

**MEETING NOTICE & AGENDA
VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MEETING**

North Prairie Village Hall - 130 N Harrison St.

October 7, 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 Buildings and Grounds Committee, 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. Approval of the Minutes: August 12, 2025, Plan Commission Mtg.
5. Discussion and/or Action: Review and approval of the landscaping, lighting & signage plans for "The Glens" at the Broadland's.
6. Discussion and/or Action: Request by Paul Baumgartner, 106 Hickory Drive, North Prairie, WI for issuance of Special Use Permit for Ground-Mounted Solar Energy System.
7. Discussion and/or Action: Kipp/Fercho land division.
8. Discussion and/or Action: Amendment to North Prairie Land use and Transportation Plan.
9. Discussion and/or Action: Amendment to North Prairie Zoning Code.
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.

Submitted by:

Evelyn Etten

Administrator/Clerk/Treasurer

Oct. 2, 2025

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES**

North Prairie Village Hall - 130 N Harrison St.

August 12, 2025, at 6:30 P.M.

1. **Call to Order** – The meeting was called to order at 6:31 p.m.
2. **Roll Call** – Deb Hall, Mike Schrelber, Tim Paulson, & Dan Milresse. Absent/Excused; Dave Stellpflug and Mike Radomski.
3. **Pledge of Allegiance**
4. **Approval of July 8, 2025, Plan Commission minutes.** – Deb Hall motioned to approve the July 8, 2025, minutes as presented; second by Tim Paulson. No further discussion, **motion carried 4/0.**
5. **Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands.** Steve stated that he submitted the three documents to the attorney, and they are in the process of working out details. Steve stated the Declaration Restrictions state that Styza can direct storm water runoff to the Broadlands Ponds.

1st Phase – three building pads must be declared by someone prior to any construction. Mr. Styza should write a legal description of the first three properties, sell the property to John Whalen so he can declare them, or you have to declare them. Once the three properties are declared, construction can begin, but not before. This is different than Eagles Cove because you owned the real estate and you developed the real estate. Here, you own the real estate, and John Whalen is the construction developer.

Developer's Agreement - Deb Hall asked, is there an easement to village for storm water, seeding, erosion control and ditches and where does it talk about the private road? Also, what is your general timeline for the infrastructure?

Mr. Styza stated It talks about public and private roads. Deb Hall, we need to spend more time flushing the specifics out so it is very clear who's doing what and what will be dedicated to the village. Mr. Styza said we will start the road as soon as we can and continue construction throughout the winter. Phase one will not be split off as far as the road construction or infrastructure is concerned. The plan is to put it all in at once.

Deb Hall - Regarding the water lines, the village owns water mains, and we have an agreement with Prairie Village Water Trust, they do not own the water mains, so ownership needs to state the Village of North Prairie.

Mr. Styza stated, as for the water main easement, it will be granted after everything is done and built. Deb Hall, ok, then we need to clean this up, so It specifically states that. What about the financial guarantee?

Mr. Styza stated that it is 120% of municipal improvements plus the erosion control is what the State Statutes says I must do. Deb Hall, 120%, is not enough with the cost of prices increasing daily. If you walk away and we must complete the road, then 120% is not enough to complete the project. If road costs more than 120% then if we must finish the road project – then we would have to impose a special assessment to the property owners, the village will not bare this expense. Mr. Styza stated you can't compel me to put up more than 120% letter of credit because some municipalities have taken advantage of that system. Not saying you have, but just in general.

Deb Hall stated that for my understanding then, your letter of credit is not going to be more than 120%? Mr. Styza stated municipal improvements equal the water main and some of the storm water plus 10% of any uncompleted work. Deb Hall asked, do you know the statute that you are referring to? I would like to do a bit of research on that.

Mr. Styza, yes, it is Chapter 236.12, governs the letter to credit amount of 120% up front, 110% of any uncompleted stuff, once completed only 10%. Deb Hall, ok, if we can make a big push for this, we can hopefully get this back on the back on the Plan Commission agenda for September.

Mr. Styza commented about the prevailing wage section. This shouldn't even be in this document because there are no public funds paying for this project. Deb Hall, what is the most recent or updated copy of this document? It is the redlined one dated 7/1/25 in upper left corner. So, the start date is planned to be Oct./Nov, 2025 with a completion date Nov. 15, 2026. It will take six weeks to get the water permit.

Deb Hall let's go to the Sewer agreement next. Our attorney is wondering why we need to enter a Sewer agreement. This is different from Eagles Cove, because each unit had its own septic, whereas the condos at the Glen have multiple units/condos sharing a septic system.

Mr. Styza stated that the county requires this because more than one unit is sharing a septic.

Tim Paulson asked – Are the septics part of the land development or building development? Mr. Styza, they are part of the building development process.

Deb Hall, I think we really need to have a sit down with you, John, your attorneys, our attorney, Dan Miresse, myself and Evie to get this ironed out as soon as possible. Mr. Styza agreed.

Deb Hall, we really need to get all the documents to clarify as to who is doing what and if that doesn't happen, then who is responsible for completing it and paying for it? I don't want the village to be stuck with paying for the completion of this project in the event something falls.

Tim Paulson said he totally agrees with Deb Hall's questions and position to keep the village protected.

Deb Hall asked Administrator Etten to email three dates and times to all the players, so we can try to meet with everyone to get this moving. We need to have this meeting within the next week to get these final agreements on the Plan Commission and Board Agendas in September.

Tim Paulson stated that the attorneys need to determine how to have the first phase declared and then how each unit after that will be declared.

6. Discussion and/or Action: Review of "The Glen" documents presented:

- a) Plan Review – Lynch & Associates – July 3, 2025
- b) Developer's Agreement – July 10, 2025 07/01/2025 Redlined
- c) Condominium Declaration – July 22, 2025
- d) Subsurface Exploration & Drainage Evaluation – Mar. 30, 1998
- e) Soil Evaluation Report – Sept. 1, 2022

These documents were addressed during Mr. Styza's update, no action taken.

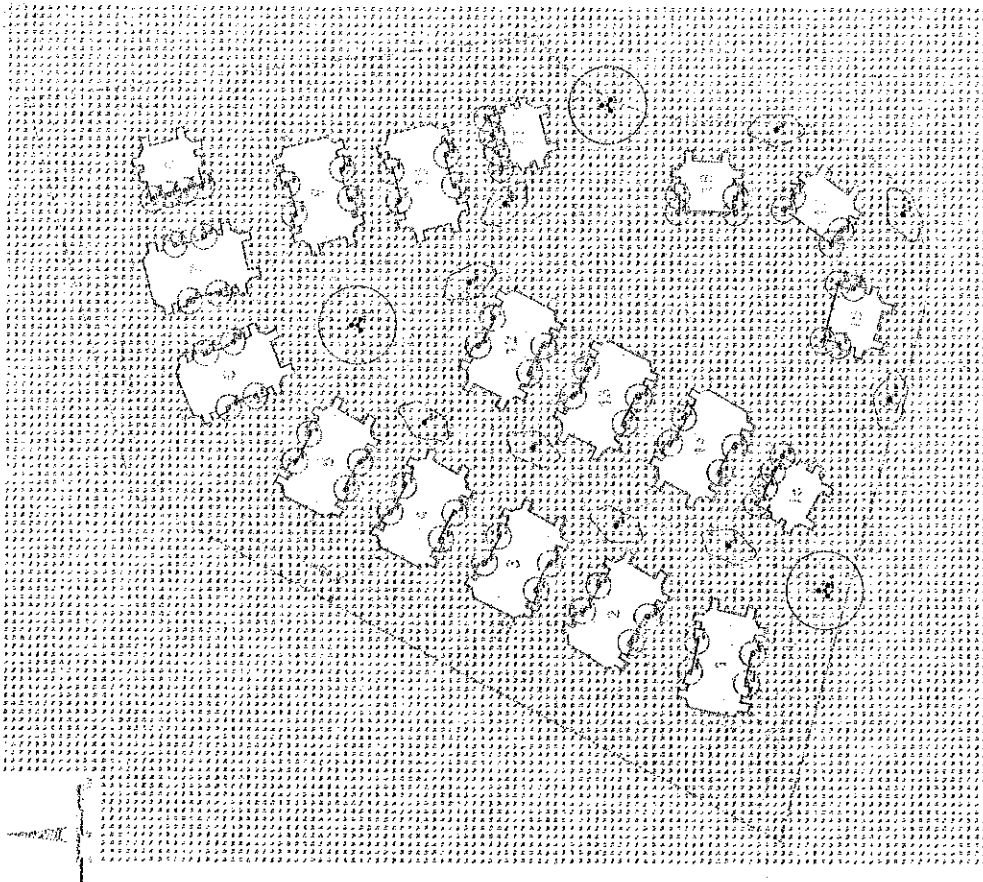
7. **Motion to adjourn.** 7:24 p.m. Trustee Debra Hall motioned to adjourn, and Mike Schreiber seconded. No further discussion, **motion carried, 4/0.**

Submitted by:

Evelyn Etten

Administrator/Clerk/Treasurer

Sept. 2, 2025



FEATURE MOUNTING HEIGHT: SHOWN AS 1/4" IN FEET ABOVE FINISHED GRADE

ITEM	QTY	DESCRIPTION	UNIT	PRICE	TOTAL	DATE
1	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
2	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
3	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
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14	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
15	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
16	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025
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MAINTAINED FOOTCOUNCILS SHOWN AT GRADE

ITEM	QTY	DESCRIPTION	UNIT	PRICE	TOTAL	DATE
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50	1	1/4" DIA. MOUNTING POST	EA	1.00	1.00	12/12/2025

ERI
ENGINEERED
REPRESENTATION
INC.

www.eriengineering.com
3601 21st Avenue North
250171, 250171, 250171
eri@eri.com

Date: 1/21/2025 | Scale: 1"=50' | Project: THE BROADLANDS - NORTH PRAIRIE, W
Layout By: Andy

Filename: 25012101 AKC AGI

NOTE: LEVELS SHOWN ARE STRICTLY FOR THE PURPOSES OF ESTIMATING ALL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT RECORDS ONLY. TO ENHANCE REPRESENTATION DETAILS AND LEVELS SHOULD BE REFERRED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@heller.com
www.heller.com

PROJECT

THE GLEN AT BROADLANDS

Augusta Way
North Prairie, WI

ISSUANCE AND REVISIONS	DATE	DESCRIPTION
	6.10.25	FIRST ISSUE
	7.03.25	REVISIONS
	8.14.25	REVISIONS
	9.25.25	REVISIONS

ENLARGED LANDSCAPE PLAN

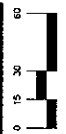
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PROJECT NUMBER	25-016
DATE	9.25.25
SHEET NUMBER	

L 1.2



ENLARGED LANDSCAPE PLAN

Scale: 1" = 30'





PROJECT
**THE GLEN AT
BROADLANDS**

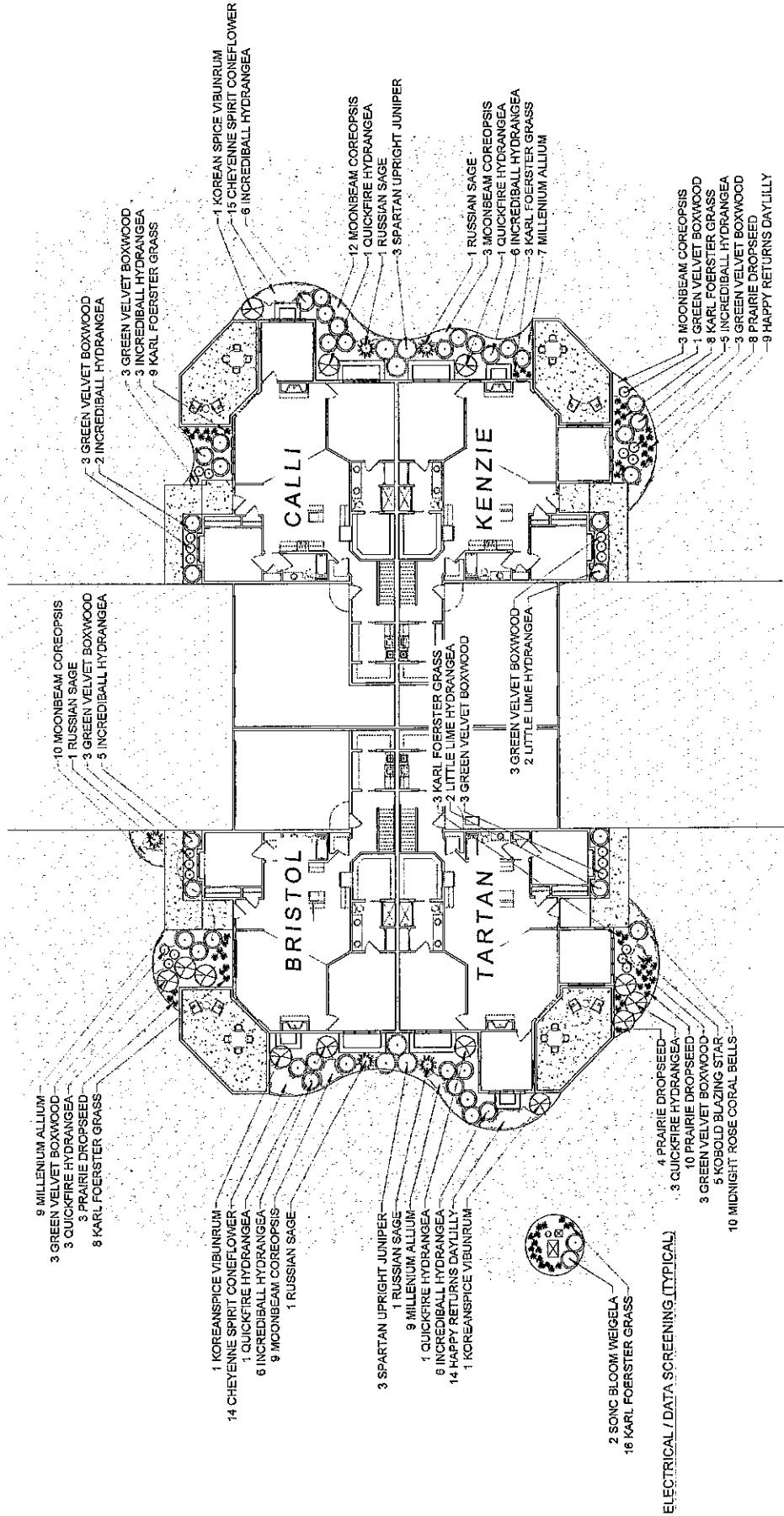
Augusta Way
North Prairie, WI

ISSUANCE AND REVISIONS	DATE	DESCRIPTION
	6.28.25	ISSUANCE
	7.02.25	REVISIONS
	8.14.25	REVISIONS
	8.26.25	REVISIONS

**ENLARGED
LANDSCAPE
PLAN: 4
PLEX UNIT**

PROJECT MANAGER	VJH
PROJECT NUMBER	25-018
DATE	8.26.25
SHEET NUMBER	

L 1.3



ENLARGED LANDSCAPE PLAN
Scale: 1" = 10'
NORTH

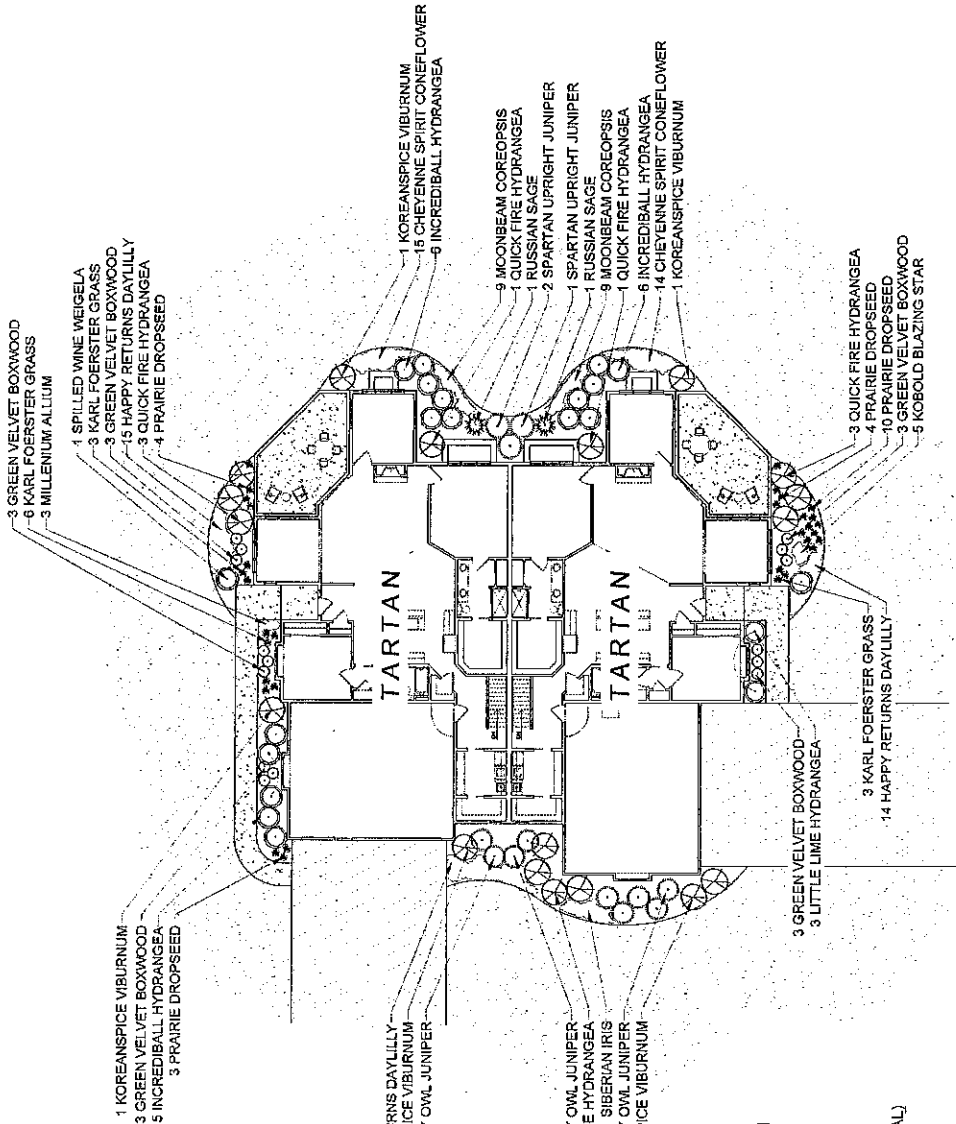


PROJECT:
**THE GLEN AT
 BROADLANDS**

Augusta Way
 North Prairie, WI

PLANT & MATERIAL SCHEDULE

Item No.	Description	Quantity	Unit	Notes
1	1 KOREANSPICE VIBURNUM	1	each	
2	2 GREY OWL JUNIPER	2	each	
3	3 GREEN VELVET BOXWOOD	3	each	
4	4 QUICK FIRE HYDRANGEA	4	each	
5	5 INCREDBALL HYDRANGEA	5	each	
6	6 KARL FOERSTER GRASS	6	each	
7	7 SPILLED WINE WEIGELA	7	each	
8	8 KARL FOERSTER GRASS	8	each	
9	9 GREEN VELVET BOXWOOD	9	each	
10	10 HAPPY RETURNS DAYLILLY	10	each	
11	11 SIBERIAN IRIS	11	each	
12	12 MOONBEAM COREOPSIS	12	each	
13	13 RUSSIAN SAGE	13	each	
14	14 CHEYENNE SPIRIT CONEFLOWER	14	each	
15	15 CHEYENNE SPIRIT CONEFLOWER	15	each	
16	16 KARL FOERSTER GRASS	16	each	
17	17 SONG BLOOM WEIGELA	17	each	
18	18 KARL FOERSTER GRASS	18	each	
19	19 MOONBEAM COREOPSIS	19	each	
20	20 RUSSIAN SAGE	20	each	
21	21 HAPPY RETURNS DAYLILLY	21	each	
22	22 KOREANSPICE VIBURNUM	22	each	
23	23 GREY OWL JUNIPER	23	each	
24	24 QUICK FIRE HYDRANGEA	24	each	
25	25 INCREDBALL HYDRANGEA	25	each	
26	26 GREEN VELVET BOXWOOD	26	each	
27	27 SPILLED WINE WEIGELA	27	each	
28	28 KARL FOERSTER GRASS	28	each	
29	29 GREEN VELVET BOXWOOD	29	each	
30	30 HAPPY RETURNS DAYLILLY	30	each	
31	31 PRAIRIE DROPSSEED	31	each	
32	32 MOONBEAM COREOPSIS	32	each	
33	33 RUSSIAN SAGE	33	each	
34	34 SPARTAN UPRIGHT JUNIPER	34	each	
35	35 SPARTAN UPRIGHT JUNIPER	35	each	
36	36 MOONBEAM COREOPSIS	36	each	
37	37 QUICK FIRE HYDRANGEA	37	each	
38	38 INCREDBALL HYDRANGEA	38	each	
39	39 CHEYENNE SPIRIT CONEFLOWER	39	each	
40	40 KOREANSPICE VIBURNUM	40	each	
41	41 GREEN VELVET BOXWOOD	41	each	
42	42 LITTLE LIME HYDRANGEA	42	each	
43	43 KARL FOERSTER GRASS	43	each	
44	44 HAPPY RETURNS DAYLILLY	44	each	
45	45 PRAIRIE DROPSSEED	45	each	
46	46 GREEN VELVET BOXWOOD	46	each	
47	47 KOBOLD BLAZING STAR	47	each	



ELECTRICAL / DATA SCREENING (TYPICAL)

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6.19.25	FIRST ISSUE
7.02.25	REVISIONS
8.14.25	REVISIONS
8.20.25	REVISIONS

SHEET TITLE
**ENLARGED
 LANDSCAPE
 PLAN: 2
 PLEX UNIT**

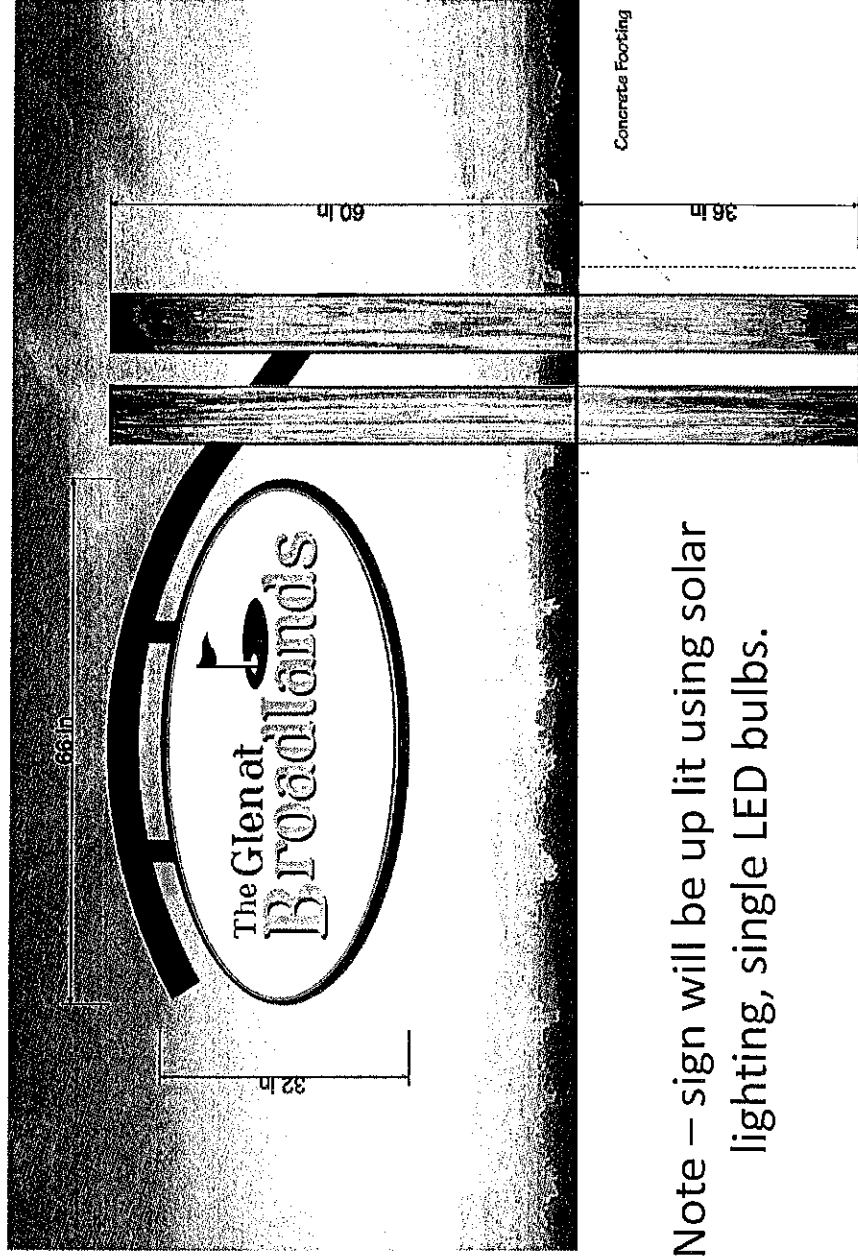
PROJECT MANAGER: WDH
 PROJECT NUMBER: 25-016
 DATE: 8.20.25
 SHEET NUMBER

L 1.4

ENLARGED LANDSCAPE PLAN
 Scale: 1" = 100'
 NORTH

The Glen at Broadlands Sign

- SINGLE-SIDED SIGN PANEL & FREE-STANDING STRUCTURE
- 32" X 66" X 2" SAND-BLASTED, CARVED WESTERN RED CEDAR SIGN PANEL WITH INTERNAL BRACING & STRUCTURAL MOUNT-RODS; RAISED LETTERING; PREMIUM SOLID COLOR STAIN & ENAMEL FINISH.
- 8"X8"X92" WHITE OAK TIMBERS (60" ABOVE GROUND) NATURAL PATINA WITH 4"X4"X96" HEAVY WALL SQUARE ALUMINUM TUBE FORMED AS SHOWN, WITH BLACK SATIN POWDER COAT FINISH; THIS WILL BE FIT THRU & SECURED TO OAK TIMBERS; INSTALLED IN LANDSCAPE WITH CONCRETE ANCHOR AND OUT OF VISION TRIANGLE.



Note – sign will be up lit using solar lighting, single LED bulbs.

**Application for Special Use Permit
Wind, Solar, Communication Systems and
Exterior Fuel-Fired Heating Devices
VILLAGE OF NORTH PRAIRIE**

Name of Applicant: Paul Baumgartner Type of System – Check One
Address: 106 Hickory Dr. Exterior Fuel-Fired Heating Device
Phone: 414-916-5375 Solar
Brand name of device/system: EGH, Philadelphia Solar Wind
Installer of device/system: me Communications
Address of property on which device/system will be located: 106 Hickory Dr.
Owner of property, if different from applicant: N/A

Please give a brief written description of the device/system you wish to install. Include size, shape, use and other pertinent statistics and operational characteristics:

30 Solar Panels mounted on low profile adjustable racks in three rows.
Row 1 with 13 panels, row 2 with 10 panels and row 3 with 7 panels.

Names and addresses of all property owners within 300 feet of subject property on which the device is to be installed:

1. See attached list
2. _____
3. _____
4. _____
5. _____

(Add additional pages if necessary)

I certify that the noise level at lot lines is (in decibels): 0

I certify that the height of system is: 64.3" Above ground at winter tilt with 1 row 12" above
standard ground height.

This application must be accompanied by a scaled plat of survey for the property on which the system is to be located showing the location of the system. An accurate map of the property showing geographical features, buildings, parking areas, driveways, location of septic area, (well, if applicable) location of public right-of-way, location of overhead and underground utility lines, easements, access to be used, access limitations, location of electrical wires, location of guidewires, lighting, appearance, color, and finish shall be included. Also to be submitted would be the wind system specification, including manufacturer and model, rotor size and blade length, tower height, tower type, freestanding or guide, and blueprints of tower foundation and tower.

I, the undersigned, do swear to or affirm that all statements contained therein are true and correct to the best of my knowledge. I agree to be bound by and comply with all terms, conditions, and provisions of the Ordinance to regulate the placement of wind, solar and communication devices for the Village of North Prairie and all laws, ordinances, rules, regulations and penalties of the Village of North Prairie, Waukesha County and the State of Wisconsin.

Dated this 2 day of October, 2025. Signature: [Signature]

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public, State of Wisconsin
Date Commission Expires: _____

Printed Name

TaxKey: NPV 1890040

Owner and Mailing Address:

TIMOTHY WIRSCHING AND D LEANORA WIRSCHING
103 HICKORY DR
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890041

Owner and Mailing Address:

PETER J AND CAROLE A WIRSCHING REVOCABLE
105 HICKORY DR
NORTH PRAIRIE, WI 53153-9797

TaxKey: NPV 1890042

Owner and Mailing Address:

ROBERT GERLACH AND CAROL GERLACH
107 HICKORY DR
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890043

Owner and Mailing Address:

STEVEN J OLESINSKI
114 CHESTNUT WAY
NORTH PRAIRIE, WI 53153-9602

TaxKey: NPV 1890016

Owner and Mailing Address:

RYAN KUEHN AND MARCIA KUEHN
115 CHESTNUT WAY
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890017

Owner and Mailing Address:

BRIAN MALINOWSKI AND LORRIE MALINOWSKI
117 CHESTNUT WAY
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890018

Owner and Mailing Address:

TIMOTHY RAMUTA AND MARY RAMUTA
119 CHESTNUT WAY
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890019

Owner and Mailing Address:

MARK A BUDLOW AND KIM M BUDLOW JOINT REVOCABLE
121 CHESTNUT WAY
NORTH PRAIRIE, WI 53153-9602

TaxKey: NPV 1890056

Owner and Mailing Address:
VILLAGE OF NORTH PRAIRIE
130 N HARRISON ST
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890035

Owner and Mailing Address:
THOMAS C BROCKDORF AND DEBRA A BROCKDORF
108 HICKORY DR
NORTH PRAIRIE, WI 53153-9798

TaxKey: NPV 1890034

Owner and Mailing Address:
SCOTT PECK AND ANJANETTE PECK
130 CHESTNUT WAY
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890033

Owner and Mailing Address:
CHERYL ANN LAMPE
132 CHESTNUT WAY
NORTH PRAIRIE, WI 53153-9799

TaxKey: NPV 1890032

Owner and Mailing Address:
BRADLEY A TINDAL AND SARA L FRYMARK
134 CHESTNUT WAY
NORTH PRAIRIE, WI 53153-9799

TaxKey: NPV 1890031

Owner and Mailing Address:
PAUL TROJAN AND CATHERINE TROJAN
140 CHESTNUT WAY
NORTH PRAIRIE, WI 53153-9799

TaxKey: NPV 1890038

Owner and Mailing Address:
RICHARD D STENGEL
102 HICKORY DR
NORTH PRAIRIE, WI 53153

TaxKey: NPV 1890037

Owner and Mailing Address:
ROY KACZMAREK AND BARBARA KACZMAREK
104 HICKORY DR
North Prairie, WI 53153

**ENGINEERING
WORK SHEET**
CONFIDENTIAL

Company: Baumgartner Ground Movers Date 9/21/25
 Contact: Paul Baumgartner Ph: 414-916-5315
 Project: _____ HAECi Rep: _____

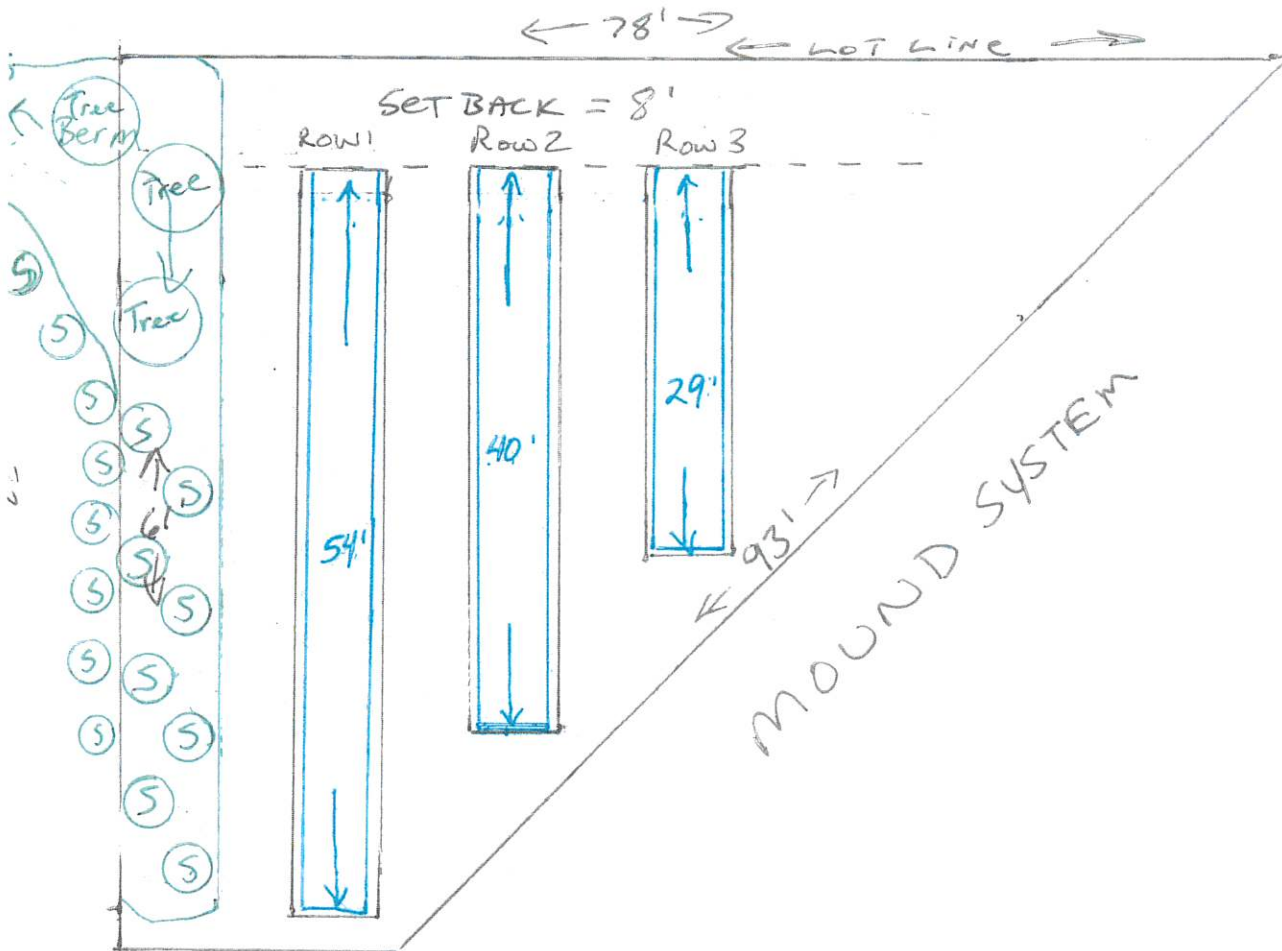
Top of panel = $64.3'' @ 45^\circ$

Row 1 = +1' above grade

Row 2 = Equal with grade

Row 3 = -1' below grade

30 Total panels @ $67.75'' \times 44.6'' \times 1.18''$



866.670.IVEC (4832)

32

1/4" = 1'

□ = 3'

← 2

CONFIDENTIAL

**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 June, 1999.

VILLAGE OF NORTH PRAIRIE

By: Merle Teske
Merle Teske, Acting Village President

ATTEST:

Judith Beranek
Judith Beranek, Clerk

TOWN OF GENESEE

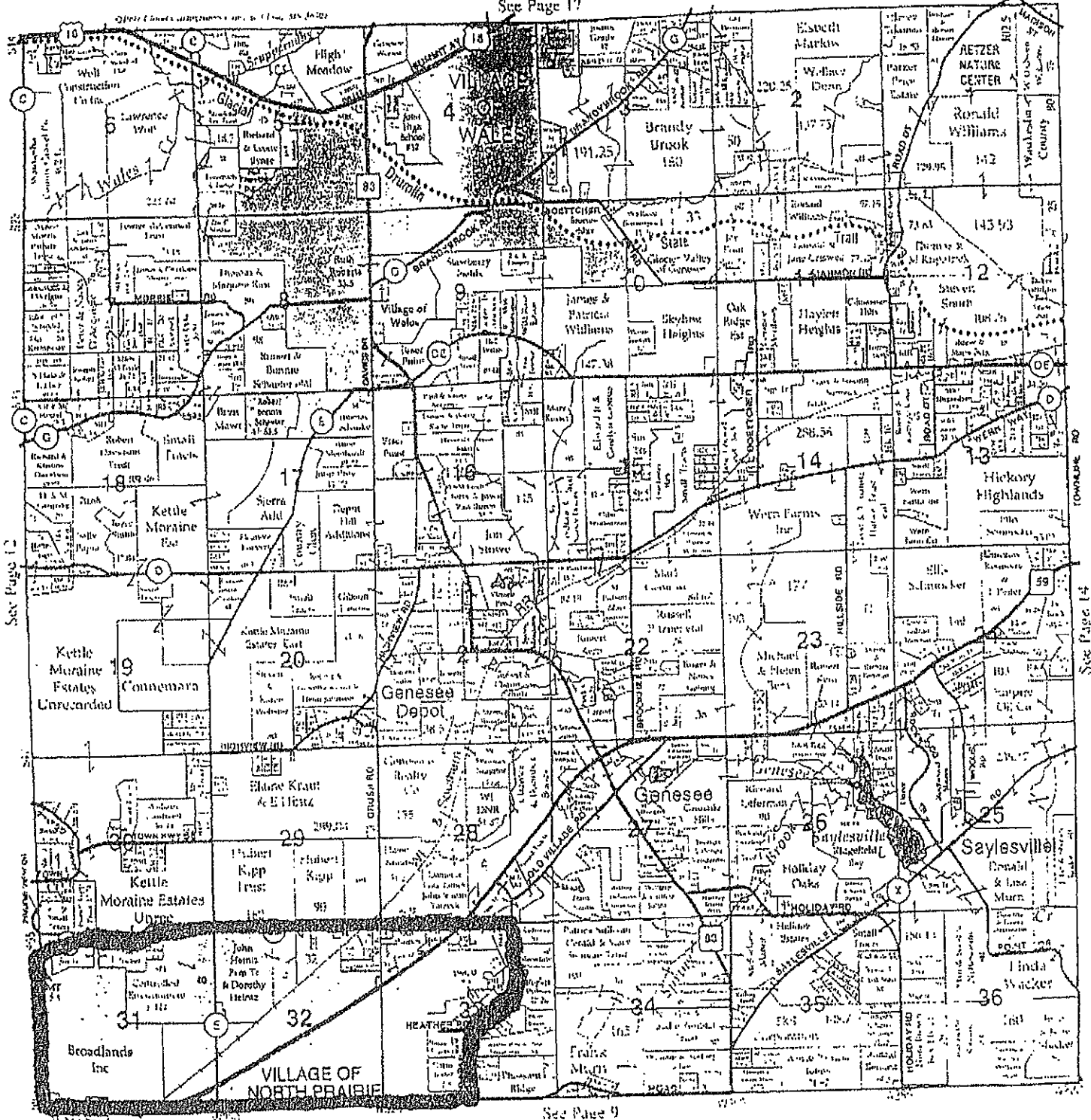
By: Sharon L. Leair
Sharon L. Leair, Town Chair

ATTEST:

Barbara A. Whitmore
Barbara A. Whitmore, Clerk



See Page 17



See Page 9

EXHIBIT "A"

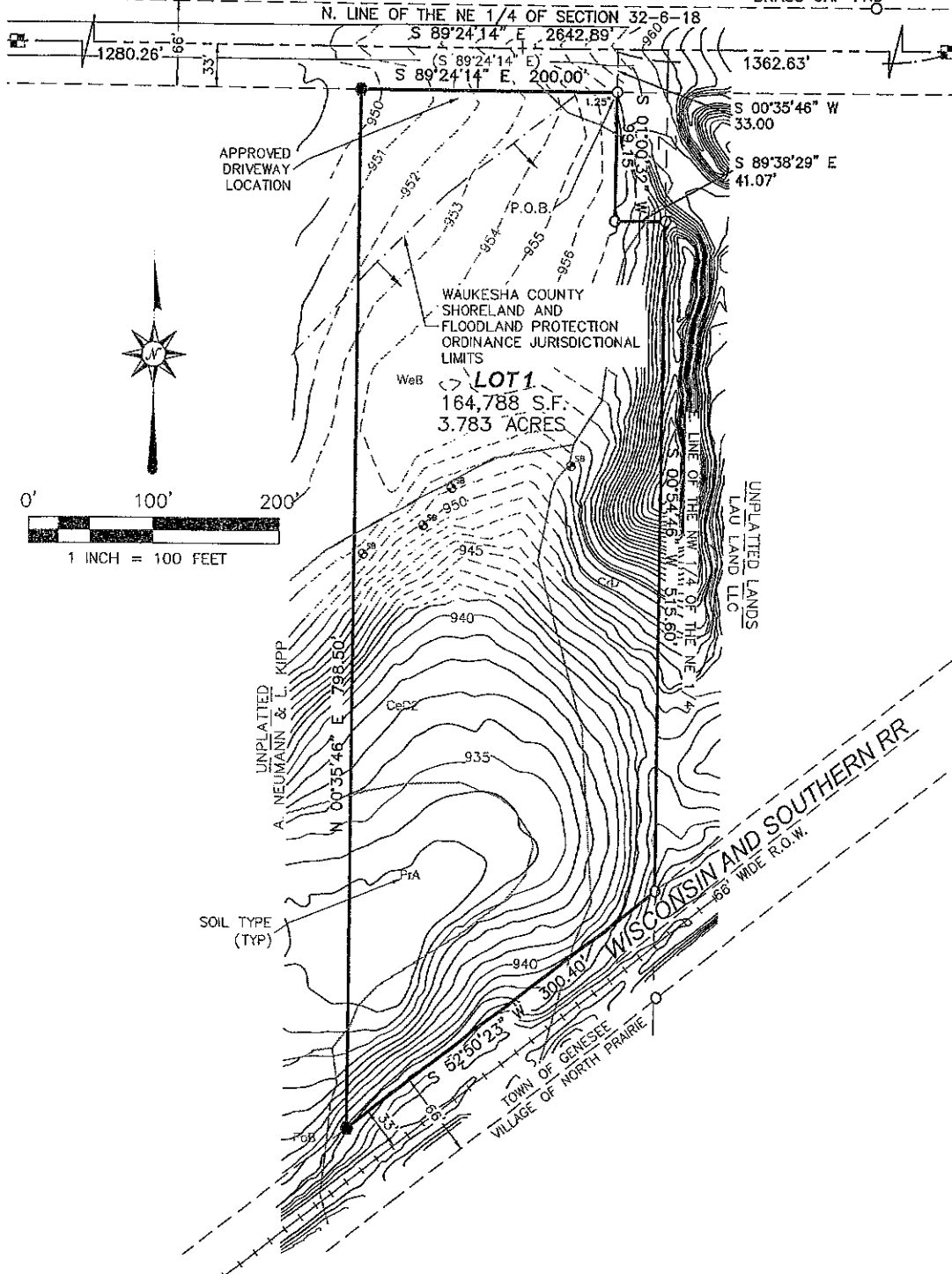
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 32-6-18
CONC. MON. W/ SEWRPC
BRASS CAP END

C.T.H. "ZZ"
68' R.O.W.

NE CORNER
SECTION 32-6-18
CONC. MON. W/ SEWRPC
BRASS CAP END



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 18 EAST TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32, TOWN 6 NORTH, RANGE 18 EAST; THENCE S 89°24'14" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, 1280.26'; THENCE S 00°35'46" W, 33.00' TO THE SOUTH RIGHT-OF-WAY OF C.T.H. "ZZ" AND THE POINT OF BEGINNING; THENCE S 01°00'32" W, 99.15 FEET; THENCE S 89°38'29" E TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 41.07 FEET; THENCE S 00°54'46" W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 515.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE WISCONSIN AND SOUTHERN RAILROAD; THENCE S 52°50'23" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE WISCONSIN AND SOUTHERN RAILROAD 300.40 FEET; THENCE N 00°35'46" E, 789.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "ZZ"; THENCE S 89°24'14" E ALONG THE SOUTH R.O.W. LINE OF C.T.H. "ZZ", 200.00 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 164,788 SQUARE FEET OR 3.783 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF ASHLEY NEUMANN, LARRY KIPP, CHERYL CHAMPINE, AND JOSHUA STEWART, OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE TOWN OF GENESEE AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER I ASHLEY NEUMANN, HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF GENESEE AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) WITNESS THE HAND AND SEAL OF SAID OWNER:

THIS _____ DAY OF _____, 20_____.

ASHLEY NEUMANN

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED ASHLEY NEUMANN TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNER I LARRY KIPP, HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF GENESEE AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) WITNESS THE HAND AND SEAL OF SAID OWNER:

THIS _____ DAY OF _____, 20_____.

LARRY KIPP

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED LARRY KIPP TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER I CHERYL CHAMPINE, HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF GENESEE AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) WITNESS THE HAND AND SEAL OF SAID OWNER:

THIS _____ DAY OF _____, 20_____.

CHERYL CHAMPINE

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED CHERYL CHAMPINE TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNER I JOSHUA STEWART, HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF GENESEE AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) WITNESS THE HAND AND SEAL OF SAID OWNER:

THIS _____ DAY OF _____, 20_____.

JOSHUA STEWART

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JOSHUA STEWART TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH,
RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

TOWN OF GENESEE PLANNING COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF GENESEE, THIS ____ DAY OF _____, 20____.

SHARON LEAIR - CHAIRPERSON

CYNTHIA ZIGNEGO - DEPUTY CLERK

TOWN BOARD OF GENESEE APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF GENESEE, THIS ____ DAY OF _____, 20____.

SHARON LEAIR - CHAIRPERSON

MERI MAJESKIE - CLERK

VILLAGE OF NORTH PRAIRIE PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF NORTH PRAIRIE PLAN COMMISSION,
THIS ____ DAY OF _____, 20____.

GARY NICKERSON - CHAIRPERSON

RHONDA BAGLEY - CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN
STATE STATUTES, IS HEREBY APPROVED ON THIS ____ DAY OF _____, 20____.

DALE R. SHAVER, DIRECTOR

Form A - Highest Groundwater Table Determination Report

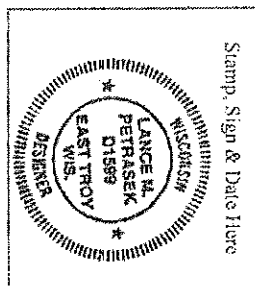
Project/Plot Name: Chris & Lindsay Fercho

Date: 5-16-2025

Project Location (PLS/CSM#): Prop. lot split off of parcel GNT 1565998

The following table summarizes my interpretation of the soil profile evaluations conducted on the above noted site. The purpose of this report is to demonstrate compliance with a Waukesha County ordinance requirement to maintain basement floor elevations at least 1 foot above the highest groundwater table. I understand that the definition for highest groundwater table means the upper limit of the zone of soil saturation caused by underlying groundwater at its highest level. I certify that the information presented in this report represents my best professional judgment in estimating the highest groundwater table elevation based on soil and site evaluations in accordance with the procedures contained in Chapter SPS 385 Wisconsin Administrative Code.

Interpreters Signature: _____



Stamp, Sign & Date Here

Interpreters Printed Name/Credentials/Lic. #: Lance Petrasek 224315

Interpreters Company Name/Address: Associates Soil Testing of Wisconsin Inc. W4644 Pine Creek Drive Elkhorn WI 53121

Site Benchmark/Elevation (Co. Sids.): Top of spike in Buckhorn tree 952' Estimated from Waukesha County GIS info

References: Waukesha CO GIS, Soil Evaluation report, USDA Soil Conservation Service Waukesha Soil Survey

Lot #	Soil Observ. (#)	Surface Elev. (NGVD 29)	Bottom Elev. of Soil Profile	Soil Map Unit Symbol (NRCS)	Elevation of Highest Groundwater Table	Depth to Highest Ground-Water Table (feet)	Proposed Basement Floor Elevation	Notes: List information used to determine the highest groundwater table, including any soil color pattern exemptions under SPS 385.30(3) for a basement floor proposed less than 1-foot above redoximorphic features shown in the referenced soil evaluation reports.
1	1	948.0	938.9.0	Web, CeD2	938.9.0'	9.1'	939.9.0'	Redox conditions were not witnessed to a depth of 9.1', (938.9') A basement floor elevation of 939.9' will comply with Genesee ordinance for 1' separation.

Village Clerk

*Richard
Reilly
See attached*

From: Jacob Heermans <jheermans@waukeshacounty.gov>
Sent: Wednesday, June 11, 2025 10:31 AM
To: Village Clerk
Cc: planner@towngeneseewi.gov
Subject: Ferch/Kipp CSM - Town of Genesee
Attachments: 25143_Fercho_Prelim_CSM_250606.pdf; Boundary Agreement 10721.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Evelyn,

Thank you for taking my call earlier this morning. We recently received a Certified Survey Map in the Town of Genesee for parcel GNT 1565998. The property is subject to a Boundary Agreement between the Town of Genesee and Village of North Prairie which requires that any land division will trigger detachment from the Town and attachment to the Village. The Village Land Use Plan seems to indicate that these lands are considered for possible expansion of the Oak Ridge Business Park to the South. I talked to Jeff Herrmann earlier today and he relayed that the CSM would trigger the detachment/attachment process and that the Village would need to approve the CSM rather than the Town and County. I have attached the proposed CSM and Boundary Agreement. Can you please confirm that the Village will need to review the CSM and that the land division will trigger attachment to the Village.

Mark/Shawn, I am copying you so that you are kept in the loop.

Best,
Jake



Jacob A. Heermans
Senior Planner
Department of Parks and Land Use
Planning and Zoning Division
Phone: 262.896.8300, Direct: 262.548.7812
<http://www.waukeshacounty.gov/planningandzoning>

Planner of the Day Customer Service Hours Monday 1:00 pm-4:30 pm, Tuesday-Friday 8:00 am-4:30 pm
The POD is available via email, phone and appointment.

Confidentiality: This e-mail is intended for the specific delivery to and use by the person(s) to whom it is addressed. If you have received this e-mail in error, you are notified that any disclosure, copying, distribution and use of this e-mail or any attachment is prohibited. Please reply to the sender immediately if you have received the e-mail in error, and delete the original and any copy from your computer. Thank you.

Notice: Waukesha County is subject to Wisconsin's Public records law.

Village Clerk

From: Chris Fercho <Chris.Fercho@symetri.com>
Sent: Wednesday, June 11, 2025 11:33 AM
To: Village Clerk
Subject: CSM Boundary Request
Attachments: 25143_FERCHO-PERMIT-SURVEY_250611.pdf; 25143_pre_csm_250606.pdf; Fercho Soil Test.pdf; Fercho.pdf; jhfbscanner@zohomail.com_20250606_140112.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern,

My wife's family has been looking into land that has been in their family for generations and ways we could possibly keep it in the family and develop it. They were looking to break out a parcel of land for our family to build a house on and it has been uncovered in the process that there may be some boundary issues between the Village of North Prairie and the Town of Genesee on the property. The land is currently zoned for Industrial and the county has told us that the approval of this CSM will be up to the Village of North Prairie. My wife and I were wondering if we can get someone to review our plans for the development and see if this is something that can get approved or if this is something that is unobtainable. We have done a survey on the property and soils testing and have been going through the design process on a home for the site. Currently everything north of the train tracks is being used for farm land and residential homes. We believe this area should maintain as a residential area for all the surrounding homes that already in place.

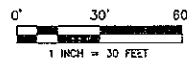
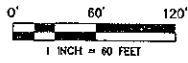
I have attached the plans drawn up by the surveyor and the included soils report that determined that the location is suitable for a residential construction project. We feel this would keep in line with what is currently in the area and increase the value of the area as well. We would like the opportunity to keep this land in the family and build a forever family home and are hoping the Village would take this into consideration. I have even attached preliminary plans for the house we intend to build to show that we will increase the value based on the type of home we are looking to build.

Kind Regards,
Christopher Fercho
Director, AECO Strategy
main: 800.336.3375 | direct: 773.249.5553
website: www.Symetri.us

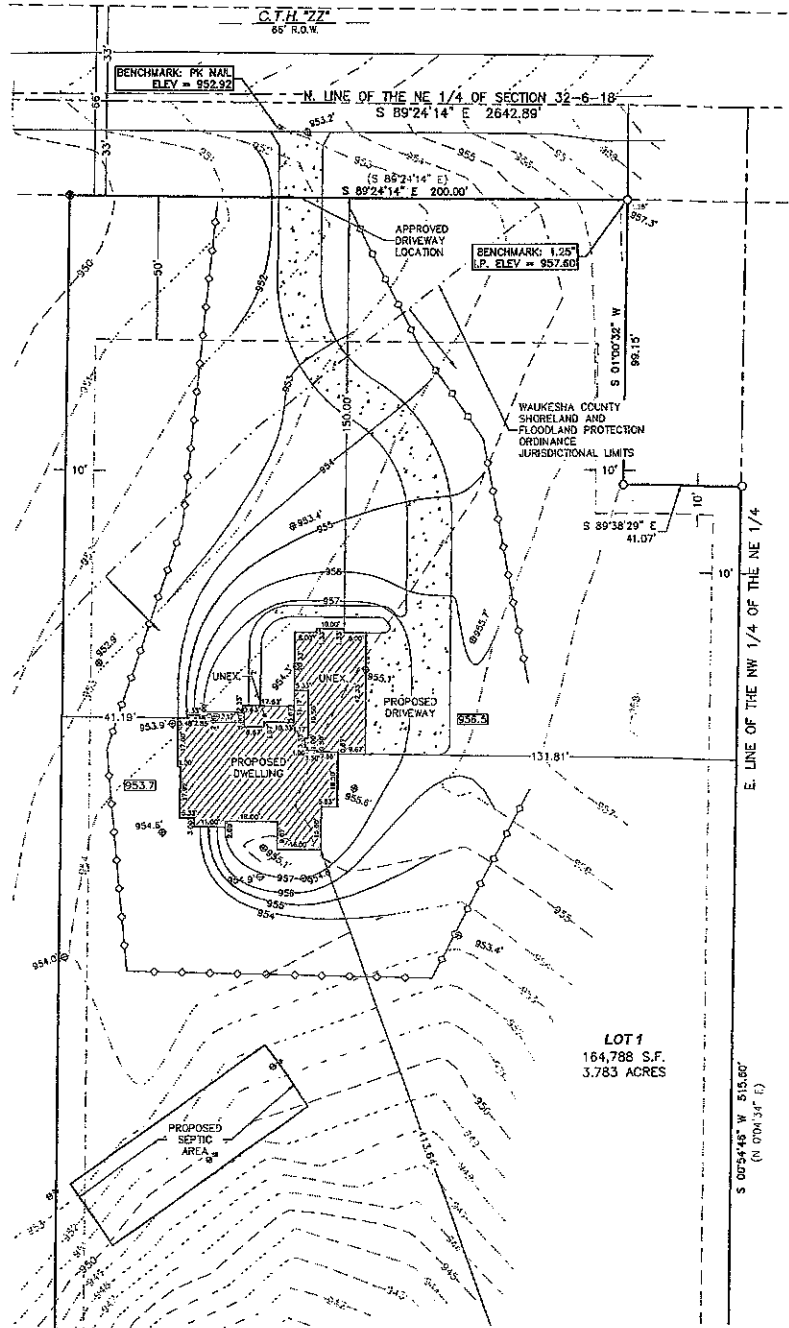
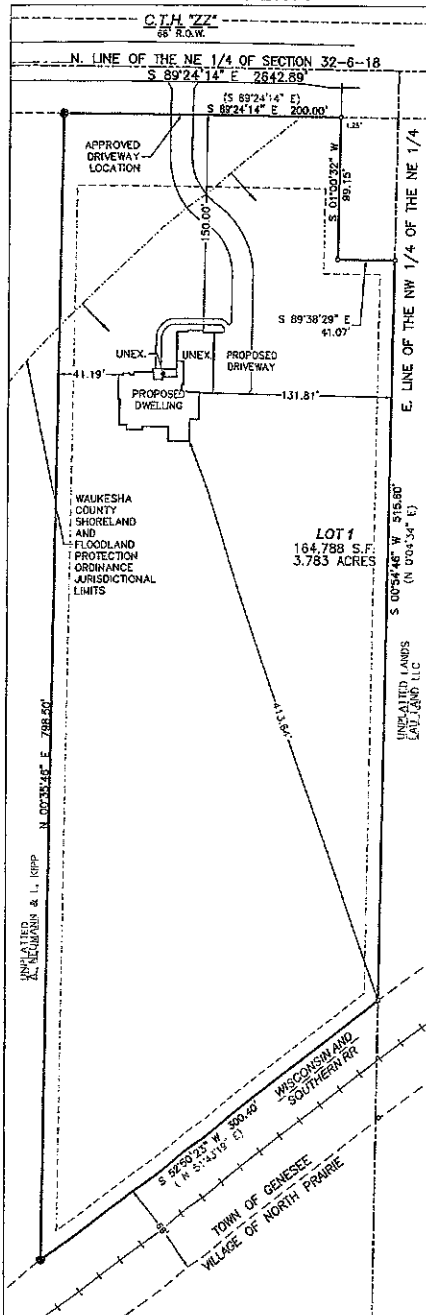
SYMETRI
ADDNODE GROUP

PLAT OF SURVEY

LOT 1 OF CSM NO. _____ BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.



FULL PROPERTY



POST-PROJECT IMPERVIOUS AREA (SQ.FT.)
 DRAINING = 3,789
 DRIVEWAYS (INCL. FRONT WALKWAY) = 4,585
 TOTAL IMPERVIOUS SURFACE AREA = 7,784
 LOT SIZE = 184,788
 TOTAL PERCENT IMPERVIOUS SURFACE = 4.7%

LEGEND

○	FOUND 1" IRON PIPE OR NOTED
●	SET 1" IRON PIPE
▲	CONTROL POINT BENCHMARK
—○—	PROPOSED CONTOUR
—○—	PROPOSED SILT FENCE
—○—	PROPOSED ELEVATION
—○—	EXISTING SPOT GRADE
—○—	EXISTING CONTOUR
—○—	SOIL BORE

SETBACK REQUIREMENTS
 FRONT YARD = 50'
 SIDE YARD = 10'
 REAR YARD = 50'

SUGGESTED GRADES
 FINISH YARD GRADE: 957.7/954.7
 GARAGE FLOOR: 958.00
 TOP OF WALL: 958.33
 TOP OF FOOTING: XXX.X ("Y" WALL)
 DRIVE SLOPE = 1.5%

"NO FORM "A" PROVIDED"

- NOTES:**
- BEARINGS ARE REFERENCED TO THE WEST LINE OF SUBJECT PARCEL BEARING N00°35'46"E.
 - THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 - PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING ARE SUGGESTED AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
 - EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR, BASED ON SITE CONDITIONS.
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



SHEET 1 OF 1	DATE 06/09/2025	CLIENT HORWATH FAMILY BUILDERS	LOT 1 CSM NO. _____ CTH "ZZ", TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN TAX KEY : GNT1565998	REV. REVISED HOUSE POSITION (06/11/2025) JBK	<p>LAND SURVEYING • LAND PLANNING 955 LEXINGTON DRIVE OGDENSDEN, WI 53066 WWW.LANDTECHWI.COM (262) 967-7999</p>
	JOB NO. 25143	PROJECT FERCHO		DRAWN BY JBK	
		LAYOUT PERMIT SURVEY	CHECKED BY MTO	REV.	
		DRAWING 25143_SURVEY.DWG			



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County	Waukesha
Parcel I.D.	GNT 1565998
Reviewed by	Date

Property Owner Ashley Neumann & Larry J Kipp	Property Location Govt. Lot NW ¼ NE¼ S 32 T 6 N R 18			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Owner's Mailing Address 228 Crooked Stick Pass	Lot #	Block #	Subd. Name or CSM#		
City North Prairie	State WI	Zip Code 53153-9622	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village
				<input checked="" type="checkbox"/> Town	Nearest Road Genesee CTH ZZ


<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 4 Code derived design flow rate 600 GPD	Site Suitable For: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____	
Parent material <u>Glacial Till</u> Flood Plan elevation if applicable _____ ft.	
General comments and recommendations: Proposed System Elevation = (91.0'-92.0') LR .7/1.6	

1 Boring # Boring Pit Ground surface elev. 96.0 ft Depth to limiting factor >110 in. / elev. 86.84 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
1	0-6	10yr3/3	-----	L	2fgr	Mvfr	AS	1VF	0.6	0.8
2	6-24	10yr5/4	-----	GrSL	2fgr	Mvfr	GW	-----	0.6	1.0
3	24-110	10yr6/4	-----	GrMS	0sg	ML	-----	-----	0.7	1.6

2 Boring # Boring Pit Ground surface elev. 97.0 ft Depth to limiting factor >108 in. / elev. 88.0 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
1	0-7	10yr3/3	-----	L	2fgr	Mvfr	AS	1VF	0.6	0.8
2	7-21	10yr5/4	-----	GrSL	2fgr	Mvfr	GW	-----	0.6	1.0
3	21-108	10yr6/4	-----	GrMS	0sg	ML	-----	-----	0.7	1.6

CST Name (Please Print) Logan Mohr		CST Number 1410637
Address W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted 5/16/2025	Telephone Number 262 495 7004

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

3

Boring #

Boring

Pit

Ground surface elev. 94.0 ft.

Depth to limiting factor >84 in. / elev. 87.0 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr3/3	-----	L	2fgr	Mvfr	AS	1VF	0.6	0.8
2	8-24	10yr5/4	-----	GrSL	2fgr	Mvfr	GW	---	0.6	1.0
3	24-34	10yr6/4	-----	GrMS	0sg	ML	---	---	0.7	1.6

4

Boring #

Boring

Pit

Ground surface elev. ___ ft

Depth to limiting factor ___ in. / elev. ___ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

5

Boring #

Boring

Pit

Ground surface elev. ___ ft.

Depth to limiting factor ___ in. / elev. ___ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

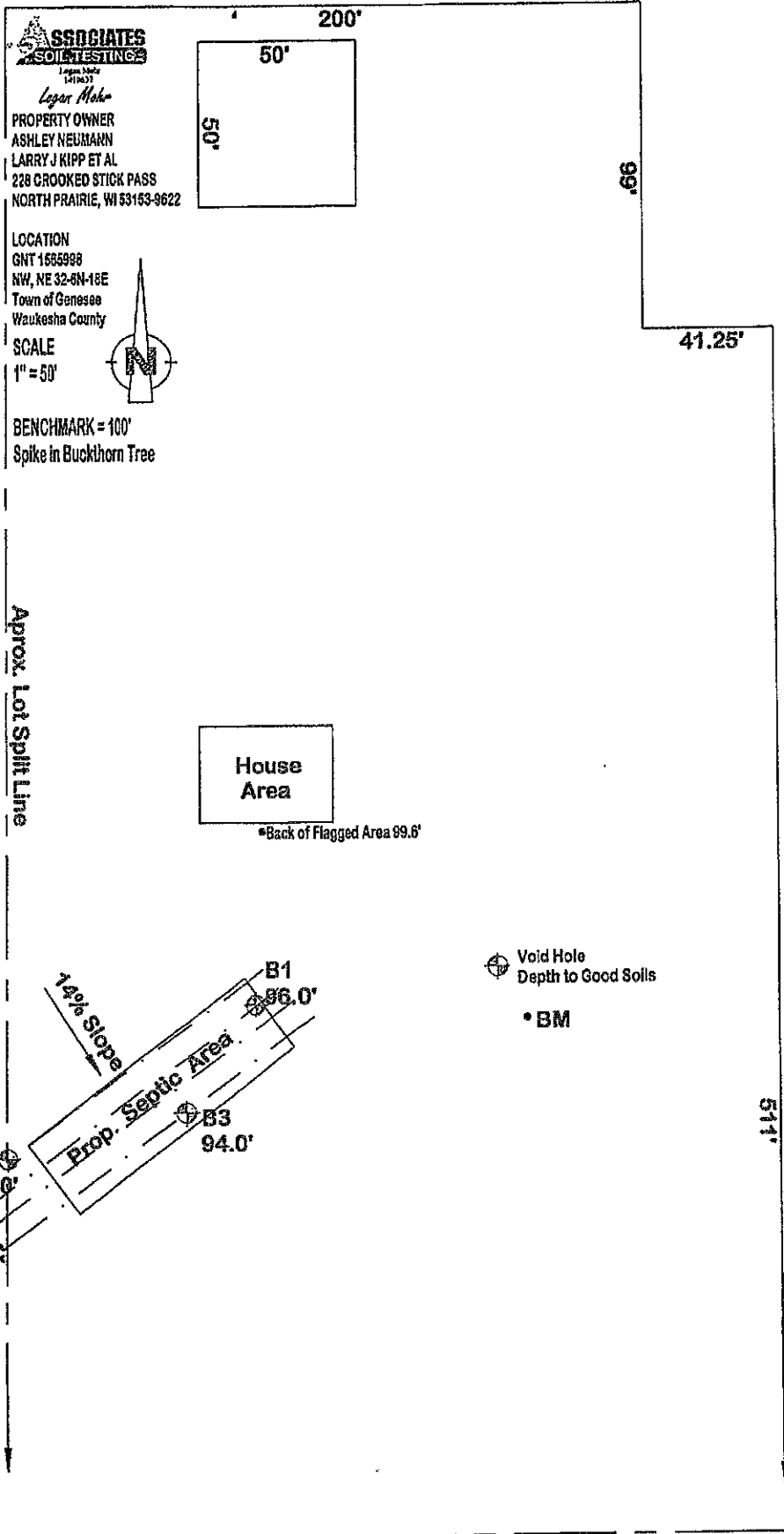
* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

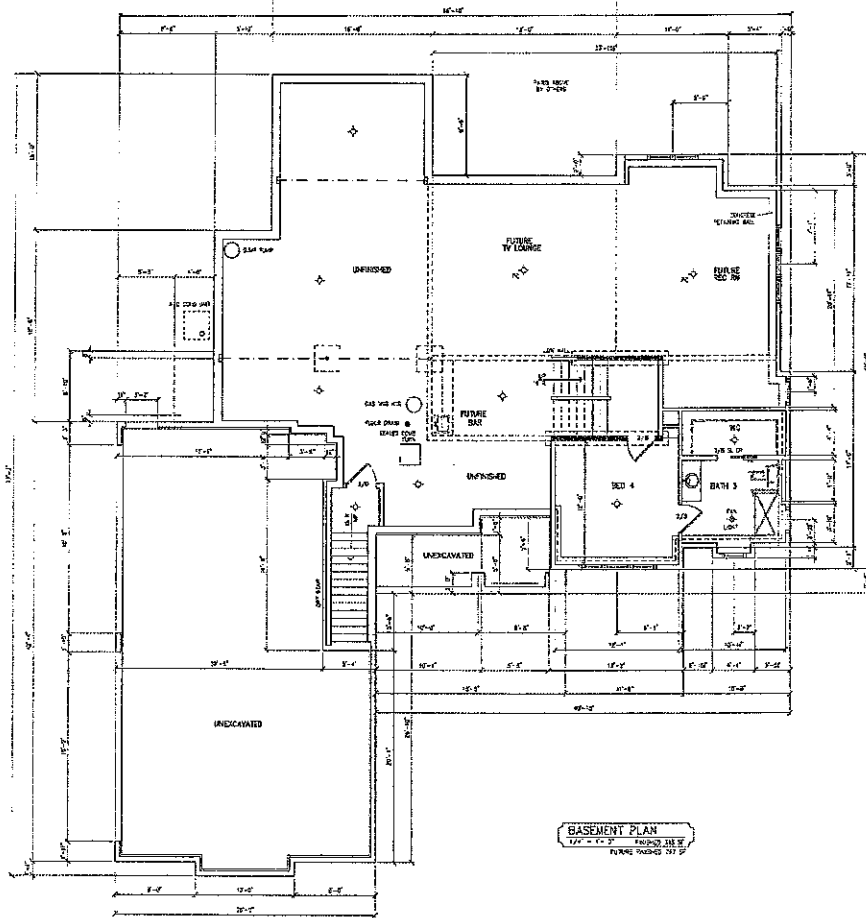


V. Sat 2

ORIGINAL

CTH ZZ





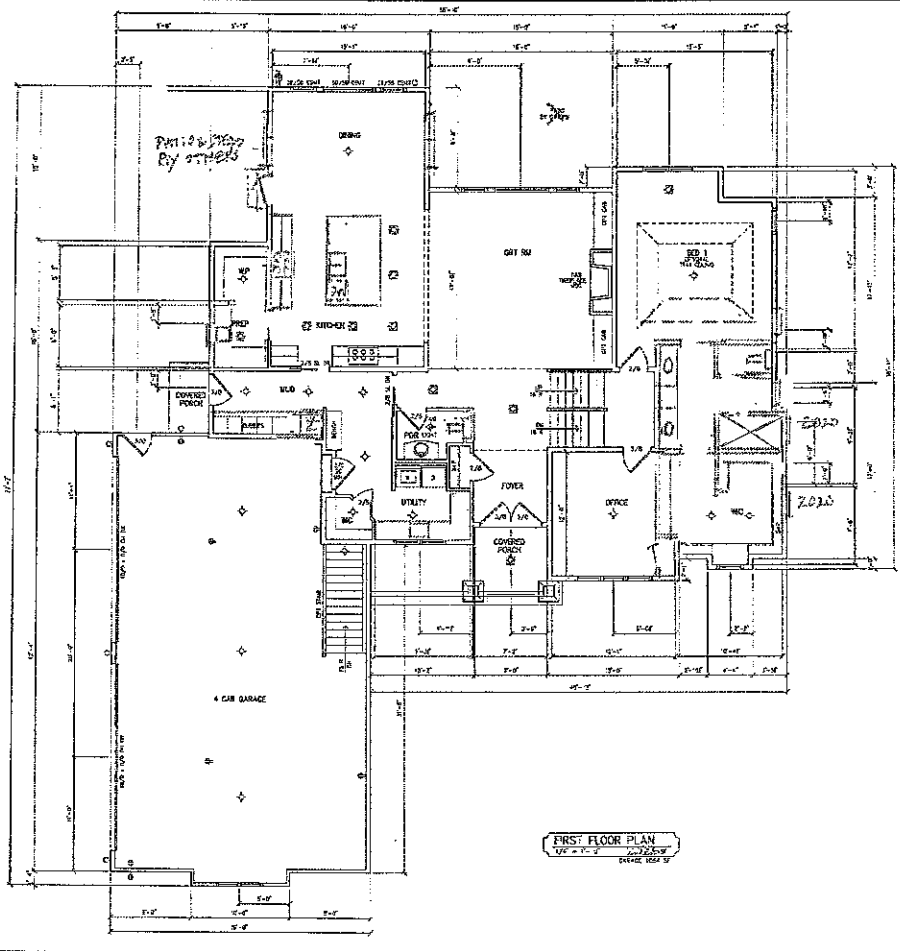
BASEMENT PLAN
 17' - 11" FINISH 2ND FL.
 FINISH FINISHED 1ST FL.

STAR CONSTRUCTION
 100 S. 10TH ST.
 WICHITA, KS 67202
 316.261.1111

GENERAL NOTES
 1-1/2" O.D. HOLE FIRST FLOOR
 1-1/2" HOLE ONLY
 1-1/2" HOLE ONLY
 1-1/2" HOLE ONLY

BUILD A CLASSIC
 CUSTOM FAMILY HOME

HORWATH
 ARCHITECTS
 1000 S. 10TH ST., SUITE 100, WICHITA, KS 67202
 316.261.1111
 CHRIS & LYNDSEY FERCHO
 ARCHITECTS
 1000 S. 10TH ST., SUITE 100, WICHITA, KS 67202



START OBSERVATION
 100' x 80' 0" (APPROX)
 100' x 80' 0" (APPROX)
 100' x 80' 0" (APPROX)

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE SCHEDULE FOR FINISHES.
 3. SEE NOTES FOR MATERIALS AND METHODS.

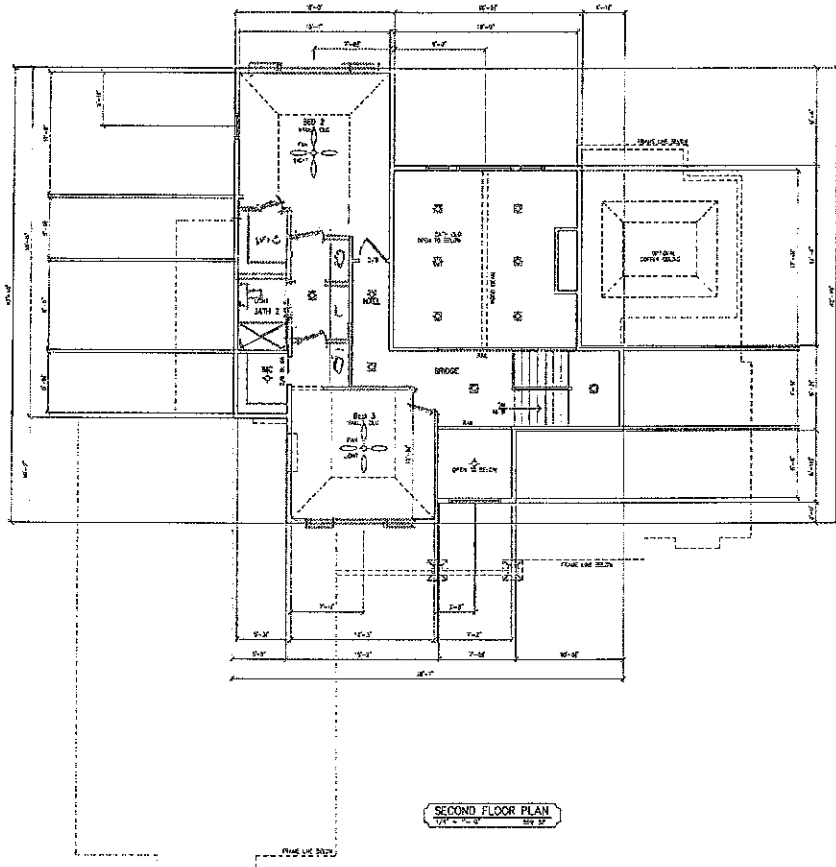
FIRST FLOOR PLAN
 1/8" = 1'-0"
 (SEE SCALE)

BUILD A CLASSIC
 CUSTOM FAMILY HOME

HORWATH
 ARCHITECTS

CHRIS & LYNDSEY FERCHO
 ARCHITECTS

RESIDENCE SHEET 3



SECOND FLOOR PLAN
17'-0" x 27'-0"

STAR CONSTRUCTION
 111 S. 2000 N. #101
 ST. GEORGE, UT 84770
 (435) 633-4294

GENERAL NOTES
 1. SEE ALL FIRST FLOOR
 2. SEE FOUNDATION
 3. SEE ALL DIMENSIONS
 4. SEE ALL NOTES

**BUILD A CLASSIC
 CUSTOM FAMILY HOME**

HORWATH
 ARCHITECTS

CHRIS & LYNDSEY FERCHO
 1000 N. 1000 W. SUITE 100
 ST. GEORGE, UT 84770
 (435) 633-4294

RESIDENCE SHEET 1

PRELIMINARY

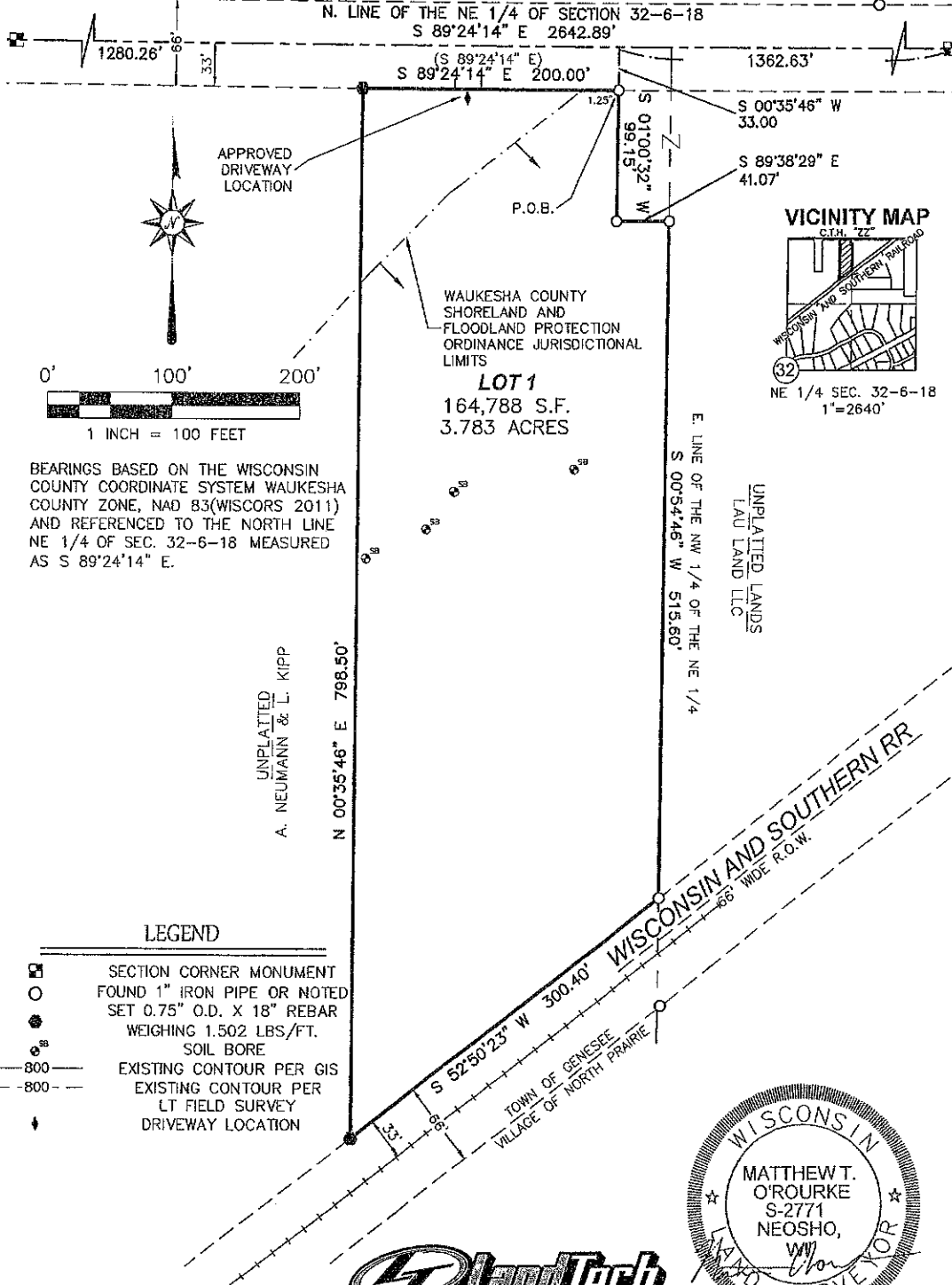
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 32-6-18
CONC. MON. W/ SEWRPC
BRASS CAP END

C.T.H. "ZZ"
66' R.O.W.

NE CORNER
SECTION 32-6-18
CONC. MON. W/ SEWRPC
BRASS CAP END



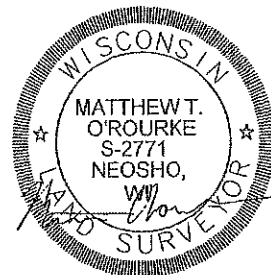
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM WAUKESHA COUNTY ZONE, NAD 83(WISCORS 2011) AND REFERENCED TO THE NORTH LINE NE 1/4 OF SEC. 32-6-18 MEASURED AS S 89°24'14" E.

LEGEND

- ☐ SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED SET 0.75" O.D. X 18" REBAR
- WEIGHING 1.502 LBS/FT. SOIL BORE
- 800— EXISTING CONTOUR PER GIS
- 800- EXISTING CONTOUR PER LT FIELD SURVEY
- ↓ DRIVEWAY LOCATION



LAND SURVEYING * LAND PLANNING
955 LEXINGTON DRIVE
DODDMSWEG, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



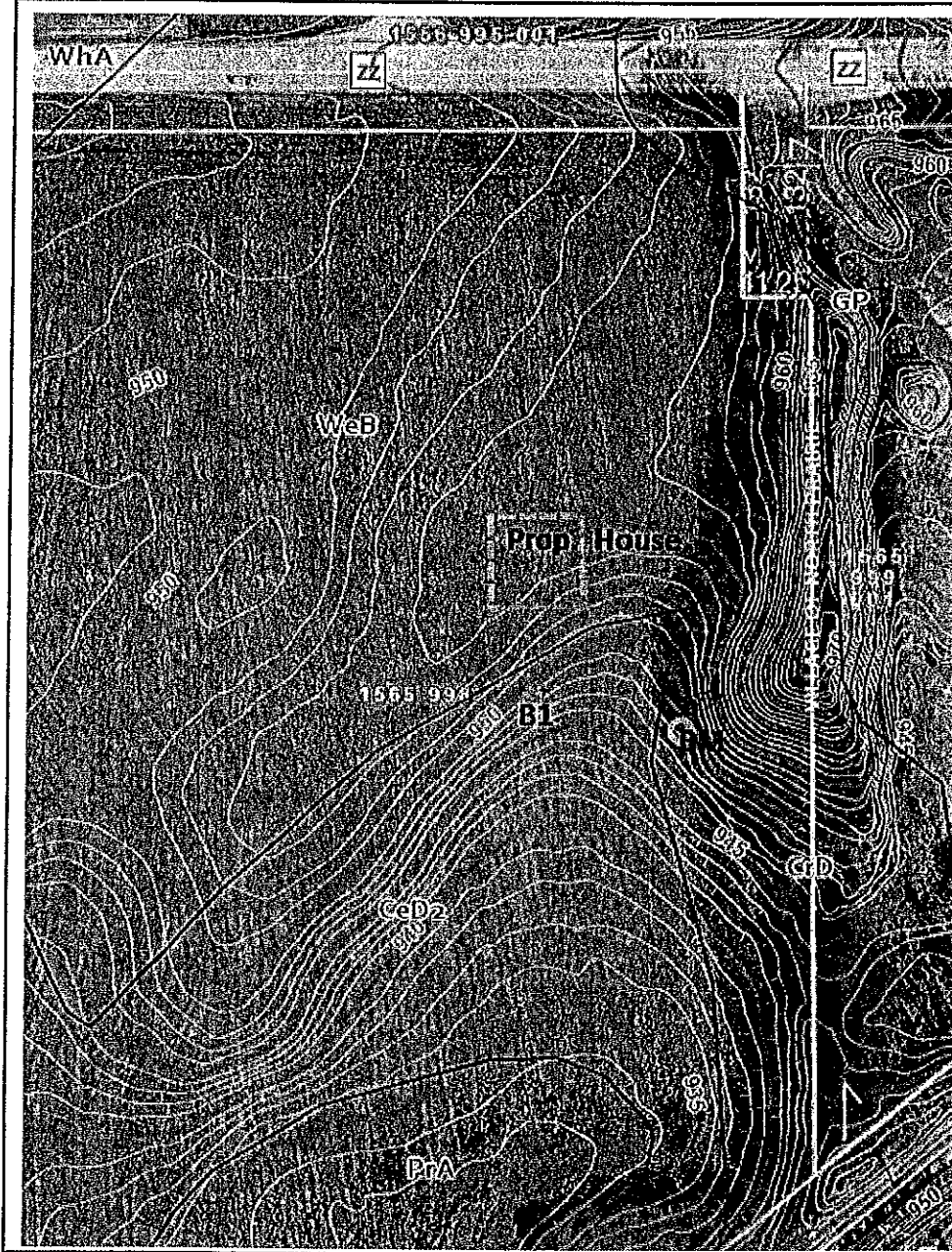
PREPARED FOR:
CHRIS FERCHO
1411 APPLEWOOD CIR
MUKWONAGO, WI 53149

DATED 06/06/25
JOB #25143

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'Rourke, S-2771 SHEET 1 OF 6



Waukesha County GIS Map



Legend

- Soils
- Intermediate Cont
- Intermediate Cont
- Intermediate Depr
- Index Contours
- Index Contour
- Index Depression
- Municipal Boundari
- Parcel_Dimension
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common
 - Outlot
- SimultaneousCom
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
 - EA-Easement_Lin
 - PL-DA
 - PL-Extended_Tie
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K



Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



Municipal LAW

& LITIGATION GROUP

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DONALD S. MOLTER, JR. (Retired)
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JAIME L. STAFFARONI
HAILEY R. LIPINSKI

STEPHEN J. CENTINARIO, JR.

July 2, 2025

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

**Re: Fercho Property
Attachment to Village
Legal Review**

Dear Ms. Etten:

I received documentation related to the above-noted matter and your request I advise regarding the same. I have had an opportunity to carefully consider this matter.

Based upon my review, I note the following comments, questions, concerns and recommendations in this regard:

1. Background. The Village recently received a CSM and other documentation from a property owner in the Town of Genesee intending to attach his property to the Village. The property owner's intent is to construct a single-family home on the property, once attached to the Village of North Prairie. Jacob Heermans of Waukesha County noted that he spoke with Jeff Herrmann from the Town of Genesee and confirmed that this property is subject to a Boundary Agreement between the Town of Genesee and Village of North Prairie. Mr. Heermans also provided the executed Municipal Boundary Agreement between the Town of Genesee and Village of North Prairie. I note the following in this regard.
2. Municipal Boundary Agreement Town of Genesee and Village of North Prairie. This Boundary Agreement, executed in June of 1999, is related to certain lands in the Town. Among the properties subject to the Boundary Agreement, were the "Campbell Property" and the "North Prairie Cemetery." There were then additional "Detachment Parcels" that were subject to the Boundary Agreement. It appears that the Fercho Property is part of the "Detachment Parcels." Section II(C) of the Boundary Agreement states that the Detachment Parcels will be detached from the Town, and attached to the Village 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.

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Evelyn Etten
July 2, 2025
Page 2

3. Request of any individual parcel owner for extension of any Village services.”

The Fercho Property has submitted a preliminary Certified Survey Map to the Village. Section III of the Boundary Agreement describes the procedure for detachment of any Detachment Parcels. That procedure is 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.”

The first step is for the Property Owner to file a Petition for Detachment with you and the Town Clerk for the Town of Genesee. Once that Petition is received, the Town of Genesee is required to adopt an Ordinance to detach the property. After the Town of Genesee adopts their Ordinance detaching the property, the Village then must adopt an Ordinance attaching the property to the Village.

Enclosed please find a first draft of an Ordinance I prepared for your use in this regard. We will need to insert an accurate legal description of the property that will be attached to the Village. At this time, there are blanks in the Ordinance for the date of the Petition being filed, the date of the Town of Genesee Ordinance, the name of the School District the Ordinance will be mailed to, and for the legal description of the Property.

3. Territory Outside the Maximum External Village Boundary. The Boundary Agreement also describes a process for property that is outside of the maximum external boundary described in the Agreement. It states that for property outside of this boundary it cannot be annexed into the Village unless detachment is approved by Resolution of the Town of Genesee Town Board. At this time, I will assume that this alternative procedure is not relevant for the Fercho Property, and that the property is a “Detachment Parcel” subject to the procedure outlined above.

If you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Very truly yours,
MUNICIPAL LAW AND LITIGATION GROUP, S.C.

Eric J. Larson

Eric J. Larson

EJL/BTC/jd

Enclosure

- *First Draft of Attachment Ordinance*

cc: Dan Miresse, Village President

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ATTACHMENT OF TERRITORY FROM THE TOWN OF GENESEE TO THE VILLAGE OF NORTH PRAIRIE

WHEREAS, the Village of North Prairie received Christopher Fercho’s (the “Property Owner”) petition for detachment (the “Petition”) for certain property located in the Town of Genesee to be attached to the Village of North Prairie, as more particularly described below (the “Property”); and

WHEREAS, the Town of Genesee and the Village of North Prairie entered into a stipulated boundary agreement pursuant to Wisconsin Statutes Section 66.0225 on or about June 14, 1999 (the “Boundary Agreement”); and

WHEREAS, the parties created a Procedure for Detachment of property subject to the terms of the Boundary Agreement; and

WHEREAS, the Property is a “Detachment Parcel” subject to the terms of the Boundary Agreement, and is thus subject to the following Procedure for Detachment:

- 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.”

WHEREAS, the Property Owner filed their Petition with the Town of Genesee Town Clerk and Village of North Prairie Village Clerk on or about _____, 2025; and

WHEREAS, the Town of Genesee adopted an ordinance detaching the Property from the Town of Genesee on or about _____, 2025; and

WHEREAS, the Village Board for the Village of North Prairie finds that it is in the best interest of the health, general welfare, and safety of the Village of North Prairie to attach the Property to the Village of North Prairie.

NOW THEREFORE, the Village Board of the Village of North Prairie, Waukesha County, Wisconsin, does hereby ordain as follows:

SECTION 1. Territory Attached. The following Property, as more particularly described, is hereby attached to the Village of North Prairie:

(INSERT LEGAL DESCRIPTION OF PROPERTY TO BE ATTACHED TO THE VILLAGE OF NORTH PRAIRIE)

SECTION 2. Effect of Attachment. From and after the date of this Ordinance, the Property described in Section 1 shall no longer be part of the Town of Genesee and shall be part of the Village of North Prairie, for any and all purposes provided by law and all persons coming or residing on the Property

shall be subject to all ordinances, rules and regulations governing the Village of North Prairie.

SECTION 3. **Zoning Classification.** The Property being attached to the Village of North Prairie by this Ordinance is zoned as follows, pursuant to Wis. Stat. §66.0227(4): _____. The Property shall continue to be zoned as such until such time as it is re-zoned by the Village of North Prairie.

SECTION 4. **Attachment.** That the Property situated in the Town of Genesee will be detached and the same is hereby attached to the Village of North Prairie, Waukesha County, Wisconsin. The Village Clerk of the Village of North Prairie is directed to make the mailings and recordings pursuant to Wis. Stats. §66.0217(9)(a) and Wis. Stats. §66.0227, i.e., to mail a copy of the Ordinance to the Secretary of Administration of the State of Wisconsin, and the Clerk of the _____ School District, a copy to the Register of Deeds of Waukesha County, and one copy to any company that provides utility service to the area detached.

SECTION 5. **Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision or application.

SECTION 6. **Effective Date.** This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Adopted this _____ day of _____ 2025 by the Village Board for the Village of North Prairie, Waukesha County, Wisconsin:

Dan Miresse, Village President

Attest to posting on the _____ day of _____ 2025.

Evelyn Ethen, Village Administrator Clerk/Treasurer