requested Meeting: Feb 10, 2026

Agenda Item Requested: CSM change to combine two parcels

Describe purpose and action requested:

Our intent in joining our two parcels is to steward our environmental corridor forest portion naturally by relegating any man made structures to the non-environmental corridor portion of our land.

There is a pre-cleared area of our property on the parcel that has our home and we want to

Name of person(s) to attend the meeting: Matthew Connell, Lisa Park (depending on meet time)

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statues, 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

W345S5754 waterville rd, eagle 53119

Address of Property Owner

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.

1725 991	653 40'	200.00	200.00
1725 990	653 40'	200.00	200.00
1725 989	653 40'	200.00	200.00
1725 988	653 40'	200.00	200.00
1725 987	653 40'	200.00	200.00

CERTIFIED SURVEY MAP NO.

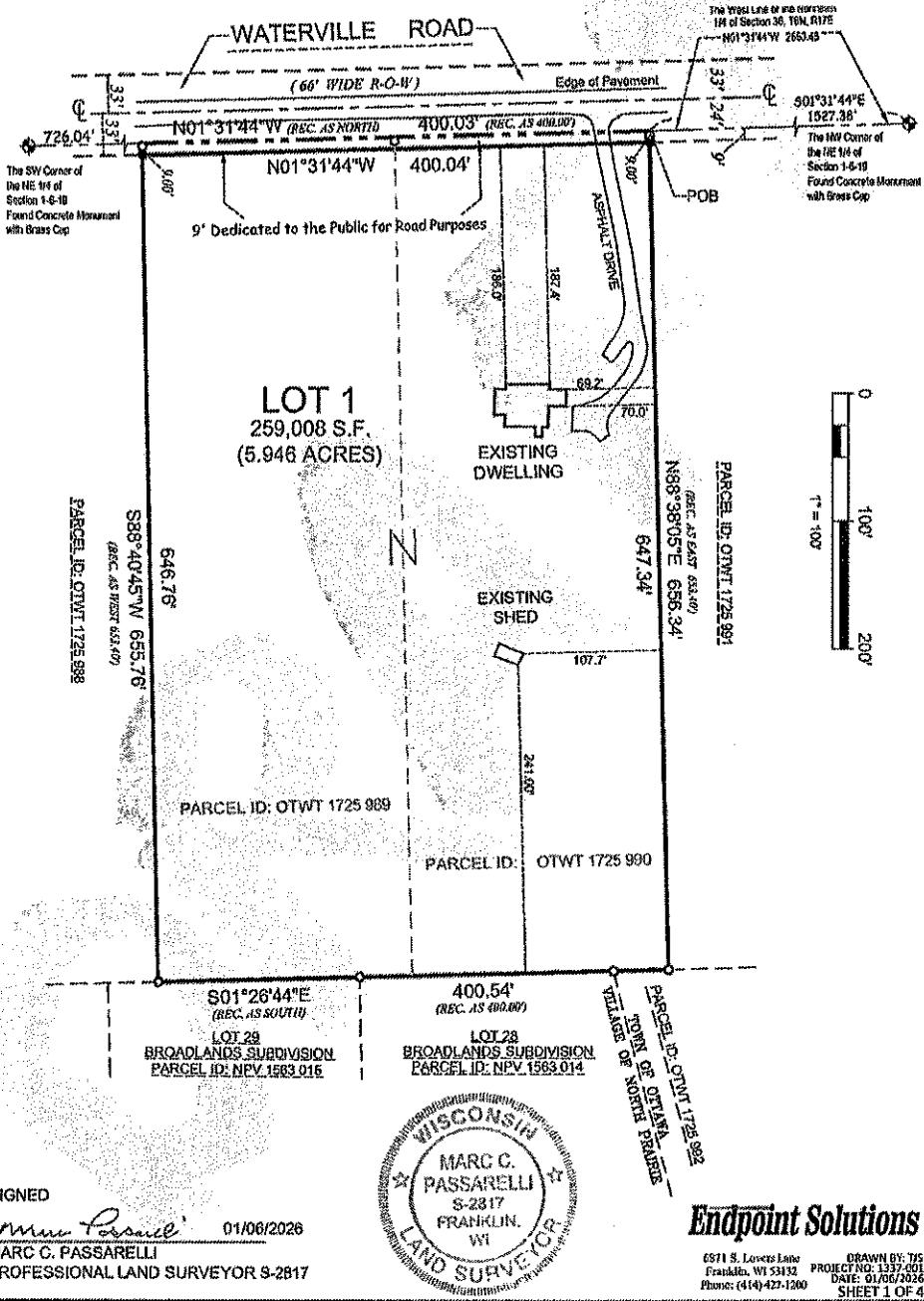
BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 17 EAST, IN THE TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR:
MATTHEW CONNELL
W346 S5754 WATERVILLE ROAD
EAGLE, WI 53119

LEGEND

- - DENOTES FOUND 1" IRON PIPE
- - DENOTES SET 3/4" X 18" LONG
IRON REBAR WEIGHING 1.13 LBS.
PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO
THE WEST LINE OF THE NORTHEAST
1/4 OF SECTION 38-6-17, WHICH BEARS
S 01°31'44" E, WI. STATE PLANE
COORDINATE SYSTEM SOUTH ZONE,
(NAD 1983) 2011



CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 17 EAST, IN THE TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

WATERVILLE ROAD

The West Line of the Northeast 1/4 of Section 36, Twp. 6N, Rte 17E
H01314W 203345

Edge of Pavement

SD 1^o31'44"E
1527.36'

The NW Corner of
the NE 1/4 of
Section 1-6-19
Found Concrete Marker
with Brass Cap

726.04'
The SW Corner of
the NE 1/4 of
Section 1-6-19
Found Concrete Marker
with Brass Cap

LEGEND

- - DENOTES FOUND IRON PIPE
- - DENOTES SET 34" X 18" LONG
IRON REBAR WEIGHING 118 LBS.
PER LINEAL FOOT.
- ☒ - DENOTES ENVIRONMENTAL CORRIDOR
(WAUKESHA CO. GIS 2019)

0
1" = 100'
2"

ENVIRONMENTAL
CORRIDOR AREA:
163.807 S.F.

EXISTING
DWELLING

EXISTING
SHED

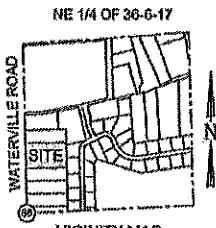
ASPHALT DRIVE

VILLAGE OF OTTAWA
TOWNSHIP



SIGNED

Marc Passarelli
01/06/2026
MARC C. PASSARELLI
PROFESSIONAL LAND SURVEYOR S-2817



VICINITY MAP
1" = 2000'

Endpoint Solutions

6871 S. Lovers Lane
Franklin, WI 53132
Phone: (414) 427-1260
DRAWN BY: TJS
PROJECT NO: 1337-001
DATE: 01/06/2026
SHEET 2 OF 4

2/10/26

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: RAJWINDER SINGH

Property Owner: RAJWINDER SINGH

Address: STE B, 102 East slate Rd, North Prairie WI

Daytime Phone Number: 920 296 8300

Date of Requested Meeting: 06 Jan 10 Feb 26

Agenda Item Requested: CLASS B LIS.

Describe purpose and action requested: Apply for new CLASS B
Beer and CLASS C WINE.

Name of person(s) to attend the meeting: RAJWINDER SINGH.

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statues, 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.

Rajinder Singh

Signature of Property Owner

102 E slate Rd. NP

Address of Property Owner

Mark Jyston
Received By

Signature of Responsible Party

Address of Responsible Party

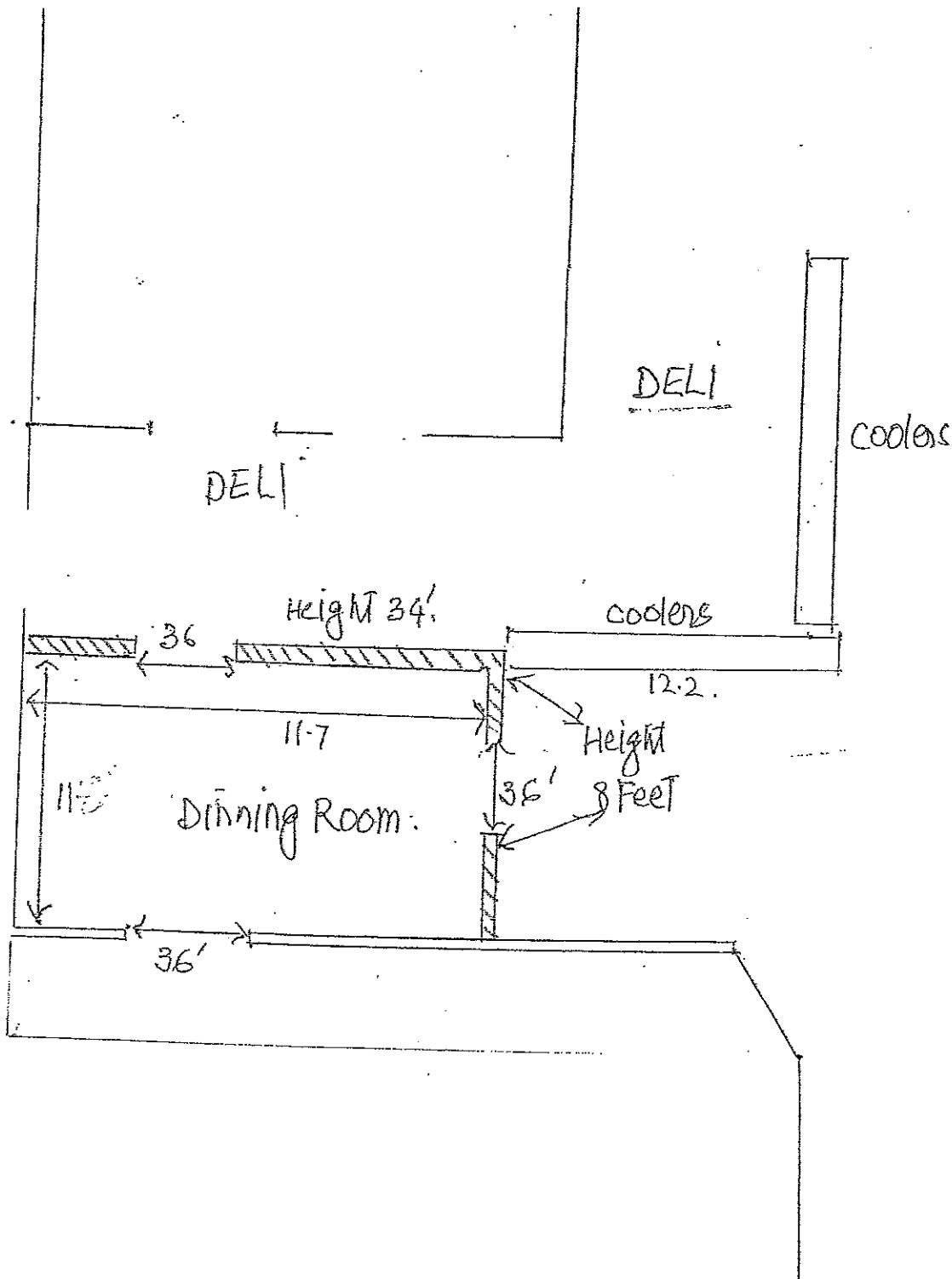
17 DEC 25

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.

North Prairie Market Dining Room. 12/2/25



APPLICATION FORM 11: PLAN OF OPERATIONS

Request for Plan Commission Review

Village Use Only

(Please Type or Print)

File Number: _____

1. Name of Business: NORTH PRAIRIE MARKET DBA LUNCH Room
Village Address: STE B, 102 EAST STATE RD, North Prairie
Business Phone: 262 392 2105
2. Full Name(s) of Property Owner(s): RAJWINER SINGH.
Phone: 920 296 8300
Street Address (Not P.O. Box): N 8147 NATIONAL DR
City, State, Zip: Beaver Dam, WI - 53916
3. Full Name(s) of Business Operator(s): SAME AS ABOVE
Phone: _____
Street Address (Not P.O. Box): _____
City, State, Zip: _____
4. Legal Description of Property: Tax Key No.: NPV 1567897003

Zoning of Property: B-2

5. Lot Size: Depth: _____ Width: _____ Area: _____
6. Dimensions and levels of all buildings:

DIMENSIONS

LEVELS

Building A: _____

Building B: _____

Building C: _____

TOTAL FLOOR AREA OF BUSINESS:

7. Specific Use of Property and Buildings:

Building A: STE - A, GAS STATION & CONVENIENT STORE + DELI

Building B: STE - B, LUNCH ROOM + BEER + GAMING MACHINES

Building C: _____

Outdoor Uses: _____

8. Maximum Number of Employees: 2

9. Days of Operation: 7 days

Hours of Operation: STE B 8 AM - 8 PM - STE A (4 AM - 10 PM)

(Include days/hours in which employees may be occupying the building.)

10. Parking:

NO CHANGES

A. Number of spaces available: _____
B. Dimensions of parking lot: _____
C. Parking lot construction: _____
D. Is employee parking included in Number of spaces available?

Yes _____ No _____

11. Outdoor lighting:

NA

Type: _____
Location: _____

12. Signs:

NA

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? 3 to 5 What type? slot machines

15. Is there any type of music in this proposal? Yes _____ No
If yes, Juke box: _____ Live: _____ NA
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 _____ NA

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

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

Yes _____ No _____ If yes, what type? _____

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

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

21. What type of sanitary facilities are to be installed for the proposed operation? NO/2

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): N A

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: CLASS B Beer
CLASS - C WINE

25. Did Wisconsin Department of Safety and Professional Services approve building plans?
Yes _____ No _____ N A

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: _____ NO

27. Where are you moving your business from: Lunch Room serving Food & Beer

28. What are your reasons for relocating: Wasted space in the building

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: N A

A detailed site plan with dimensions of all buildings, parking areas, location of septic and well, sign locations and other pertinent date 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.

Ravinder Singh, RAVINDEER SINGH, 17 Dec 25
(Signature of applicant) (Print Name) (Date)

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

FOR VILLAGE USE ONLY

Scheduled meeting date: _____

Application accepted by: _____ Date: _____