

**VILLAGE OF NORTH PRAIRIE**  
**PLANNING COMMISSION MEETING - NOTICE AND AGENDA**  
**North Prairie Village Hall - 130 N Harrison St.**  
**September 22, 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:** July 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 TK Waters/Aqua Well for a driveway/parking lot expansion at 124 N. Oakridge Dr., North Prairie, WI 53153.
- 8. Discussion and/or Action:** Review list of Conditional Use Permits
- 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

September 16, 2026

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

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

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

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

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

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

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

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

Evelyn Effen

Village Administrator/Clerk/Treasurer

August 21, 2026

PLANNING COMMISSION  
AGENDA REQUEST FORM

Name of Person Making Request: Trisha Vukodimovich / Chuck Huebner <sup>\$Sammy</sup>  
Property Owner: TK Waters  
Address: 124 N Oakridge Dr, North Prairie WI 53153  
Daytime Phone Number: 262-581-5528  
Date of Requested Meeting: Sept. 22, 2026  
Agenda Item Requested: Driveway / Parking Lot Expansion  
Describe purpose and action requested: Expand parking lot to accomodate exit/entry of equipment, 3 additional parking

Name of person(s) to attend the meeting: Charles Huebner Samantha Huebner

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

1089 S Waterville Lake Rd  
Address of Property Owner  
Oconomowoc, WI 53066

Received By

Signature of Responsible Party

1089 S Waterville Lake Rd  
Address of Responsible Party  
Oconomowoc, WI 53066

9-4-2026  
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.

**VILLAGE OF NORTH PRAIRIE  
FEE CHARGEBACK ACKNOWLEDGEMENT**

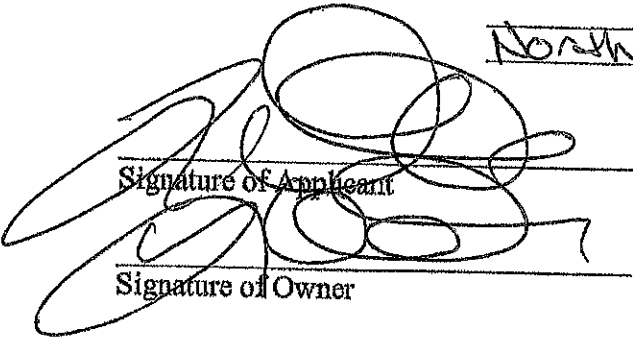
Pursuant to Wisconsin State Statute 66.0627(2) and Section 3.1 of the Village Zoning Ordinance, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, Village Zoning Officer or any other of the Village's professional staff results in a charge to the Village for that professional's services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service incurred by the Village back to the Applicant. Also be advised that certain other fees, costs and charges are the responsibility of the property owner.

I, the undersigned, have been advised that, Pursuant to Wisconsin State Statute 66.0627(2) and Section 3.1 of the Village Zoning Ordinance, if the Village Attorney, Village Engineer, Village Planner, Village Zoning Officer or any other of the Village's professional staff provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the charges incurred by the Village. Also I have been advised that certain other fees, costs and charges are my responsibility. If unpaid, the Village will assess such costs as a special charge against the property.

Date: 9-4-2026

Property Address: 124 N Oakridge Dr

Mailing Address for Invoice: 124 N Oakridge Dr  
North Prairie WI 53153

  
Signature of Applicant

Signature of Owner

Trisha VuKodinovich  
Applicant's Name (Please Print)

Trisha VuKodinovich  
Owner's Name (Please Print)

262-392-2540  
Phone Number

Current Rates:

|                                                         |          |
|---------------------------------------------------------|----------|
| Village Planner Hourly Rate:                            | \$150.00 |
| Village Engineer Hourly Rate:                           | \$200.00 |
| Village Attorney Hourly Rate:                           | \$250.00 |
| Village Zoning Officer Initial Meeting Cost:            | \$25.00  |
| Village Zoning Officer Additional Meetings Hourly Rate: | \$75.00  |
| Cost per Piece Mailing Fee or Clerk Fee:                | \$25.00  |

**VILLAGE USE ONLY**

Form received by: \_\_\_\_\_

Date: \_\_\_\_\_

Lot Size

4,662 sq ft

Existing Impervious

34,087

Proposed additional

3,425

Total Impervious

37,512

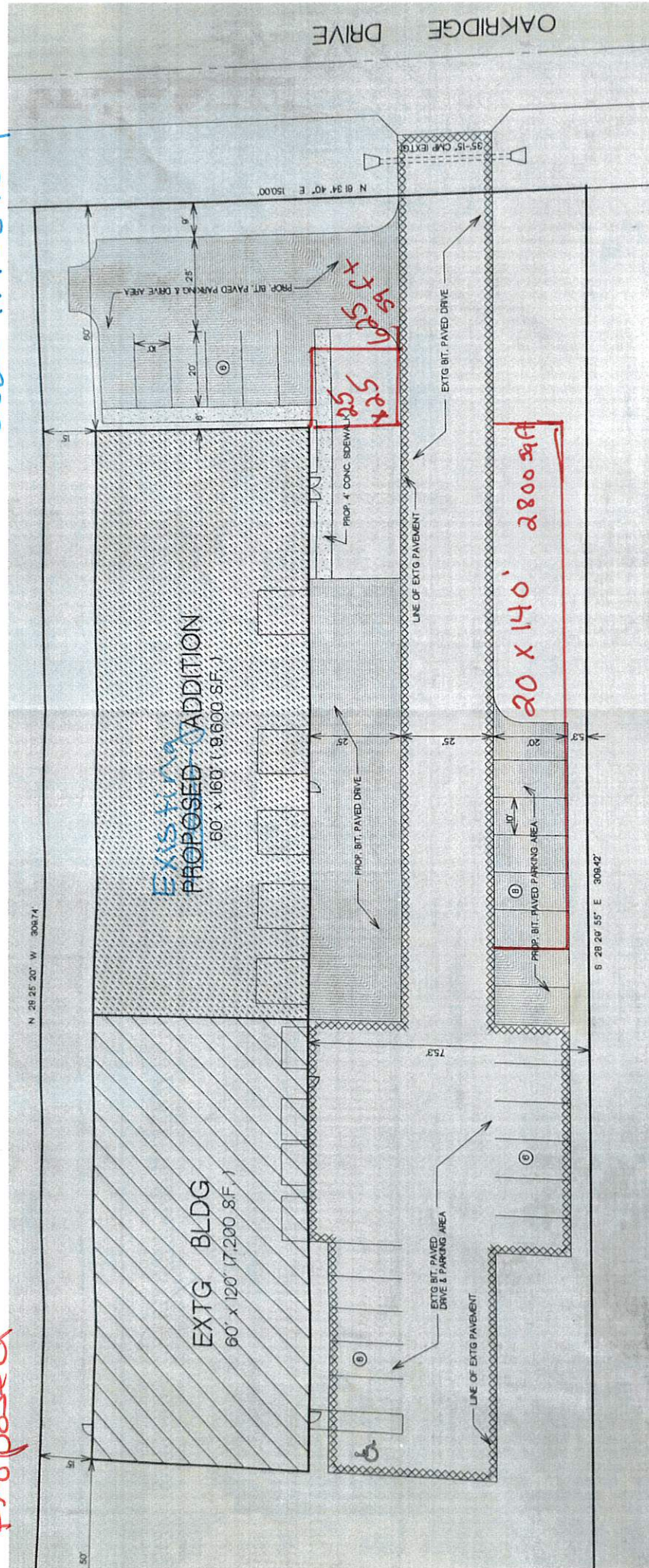
Proposed

80%

Proposed Pavement

additional Impervious square ft

$$\frac{2800}{625} = 3,425 \text{ sq ft}$$

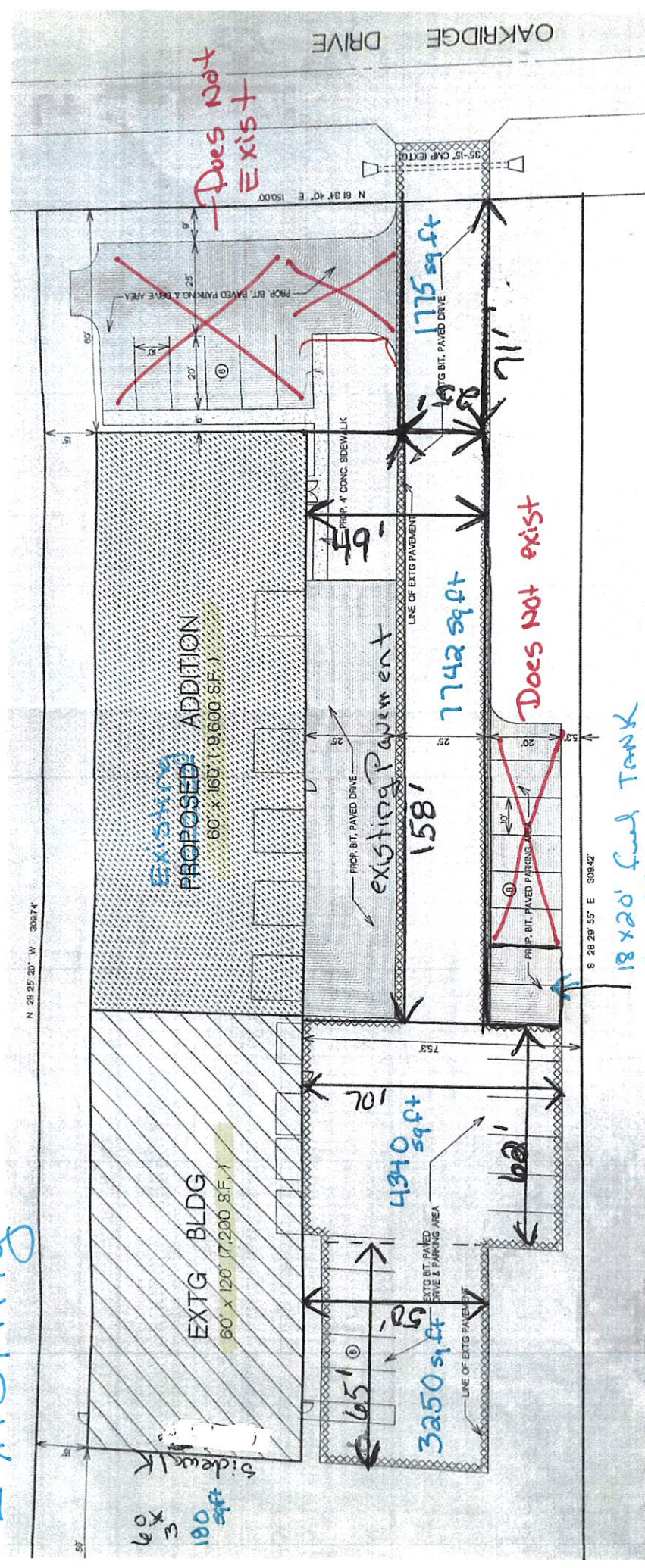


Aqua Well & Pump  
124 N Oakridge Dr  
North Bairie, WI  
262-392-2540  
Trisha Vukodinicovich  
262-719-8701  
Charles Huebner  
262-719-8704

Aqua Well Pump  
 124 Oakridge Dr  
 North Prairie, W  
 262-392-2540

Lot Size sq ft 309.74 x 150.52 - 46,622

Existing



Existing driveway 17,107  
 Sidewalk 180  
 Building 16,800  
 Existing Impervious surface 34,087 sq ft 0.731 %

## Village Clerk

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**From:** Building Inspector  
**Sent:** Friday, September 11, 2026 10:04 AM  
**To:** Village Clerk  
**Subject:** Re: Plan Commission agenda item

We checked the lot size to proposed impervious surface and it should be all good on that aspect

Thank you

Ethan Schenning, Building Department  
Village North Prairie  
130 N Harrison St.  
North Prairie, WI 53153  
262-210-3226

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**From:** Village Clerk <clerk@northprairiewi.gov>  
**Date:** Tuesday, September 8, 2026 at 1:18 PM  
**To:** Dan Miresse <dan.miresse@northprairiewi.gov>  
**Cc:** Deborah Hall <deborah.hall@northprairiewi.gov>; Building Inspector <buildinginspector@northprairiewi.gov>  
**Subject:** Plan Commission agenda item

I am giving everyone a heads up on this item for the next Plan Commission meeting. Scott, I put a hard copy in your inbox as well. Let me know if there are any concerns. Aqua Well stated that they had a site plan approved in 2002 regarding driveways/parking, and they did some of that work, but not all of it. Now, they are presenting a new plan for what they did not do in 2002.

Evie

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

**Village of North Prairie**  
**130 N Harrison St.**  
**North Prairie, WI 53153**