

**NOTICE AND AGENDA  
PLANNING COMMISSION MEETING  
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET  
May 26, 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**

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- 5. Approval of Minutes:** April 28, 2026, Plan Commission minutes.
- 6. Public Comment:** Please state your name before speaking. No action will be taken.
- 7. Discussion and/or Action:** Request from Penny Schilz – conditional use permit request – create small group quilting retreat home at 105 Mark Court.
- 8. Discussion and/or Action:** Request from Scott McGuire – Sport's Page for a new fence permit.
- 9. 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

May 19, 2026

**NOTICE AND AGENDA  
PLANNING COMMISSION MEETING  
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET  
April 28, 2026, at 6:30 P.M.**

1. **Call to Order – 6:30 P.M.**
2. **Roll Call** – Commissioner Paulson, Commissioner Beglinger, Commissioner Radomski, Commissioner Stellpflug and Commissioner Hall
3. **Pledge of Allegiance**
4. **Confirmation of Proper Notice of Meeting** – Administrator Etten confirmed proper notice of meeting.

Administrator Etten stated that Chair Miresse was not able to attend the meeting and asked if there was a motion to appoint a commissioner as acting chair for tonight's meeting. Commissioner Paulson motioned to make Commissioner Hall as acting chair. Commissioner Beglinger seconded the motion – **Motion Carried Unanimously**

5. **Approval of Minutes:** March 10, 2026, Plan Commission minutes.  
Commissioner Hall motioned to approve the minutes, and Commissioner Paulson seconded – **Motion Carried Unanimously**
6. **Public Comment:** Please state your name before speaking. No action will be taken. Commissioner Hall motioned to open the meeting to public comment, seconded by Commissioner Stellpflug – **Motion Carried Unanimously**  
No public comments – Commissioner Hall motioned to close the meeting to public comments, seconded by Commissioner Radomski – **Motion Carried Unanimously**
7. **Discussion and/or Action:** Request from Kevin Noe regarding construction of outbuilding located at 607 Prairie View Dr.  
Commissioner Paulson motioned to approve the 1080 sq. ft. shed as long as the colors are complementary to the house as presented. Seconded by Commissioner Hall – **Motion Carried Unanimously**
8. **Motion to adjourn.** Commissioner Hall motioned to adjourn the meeting at 6:53 P.M., seconded by Commissioner Stellpflug – **Motion Carried Unanimously**

Evelyn Etten

Village Administrator/Clerk/Treasurer

May 19, 2026

**PLANNING COMMISSION  
AGENDA REQUEST FORM**

Name of Person Making Request: Penny Schiltz

Property Owner: Accepted offer to Purchase

Address: 105 Mark Court, North Prairie

Daytime Phone Number: 414-322-2737

Date of Requested Meeting: 5/26/26

Agenda Item Requested: Conditional Use Permit Request

Describe purpose and action requested: We are requesting approval of a conditional use permit in order to create a small group quilting retreat home at 105 Mark Court.

Name of person(s) to attend the meeting: Penny and Dan Schiltz, Victoria Hecker

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.

Accepted offer to Purchase  
Signature of Property Owner

Penny Schiltz  
Signature of Responsible Party

105 Mark Court  
Address of Property Owner

554 W30397 Kettle Ridge Ct. Mukwonago  
Address of Responsible Party

\_\_\_\_\_  
Received By

5/18/26  
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.*

# Conditional Use Permit Request

## Small-Group Quilting Retreat Home Proposal

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We are requesting approval of a conditional use permit in order to create a small-group quilting retreat home at **105 Mark Court**. The proposal is intended to provide a quiet, reservation-only lodging use for small quilting and crafting groups in a low-impact residential setting.

### Property Overview

The residence at 105 Mark Court is a spacious five-bedroom home with approximately 4,100 square feet situated on one acre of land. The property includes a large finished lower level that is well suited for use as a workspace for quilters and crafters. The long-term goal would be to incorporate an elevator to allow easy accessibility to the lower-level workspace.

### Guest Accommodations

The home includes two master suites and comfortable sleeping arrangements for up to ten guests. A three-car garage and long driveway provide ample off-street parking accommodations for guests.

### State Licensing & Compliance

The quilting retreat home would operate as a state-licensed lodging property and would comply with all applicable Wisconsin licensing, inspection, health, safety, and occupancy requirements.

### A Quiet, Reservation-Only Lodging Use

Our proposal is designed to provide a quiet, low-intensity lodging experience for small groups participating in quilting, sewing, and creative workshops. Guests typically stay 2–4 nights and spend the majority of their time indoors crafting and socializing.

### Supports Local Businesses

Guests commonly support nearby restaurants, grocery stores, gas stations, local shops, antique stores, and tourism attractions. Overnight visitors contribute meaningful local economic activity while maintaining a low-impact presence in the community.

### Growth of the Quilting & Craft Industry

The quilting industry in the United States generates an estimated \$4–5 billion annually through fabric sales, retreats, classes, lodging, dining, and related tourism. Quilting remains one of the country's largest creative hobbies, with millions of active participants nationwide. Hobby-based travel has continued to grow, particularly among adults who frequently travel in small organized groups.

### Low Traffic & Minimal Noise

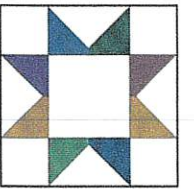
Compared with many commercial or recreational uses, this proposal generates low traffic volumes, limited outdoor activity, and quiet evening operations. Guests are primarily adults participating in indoor hobby and crafting activities.

## Compatible with Residential & Rural Character

Small quilting retreat homes are commonly located in residential and rural settings throughout Wisconsin and the Midwest because they preserve quiet surroundings while supporting respectful tourism and small-scale economic development.

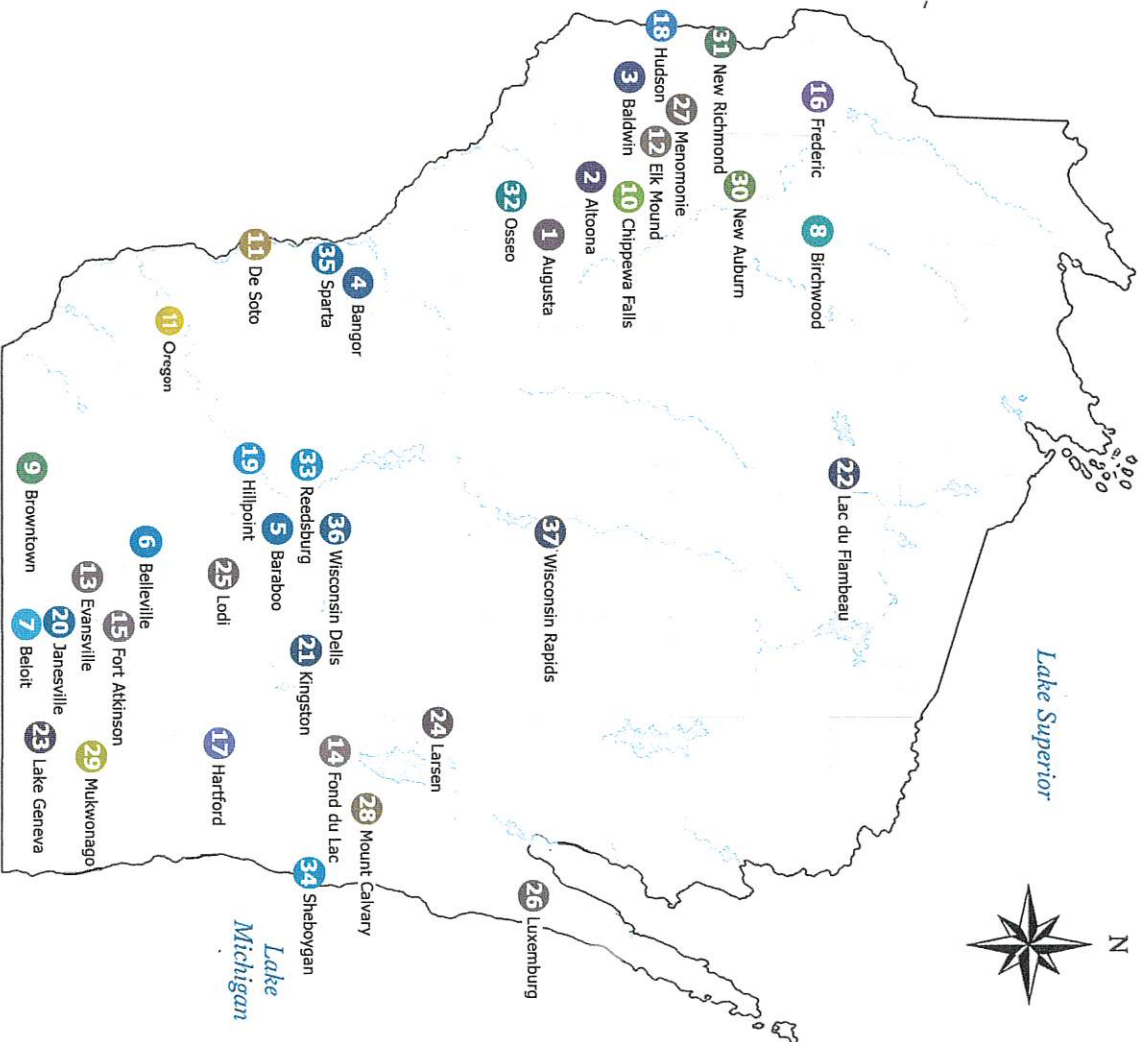
**Our Goal:** To provide a quiet, respectful quilting retreat home that supports local tourism, nearby businesses, and the residential character of the community.





# Wisconsin Quilt Retreats

- 1 Bridge Creek Cottage  
Augusta
- 2 The Retreat Center  
Altoona
- 3 Croixwood Farm Retreat  
Baldwin
- 4 Dragonfly Retreat  
Bangor
- 5 8th and East Craft Retreat  
Baraboo
- 6 Lonestar Retreat Center  
Belleville
- 7 Create and Gather Farmhouse  
Beloit
- 8 Matson Lake Lodge & Retreat  
Birchwood
- 9 Prairie Star Lodge  
Browntown
- 10 White's Wildwood Retreat  
Chippewa Falls
- 11 A Place to Sew  
De Soto
- 12 Meadow Ridge Cottages  
Elk Mound
- 13 The Grove Retreat  
Evansville
- 14 Willow Ledge Retreat  
Fond du Lac
- 15 Inn Stitches  
Fort Atkinson
- 16 Oak Forest Retreat Center  
Frederic
- 17 Indigo Star Retreat  
Hartford
- 18 St. Croix Retreat  
Hudson
- 19 Homestead Cabin Retreat  
Hillpoint
- 20 The Bradford House  
Janesville
- 21 Kingston Cabin Retreat  
Kingston
- 22 Birch Trail Resort  
Lac du Flambeau
- 23 On Pins & Needles  
Lake Geneva
- 24 Primitive Gatherings  
Larsen
- 25 The Lily Lemon  
Lodi
- 26 Lilac Shanty  
Luxemburg
- 27 Woodland Ridge Retreat  
Menomonee
- 28 Hosta Haven Retreat  
Mount Calvary
- 29 Tall Pines  
Mukwonago
- 30 Nawbury Lodge  
New Auburn
- 31 Love Lake Retreat  
New Richmond
- 32 The Rustic Inn  
Willow Retreat Center  
Osseo
- 33 Daffodil House  
A Great Place to Be  
Reedsburg
- 34 Lake Orchard Farm Retreat  
Sheboygan
- 35 Sparrows Nest at the Abbey  
Sparta
- 36 Tamarack Resort  
Wisconsin Dells
- 37 Need'le Little Retreat  
Wisconsin Rapids



Happy quilting & happy retreats!

# Wisconsin Statute 66.1014

## Wisconsin Statute

### 66.1014 Limits on residential dwelling rental prohibited.

(1) In this section:

(a) "Political subdivision" means any city, village, town, or county.

(b) "Residential dwelling" means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(2)

(a) Subject to par. (d), a political subdivision may not enact or enforce an ordinance that prohibits the rental of a residential dwelling for 7 consecutive days or longer.

(b) If a political subdivision has in effect on September 23, 2017, an ordinance that is inconsistent with par. (a) or (d), the ordinance does not apply and may not be enforced.

(c) Nothing in this subsection limits the authority of a political subdivision to enact an ordinance regulating the rental of a residential dwelling in a manner that is not inconsistent with the provisions of pars. (a) and (d).

(d)

1. If a residential dwelling is rented for periods of more than 6 but fewer than 30 consecutive days, a political subdivision may limit the total number of days within any consecutive 365-day period that the dwelling may be rented to no fewer than 180 days. The political subdivision may not specify the period of time during which the residential dwelling may be rented, but the political subdivision may require that the maximum number of allowable rental days within a 365-day period must run consecutively. A person who rents the person's residential dwelling shall notify the clerk of the political subdivision in writing when the first rental within a 365-day period begins.

2. Any person who maintains, manages, or operates a short-term rental, as defined in s. 66.0615 (1) (dk), for more than 10 nights each year, shall do all of the following:

a. Obtain from the department of agriculture, trade and consumer protection a license as a tourist rooming house, as defined in s. 97.01 (15k).

b. Obtain from a political subdivision a license for conducting such activities, if a political subdivision enacts an ordinance requiring such a person to obtain a license.

**PLANNING COMMISSION  
AGENDA REQUEST FORM**

Name of Person Making Request: Jen Cuomo / Bulldog Builders

Property Owner: Scott McGuire / Sports Page

Address: 117 W Main St.

Daytime Phone Number: 262.853.9729

Date of Requested Meeting: \_\_\_\_\_

Agenda Item Requested: \_\_\_\_\_

Describe purpose and action requested: \_\_\_\_\_

new fence

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name of person(s) to attend the meeting: J. Cuomo / S. Powell

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.

Scott McGuire  
Signature of Property Owner

J. Powell  
Signature of Responsible Party

117 W Main St.  
Address of Property Owner

722 W Hartwell Ave, Wauke.  
Address of Responsible Party

\_\_\_\_\_  
Received By

5.5.26  
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.*



JEN CUOMO  
Project Manager

414.416.0807

jennifer@bulldogbuildersllc.com

722 N Hartwell Ave  
Waukesha, WI 53186



Draw fence on  
plot

pic of what  
fence will look  
like

fence material type  
& height

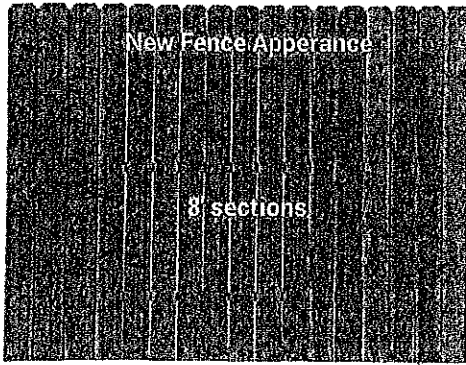
**Carl Felten**  
**Bulldog Builders LLC**  
**May 5, 2026 | 2 Photos**

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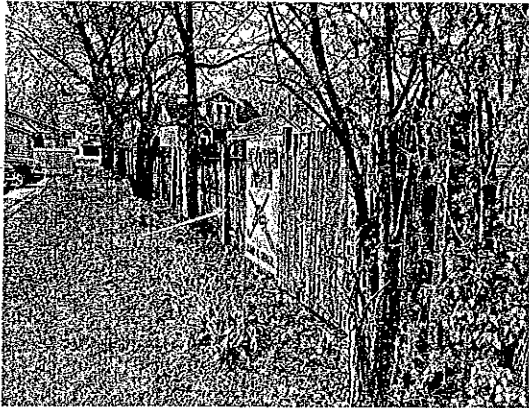
# Fence Permit

1



Project: Sports Page PO 4463 & 4563  
Date: Apr 24, 2026, 8:53 AM  
Creator: Carl Felten

2



Project: Sports Page PO 4463 & 4563  
Date: Apr 24, 2026, 9:34 AM  
Creator: Carl Felten

