

**VILLAGE OF NORTH PRAIRIE**  
North Prairie Village Hall - 130 N Harrison St.

**PLANNING COMMISSION MEETING**  
**June 10, 2025, at 6:30 P.M.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting
5. Public Comment – No action will be taken
6. Discussion and/or Action: Approval of May 6, 2025, Plan Commission minutes.
7. Discussion and/or Action: Regarding redivision of Lot 2 and Outlot 1, Certified Survey Map No. 4468 – Town of Genesse, Tax Key Number GNT 1547.973, Scott & Sandra Messinger.
8. Discussion and/or Action: Regarding NPAA request to build a new storage shed for supplies in the upper Broadlands Park.
9. Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands.
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.

June 1, 2025

Evelyn Eitten

Administrator/Clerk/Treasurer

**VILLAGE OF NORTH PRAIRIE**  
North Prairie Village Hall - 130 N Harrison St.

**PLANNING COMMISSION - MINUTES**  
**May 6, 2025, at 6:30 P.M.**

1. Call to Order – The meeting was called to order at 6:31 p.m.
2. Roll Call – Present: Tim Paulson, Mike Schreiber, Al Mull, Dan Miresse, Dave Schroeder, Mike Radomski, Dave Stellpflug
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting – Administrator Etten confirmed proper notice of the meeting.
5. Public Comment – No action will be taken – Mike Schreiber motioned to open the public comment, second by Al Mull, **motion carried**. John Taylor-Hintz discussed the past history of the Broadlands development and recommended the Plan Commission & the Village board pause any further actions on this project until the master plan has been approved. He also stated that the current does not follow the master plan, and he wants the board to act in the best interests of the village. Tim Paulson motioned to close the public comment, second by Dave Schroeder, **motion carried**.
6. Discussion and/or Action: Approval of April 8, 2025, Plan Commission minutes – Donna Samuels stated item 5 of the minutes should reflect this correction, "Mr. Styza presented an update from the Association that governs The Glen at the Broadland's". Dave Schroeder motioned to approve the minutes as noted with the correction for item 5, second by Dave Stellpflug, no further discussion, **motion carried**.
7. Discussion and/or Action: Cory Schmuki's request to build a detached garage at 414 Morrissey Dr. – Mr. Schmuki presented the details to build his garage per his request to the Plan Commission. Building Inspector, Scott Johnson, was asked if he had any concerns. Mr. Johnson stated Mr. Smucki is seeking approval for two requests to place the garage in front of the house and exceed the height restriction of the garage. He has a 3-acre corner lot, and the current ordinance left corner lots open for discussion and consideration by the Plan Commission whether or not the garage can be located in front of the house. Because of the lot size, he did not feel this should be an issue. The other request is whether he can exceed the current ordinance height restriction since he is matching the roofline of his house but not exceeding the height of the house roofline. Dave

Stellpflug motioned to approve Mr. Smucki's plans for his garage build, second by Mike Radomski, no further discussion, **motion carried**.

8. Discussion and/or Action: Status update from Mr. Steve Styza regarding the Broadland's Condo Development – Mr. Steve Styza stated that he now has the Broadland's approved development plan, an approval letter from the Prairie Village Water Trust, and an approval letter from the fire chief as the village requested. He is ready to submit the plan to the village engineer, but we haven't hired one yet. Mike Radomski asked, where are you in the process of the agreement between the owners and the village? Mr. Styza replied he is in the process of creating one. They discussed the storm water drainage directions and plan. Mr. Styza plans to provide a letter of credit for the public improvements (i.e. water trust and storm water). This will be included in the developer's agreement. The first phase will include three units and when they sell, they will start building more. Deb Hall mentioned that we have contracts with two engineering firms – Lynch and Ruekert and Mielke. Ruekert and Mielke are familiar with the Broadland's project. Mr. Styza said he would be ok with Ruekert and Mielke, since he is paying for their services. Deb Hall stated that the developer's agreement and the PUD amendment needs to come before the Plan Commission in order to recommend it to the board. This may require a public hearing, which could be a class 1 or 2, which needs to be published once or twice a week before the board meeting. The approval of the Public Hearing needs to be added to the board meeting on Thursday, May 8, 2025, for the board to approve. Deb Hall said she would put a list together of what needs to be completed and by when. Tim Paulson motioned to add to the board agenda for May 8, 2025, to publish a notice of Public Hearing to be held on June 12, 2025, at 6:30 p.m. to amend the PUD overall development for the Glen at the Broadland's as recommended by the Plan Commission, seconded by Mike Schrieber, no further discussion, **motion carried**.
9. Motion to adjourn – Dan Miresse motioned to adjourn the meeting at 7:17 p.m., seconded by Mike Radomski, no further discussion, **motion carried**.

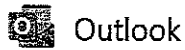
**Minutes approved by the Village Board on June 12, 2025.**

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Dan Miresse, Village President

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by: Evelyn Effen, Administrator/Clerk/Treasurer



Outlook

Alan Conner  
June 10th

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Re: NPAA Notes for Village Meeting

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From Donna Samuels <donna.samuels@northprairiewi.gov>

Date Wed 5/7/2025 8:40 AM

To NPAA Sports Director <npaasportsdirector@gmail.com>

Cc Village Clerk <clerk@northprairiewi.gov>; Dave Molitor <dave.molitor@northprairiewi.gov>

📎 5 attachments (9 MB)

Shed Plan side.jpeg; Broadlands Shed Location Close 1.jpeg; Shed Plan front.jpeg; Broadlands Shed Location Close 2.jpeg; Broadlands Shed Location Top View.png;

Matt,

Thanks for the response. We need to do a couple things regarding the shed...

1. I want to talk to the building inspector to get his ok
2. I will need to bring to Committee for approval of location and moving forward. I want to check to see if this needs to be a Board item as well before moving forward.

Dave, do you have any thoughts or concerns? Evie, same with you?

The agreement is on the agenda for action Thursday. Would you please have your appropriate power to be (Bobbie or ?) sign the document and get to Evie prior to the Board meeting tomorrow night. If you could email her and cc me that would be great.

Donna

Get [Outlook for iOS](#)

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From: NPAA Sports Director <npaasportsdirector@gmail.com>

Sent: Wednesday, May 7, 2025 7:29:01 AM

To: Donna Samuels <donna.samuels@northprairiewi.gov>

Subject: NPAA Notes for Village Meeting

Good morning,

**Agreement:** The NPAA Board has reviewed the proposed Village / NPAA Agreement and is comfortable with that moving forward. Our President is working with our Insurance Carrier to get the changes / additions requested. We will update you when that has been finalized. We would like to thank the Village for continuing to work with the NPAA on our joint mission of "building community

through sports". The NPAA is committed to providing a recreational sports program to any / all families in the North Prairie area while also working to maintain and improve the current playing fields.

**Volunteers:** Who should we work with to be "trained" on the Kubota? Dave? Myself?

**Shed:** The NPAA would like to move forward with the "stand alone" option. Working a smaller shed into the pavilion at Upper Broadlands does not seem to be the best option and we would like to keep it open in case the village acquires more funds in the future and would like to expand the pavilion with some sort of storage / concessions / kitchen area. We would like permission to put up a 10x15 or 10x20 shed located at Upper Broadlands. There is a good location located just off the parking lot next to the basketball hoop. This area is basically level, out of the line of sight for most of the rest of the park, and allows the NPAA to store their soccer, baseball & field maintenance equipment in one location. With the added field maintenance that the NPAA is responsible for under the current agreement, this will make it easier to maintain both the soccer and baseball fields on a regular basis. The NPAA will cover 100% of the cost and the maintenance of this shed. Attached you can see an overhead view of the proposed location, two close up views, and proposed plans. We are ready to move forward with this project as soon as we have the green light from the village and can then remove the smaller shed that is falling apart currently located at Lower Broadlands.

Thank you and let me know if you have any other questions or need additional information.

--

**Matthew DeMarais**

**NPAA Sports Director**

phone: (262) 271-1053

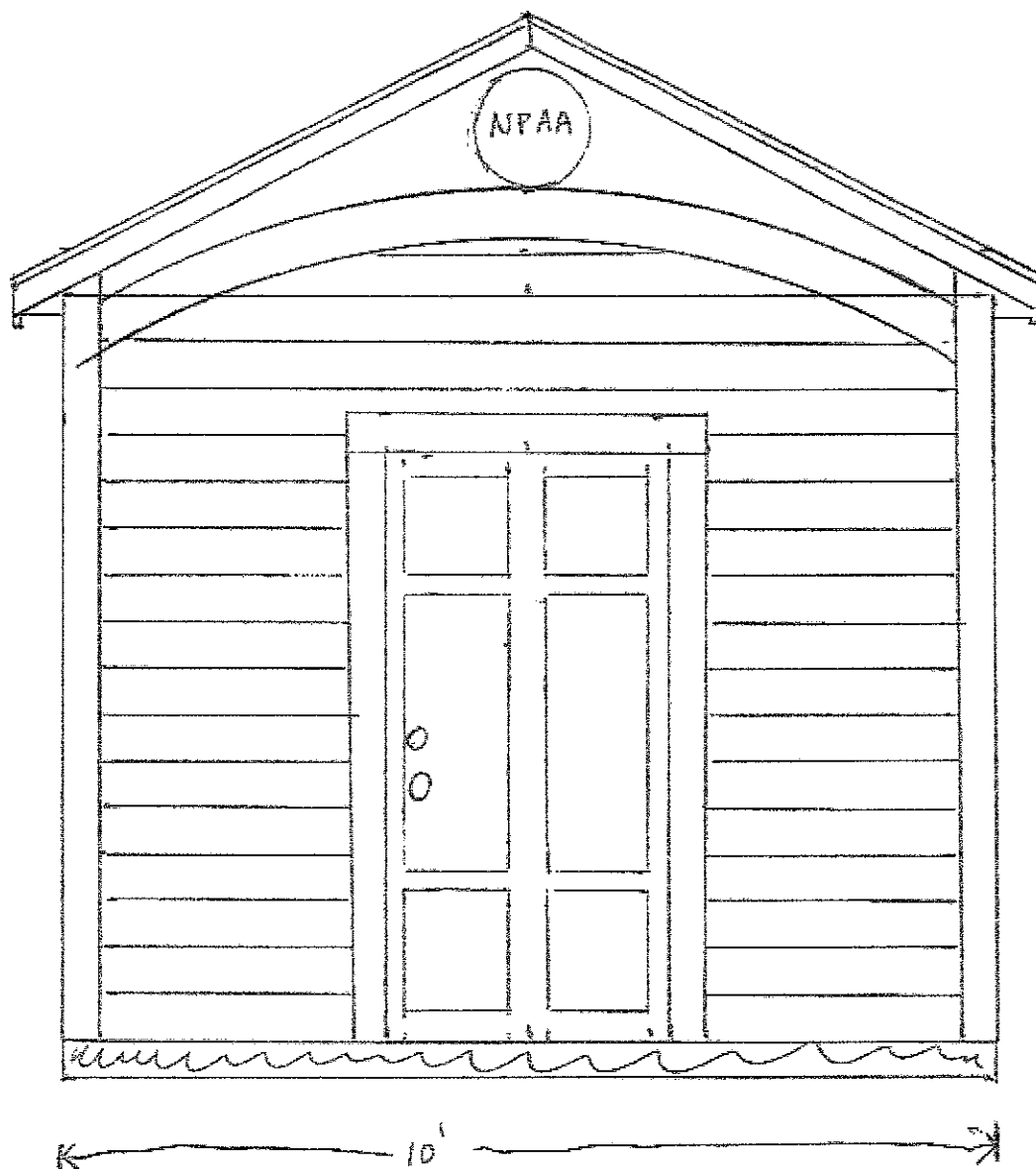
address: PO Box 25, North Prairie, WI 53153

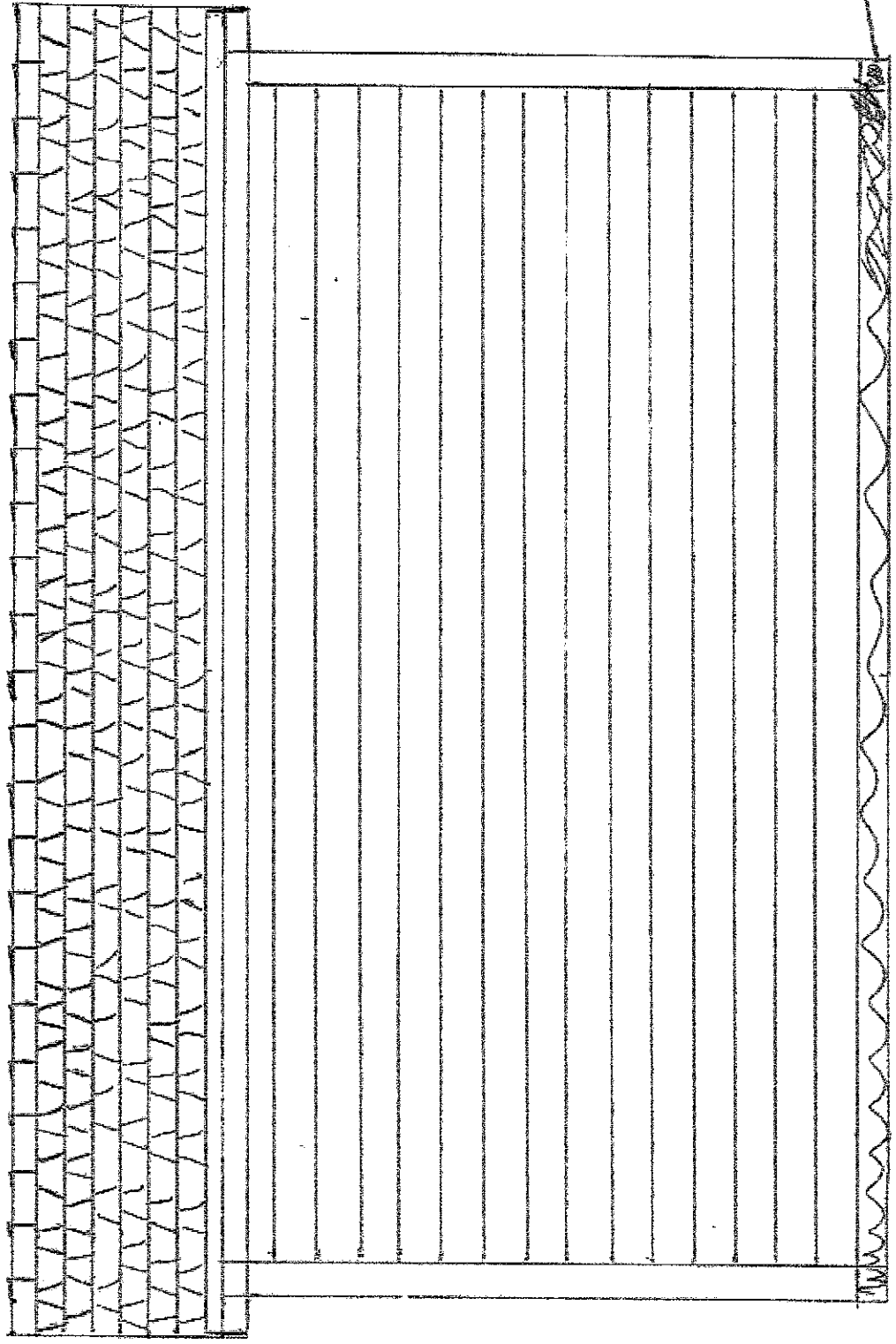
email: [npaasportsdirector@gmail.com](mailto:npaasportsdirector@gmail.com)

*Permit for  
sheds  
on NP property*

*NPAA paying  
for shed +  
concrete*

1. 4" Concrete Slab 10 X 15
2. Arch to match Pavilion
3. 6" Lap Smartside (color to be decided)
4. Architectural dimensional shingles to match Pavilion
5. 36" 6 Panel Fiberglass Entry door
6. All trim to be Smartside

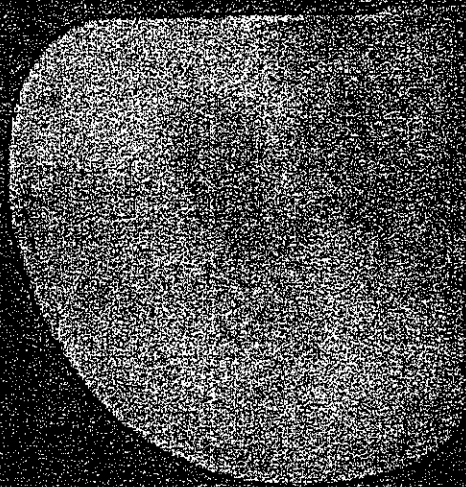
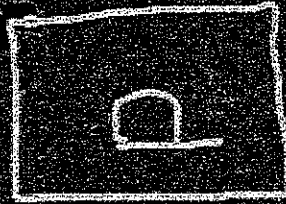




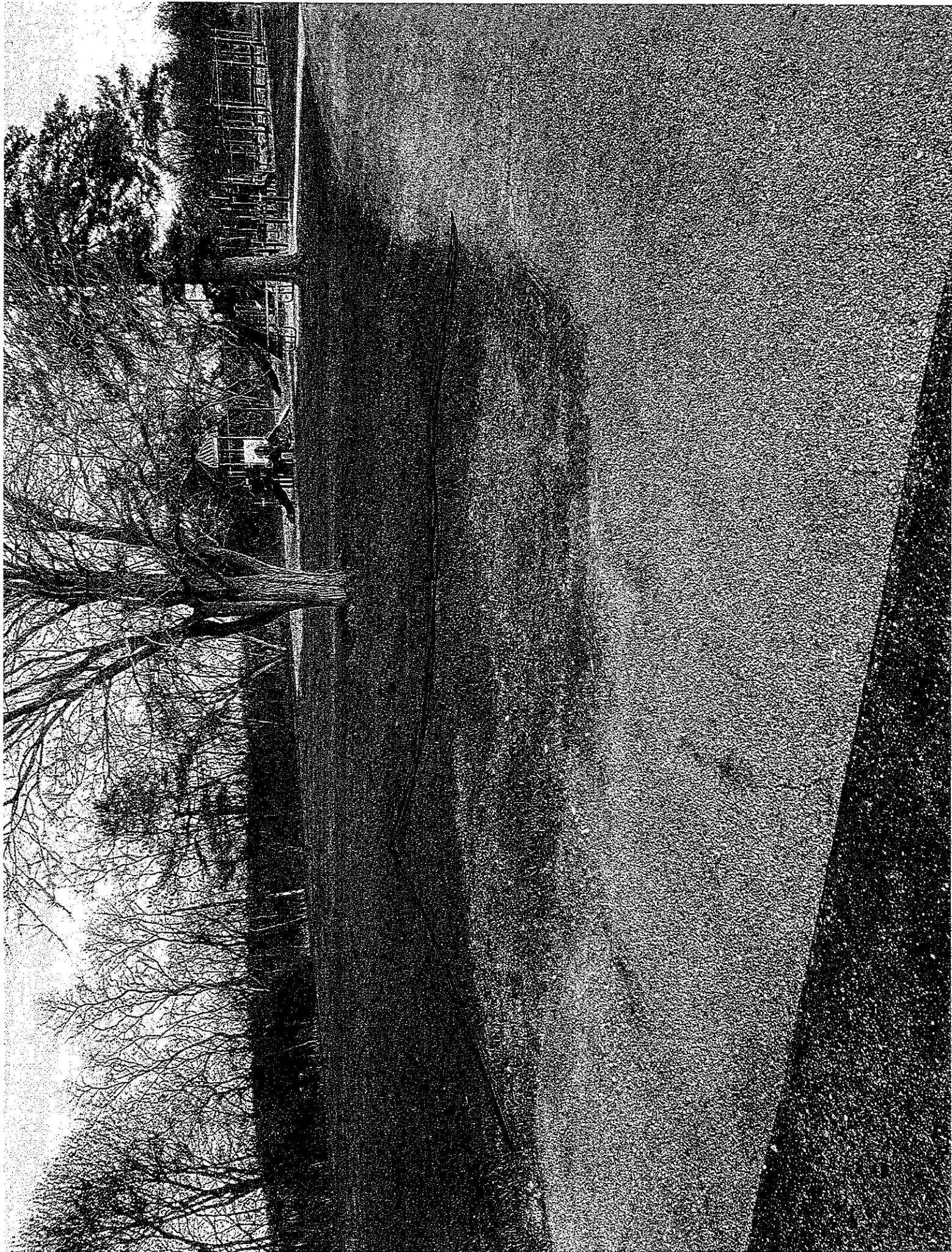
4" concrete

15'

Brooklands Park  
(Upper Fields)











## HUSCH BLACKWELL

Grace A. D'Souza  
Associate

511 North Broadway, Suite 1100  
Milwaukee, WI 53202  
Direct: 414.978.5642  
Fax: 414.223.5000  
grace.dsouza@huschblackwell.com

June 3, 2025

DELIVERED BY MESSENGER

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

Dear: Sir or Madam:

Enclosed please find two Certified Survey Maps which are submitted by Frank Schimpf on behalf of Scott and Sandra Messinger.

These Certified Survey Maps are being provided to be approved at the June 10<sup>th</sup> and 12<sup>th</sup> meetings. Thank you.

Sincerely,

HUSCH BLACKWELL LLP

Grace A. D'Souza

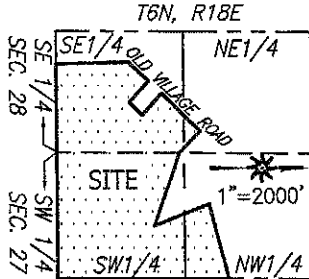
A handwritten signature in black ink, appearing to read "Grace D'Souza", written in a cursive style.

CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

A redivision of Lot 2 and Outlot 1 Certified Survey Map No. 4468 recorded in Volume 35 Pages 307-309 as Doc. No. 1243787, and unplatted lands, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 6 North, Range 18 East and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin.

Owner : Scott Messigner and Sandra Messinger  
PO Box 275  
Genesee Depot, WI 53127-0275

VICINITY MAP



NOTE: ZONING  
SEE SHEET 3

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 1" X 18" Iron pipe, 1.5 LBS./FT.
- ▨ - Dedicated to the public for roadway purposes (hatch)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N45°19'19"E	298.04'
L2	S50°01'54"E	305.47'
REC. AS	N48°59'43"E	305.43'
L3	N45°19'19"E	190.85'
REC. AS	S46°21'30"W	
L4	N49°35'41"W	338.38'
REC. AS	S48°33'30"E	
L5	N45°19'19"E	575.37'

Graphic Scale



1" = 350'

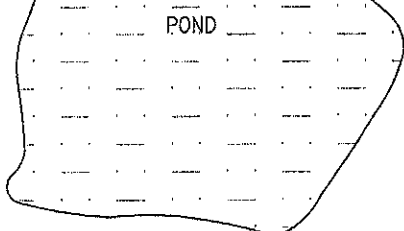


CONC. MON. BRASS CAP  
SW COR. OF SE 1/4  
SEC. 28, T6N, R18E.  
(REC. AS N01°06'E PER C.S.M. 2440)  
(REC. AS S01°27'W PER C.S.M. 4899)

UNPLATTED LAND  
OWNER: ROBERT W. PEIRACH ET AL.  
THE SE 1/4, SEC. 28

UNPLATTED LAND  
OWNER: DABLE ROAD GENESSEE FARM LLC  
THE SW 1/4, SEC. 27

EAST LINE OF THE SE 1/4, SEC. 28



CONC. MON. BRASS CAP  
SE COR. OF SE 1/4  
SEC. 28, T6N, R18E.

N01°30'41"W  
753.10'

LOT 1  
AREA  
217,800 S.F.  
5.0000 Acres

EXISTING  
PUMP  
HOUSES

LOT 2  
AREA  
2,597,931 S.F.  
64.6403 Acres

EAST LINE OF THE WEST 1/2 OF THE SW 1/4 SEC. 27

CONC. MON. BRASS CAP  
SE COR. OF SW 1/4  
SEC. 27, T6N, R18E.

S00°06'38"W 1774.44'

UNPLATTED LAND  
OWNER: FS LAND, LLC

All bearings are referenced to the Wisconsin  
Coordinate System, (NAD83/2011) in which the South  
line of the SE 1/4, Sec. 28, bears N89°03'19"E.

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Date: April 8, 2024  
Revised: May 30, 2025  
Survey No. 5533.00-lpm  
Sheet 1 of 6 Sheets

CHAPUT  
LAND SURVEYS

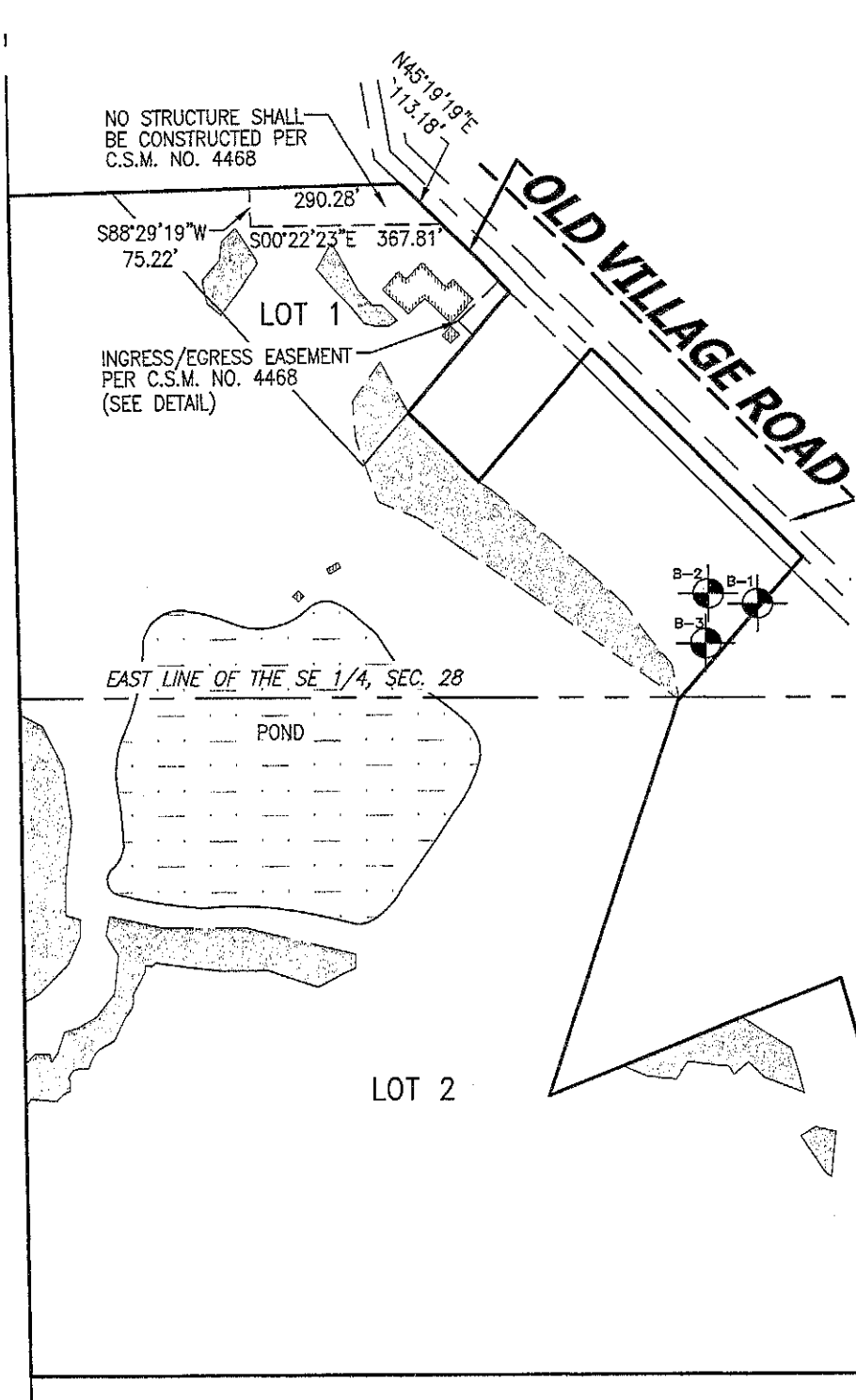
234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
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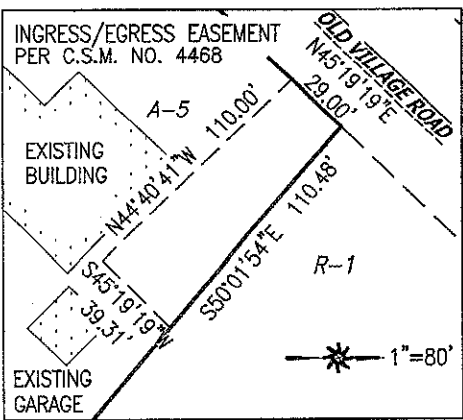
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EXISTING EASEMENTS OF RECORD FOR REFERENCE ONLY



DETAIL

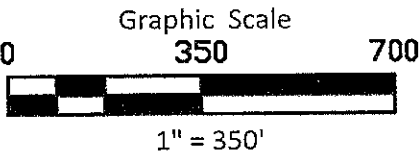


NOTE: No new basements shall be permitted unless additional soil borings and soil testing information is provided to the Town Planner for review and approval of any said basement.

NOTE: Any portion of the lot area with slopes in excess of 12% slope, lying outside the environmental corridor is to be maintained as open space.

- LEGEND:
- Approx. location of Slopes >12%
  - Denotes Soil Boring

Soil boring evaluation was conducted on 02/11/2025 by Certified Soils Tester Kelly S Reese #SP-022400012. See report for specifics.



CHAPUT  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

WISCONSIN  
ALLEN J. SCHNEIDER  
S-2194  
GREENFIELD, WI  
LAND SURVEYOR  
Date: April 8, 2024  
Revised: May 30, 2025  
Survey No. 5533.00-lpm  
Sheet 2 of 6 Sheets

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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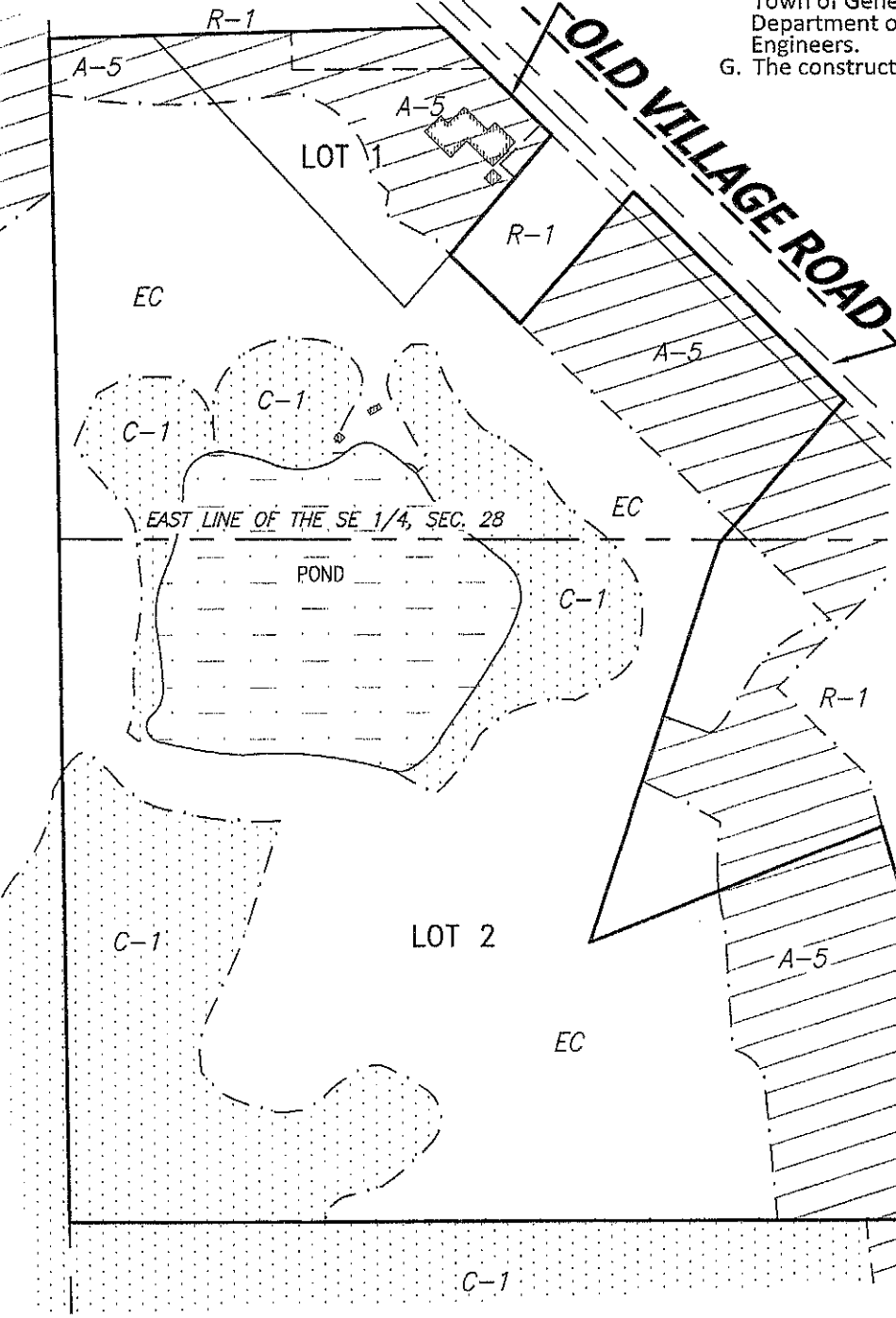
ZONING/WETLANDS DELINEATION FOR REFERENCE ONLY

NOTE: Those areas identified as Wetland/Conservancy/Environmental Corridor on this Certified Survey Map CSM shall be subject to the following restrictions:

- A. Grading and filling are prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- B. The removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- C. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval of the Town of Genesee. Silvicultural thinning, upon the recommendation of a forester or naturalist and with

approval from the Town of Genesee, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved building or structure, shall be permitted only when the access or service cannot be located outside of the Primary Environmental Corridor and only with approval from the Town of Genesee.

- D. Grazing by domesticated animals, i.e., horses, cows, etc., is discouraged to the greatest extent possible within the Primary Environmental Corridor.
- E. The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- F. Ponds may be permitted subject to the approval of the Town of Genesee and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- G. The construction of buildings is prohibited.

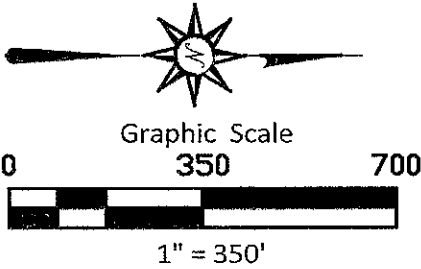


NOTE: Wetlands (C-1) and Primary Environmental Corridors (EC) delineated based on data from the Southeastern Wisconsin Regional Planning Commission.

2015 Wisconsin Wetlands Inventory  
2015 Primary Environmental Corridors

ZONING: R-1 Residential District

- A-5 Mini-Farm Zone
- EC Environmental Corridor
- C-1 Conservancy District



**CHAPUT**  
**LAND SURVEYS**

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
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This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

WISCONSIN  
ALLEN J. SCHNEIDER  
S-2194  
GREENFIELD, WI  
LAND SURVEYOR  
Date: April 8, 2024  
Revised: May 30, 2025  
Survey No. 5533.00-lpm  
Sheet 3 of 6 Sheets



A redivision of Lot 2 and Outlot 1 Certified Survey Map No. 4468 recorded in Volume 35 Pages 307-309 as Doc. No. 1243787, and unplatted lands, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 6 North, Range 18 East and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin.

STATE OF WISCONSIN} :SS  
MILWAUKEE COUNTY}

THAT I have surveyed, divided, and mapped a redivision of Lot 2 and Outlot 1 Certified Survey Map No. 4468 recorded in Volume 35 Pages 307-309 as Doc. No. 1243787, and unplatted lands, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 6 North, Range 18 East and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin.

Beginning at the Southeast corner of the Southeast 1/4 of said Section 28; thence South 89°03'19" West along the South line of said Southeast 1/4 a distance of 986.60 feet to the Southeast corner of Certified Survey Map 2440; thence North 01°30'41" West along the East line of said Certified Survey Map and the East line of Lot 1 and Lot 2 of Certified Survey Map 4899 a distance of 753.10 feet to a point on the Southerly line of Old Village Road; thence North 45°19'19" East along said Southerly line 298.04 feet to the Northwesterly corner of Lot 1 of Certified Survey Map No. 4468; thence South 50°01'54" East along the Southwesterly line of said Lot 1 a distance of 305.47 feet to the Southerly corner of said Lot 1; thence North 45°19'19" East along the Southeasterly line of said Lot 1 a distance of 190.85 feet to the Northerly corner of said Lot 1; thence North 49°35'41" West along the Northeasterly line 338.38 feet to a point on the centerline of Old Village Road; thence North 45°19'19" East along said centerline 575.37 feet to a point; thence South 49°35'27" East along the Southerly line of Parcel 1 of Certified Survey Map 7388 and its extension 373.71 feet to a point; thence thence South 72°00'44" East continuing along said Southerly line 810.54 feet to the East line of said Parcel 1; thence North 21°54'27" West along said East line 606.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 6092; thence North 74°37'33" East along said South line and the South line of Lot 2 of said Certified Survey Map 800.31 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 27; thence South 00°06'38" West along said East line 1774.44 feet to a point on the South line of said 1/4 Section; thence South 89°19'58" West along said South line 1324.59 feet to the point of beginning.

THAT I have made this survey, land division and map by the direction of Scott Messinger and Sandra Messinger, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the County of Waukesha in surveying, dividing, dedicating and mapping the same.

ALLEN J. SCHNEIDER  
S-2194  
GREENFIELD  
WI

ALLEN J. SCHNEIDER  
PROFESSIONAL LAND SURVEYOR S-2194

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Survey No. 5533.00-lpm  
Sheet 4 of 6 Sheets

CERTIFIED SURVEY MAP NO. \_\_\_\_\_


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OWNER'S CERTIFICATE

Attorney Donald Murn, as agent for Scott Messinger and Sandra Messinger, the owners, hereby certifies that Scott Messinger and Sandra Messinger have caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the subdivision regulations of the Town of Genesee and Chapter 236 of the Wisconsin Statutes.

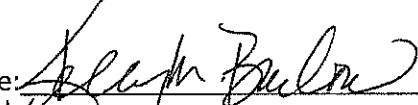
Attorney Donald Murn, as agent for Scott Messinger and Sandra Messinger, does hereby certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Genesee and Village of North Prairie.

Witness the hand and seal of Attorney Donald Murn on this 4th day of June 2025.

  
Donald Murn, Agent for Scott Messinger and Sandra Messinger

STATE OF Wisconsin }  
Waukesha COUNTY } :SS

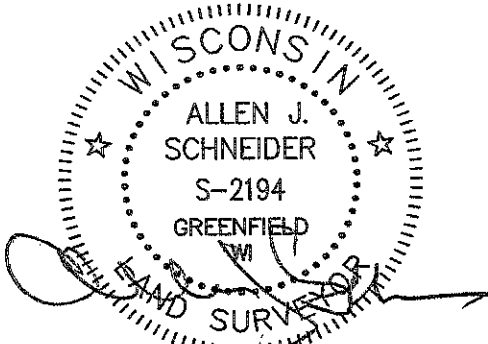
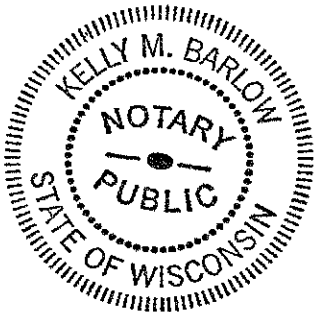
Personally came before me on this 4th day of June, 2025, Donald J. Murn to me known as the person(s) who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer on behalf of entity, by their authority.

Notary Signature: 

Notary Name: Kelly M. Barlow

Notary Public, State of Wisconsin. My commission expires. 5/24/2029

(Notary Seal)



CHAPUT  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

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Professional Land Surveyor S-2194

Date: April 8, 2024  
Revised: May 30, 2025  
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Sheet 5 of 6 Sheets



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TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Genesee on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Terry Tesch, Chairperson

Meri Majeskie, Clerk/Treasurer

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the Town of Genesee, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Terry Tesch, Chairperson

Rachel Workman, Secretary

VILLAGE BOARD APPROVAL

RESOLVED that the Certified Survey Map of Scott Messinger and Sandra Messinger, owner of said land, being a redivision of Lot 2 and Outlot 1 Certified Survey Map No. 4468 recorded in Volume 35 Pages 307-309 as Doc. No. 1243787, and unplatted lands, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 6 North, Range 18 East and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin, having been approved by the Planning Commission and the same is hereby approved and accepted by the Village Board of Trustees of the Village of North Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Date Dan Miresse, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village of Trustees of the Village of North Prairie, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Date Evelyn Etten, Clerk/Treasurer

CHAPUT  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

WISCONSIN  
ALLEN J. SCHNEIDER  
S-2194  
GREENFIELD  
WI  
LAND SURVEYOR  
Date: April 8, 2024  
Revised: May 30, 2025  
Survey No. 5533.00-lpm  
Sheet 6 of 6 Sheets

**Second Amendment of Conditional Use Approval  
for The Broadlands Initially Approved in 1997**

WHEREAS, Land & Home LLC ("property owner") owns an undeveloped parcel in The Broadlands commonly referenced as Tax Key NPV 1563994 ("subject property"), more particularly described as follows:

LOT 2 CSM #8544 VOL 75/76 REC AS DOC #2322629  
BEING PT NE1/4 SE1/4 NW1/4 SW1/4 OF SE1/4 & PT  
NE1/4 SE1/4 OF SW1/4 SEC 31 T6N R18E; and

WHEREAS, the Village approved The Broadlands as a conditional use in 1997 and amended such approval in 1999 (first amendment); and

WHEREAS, the property owner desires to develop the subject property for duplexes and has submitted a petition to the Village to allow the same; and

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

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

WHEREAS, upon publication of the required public hearing notice and mailing of said notice to all property owners within 300 feet of the subject property, as required by the zoning code, the Planning Commission held a public hearing on June 8, 2021; and

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

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

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

1. Section VIII is repealed and recreated to read as follows

**SECTION VIII  
DUPLEXES**

That a conditional use is hereby granted to parcel NPV 1563994 for the construction of 23 2-unit buildings (46 dwelling units).

2. Except as modified herein, the 1997 conditional use approval as amended in 1999 shall remain in full force and effect as written.

Approved June 8, 2021

4606670

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

August 05, 2021 11:06 AM

James R Behrend  
Register of Deeds

2 PGS

TOTAL FEE:\$30.00

TRANS FEE:\$0.00

Book Page -



**Return to:**

Rhoda Bagley, Village Clerk  
Village of North Prairie  
130 N. Harrison Street  
North Prairie, WI 53153

**Parcel Number:** NPV 1563994

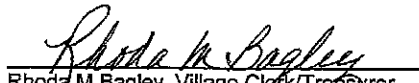
Second Amendment of Conditional Use Order for The  
Broadlands located in the Village of North Prairie

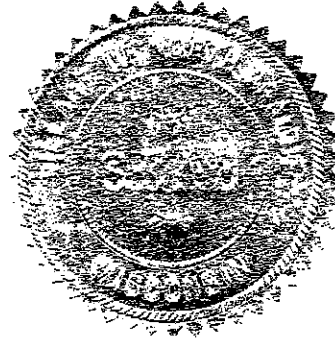
Page 2

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Gary K Nickerson, Planning Commission Chairman

ATTEST:

  
Rhoda M Bagley, Village Clerk/Treasurer



This document was prepared by Tim Schwecke, at the direction of the Village of North Prairie.

**Third Amendment of Conditional Use Approval for  
The Broadlands Initially Approved in 1997**

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WHEREAS, Land & Home LLC ("Property Owner") owns an undeveloped parcel in The Broadlands commonly referenced as Tax Key NPV 1563994 ("Subject Property"), more particularly described as follows:

**LOT 2 CSM #8544 VOL 75/76 REC AS  
DOC #2322629 BEING PT NE1/4  
SE1/4 NW1/4 SW1/4 OF SE1/4 & PT  
NE1/4 SE1/4 OF SW1/4 SEC 31 T6N  
R18E; and**

WHEREAS, the Village of North Prairie ("Village") approved development of the Subject Property as a conditional use in 1997, amended such approval in 1999 ("First Amendment"), and amended such approval in 2021 ("Second Amendment"); and

WHEREAS, the Property Owner desires to further amend the conditional use approval of the Subject Property to allow for additional building types and units and has submitted a petition to the Village to allow the same; and

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

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

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

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

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

**Return to:**

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

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**Parcel Number: NPV 1563994**

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

1. Section VIII of the conditional use approval as amended is repealed and recreated to read as follows:

**SECTION VIII  
Buildings**

That a conditional use is hereby granted to parcel NPV 1563994 for the construction of six 2-unit buildings and twelve 4-unit buildings (60 total dwelling units). The minimum front yard set back shall be 35 feet.

2. Except as modified herein, the 1997 conditional use approval as amended by the First Amendment and Second Amendment shall remain in full force and effect as written.

Approved \_\_\_\_\_, 2025

\_\_\_\_\_  
Dan Miresse, Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
Evelyn Etten, Village Administrator/Clerk/Treasurer

Drafted by: