

**NOTICE AND AGENDA
PLANNING COMMISSION MEETING
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET
March 10, 2026, at 6:30 P.M.**

Pursuant to the requirements of Section 19.84, WI Stats., notice is hereby given of a meeting of the Village of North Prairie Plan Commission, at which a quorum of the Village Board may be in attendance to gather information about subjects which they have decision making responsibility. Notice of Village Board Quorum, Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: please let the minutes reflect that a quorum of the Village Board is present.

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Confirmation of Proper Notice of Meeting**

- 5. Approval of Minutes:** February 10, 2026, Plan Commission minutes.

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

- 7. Discussion and/or Action:** Review of John Herbst's CSM for land division adjustment for property located at S63W34393 Piper Rd., North Prairie, WI, within the Town of Eagle.

- 8. Discussion and/or Action:** Review request from Gregory Price, S59 W31370 Dable Rd, Mukwonago, WI for a lot-line adjustment to two existing parcels annexed into the Village of North Prairie on 2/12/26.

- 9. Discussion and/or Action:** Review of CSM (property owners Ashley Neuman, Larry J. Kipp, Cheryl Champine and Joshua Stewart) for land division of 3.78 acres located on Hwy ZZ, annexed into the Village of North Prairie as R1 on 2/12/26.

- 10. Discussion and/or Action:** Plan Commission recommendation to change the zoning classification of Larry Kipp's approximate remaining 27.75 acres to be rezoned from R1 to A-T.

- 11. Discussion and/or Action:** Consideration to change the date of the monthly Plan Commission meetings.

- 12. Motion to adjourn.**

It is possible that members of and possibly a quorum of members of other government bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Village Office at 262-392-2271.

Evelyn Etten

Village Administrator/Clerk/Treasurer

March 2, 2026

PLANNING COMMISSION MINUTES
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET
February 10, 2026, at 6:30 P.M.

Pursuant to the requirements of Section 19.84, WI Stats., notice is hereby given of a meeting of the Village of North Prairie Plan Commission, at which a quorum of the Village Board may be in attendance to gather information about subjects which they have decision making responsibility. Notice of Village Board Quorum, Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: please let the minutes reflect that a quorum of the Village Board is present.

1. **Call to Order** – Chairperson Miresse called the meeting to order at 6:30 PM
2. **Roll Call** – Present - Chairperson Dan Miresse, Commissioners Deb Hall, Dave Stellpflug, Michael Schreiber, Michael Radomski, Brad Beglinger. Absent/Excused – Commissioner Tim Paulson
3. **Pledge of Allegiance**
4. **Confirmation of Proper Notice of Meeting** – Administrator Effen confirmed the meeting was published on the website and the three bulletin boards.
5. **Approval of Minutes:** Commissioner Hall motioned to approve the minutes from November 11, 2025, December 9, 2025, and December 16, 2025, as presented, second by Chairman Miresse. **Motion carried.**

6. **Public Comment:** Commissioner Hall motioned to open the floor to public comments, seconded by Commissioner Michael Schreiber. **Motion carried.**

With no public comments, Commissioner Hall to motion to close the floor to public comments, seconded by Commissioner Schreiber. **Motion carried.**

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

Commissioner Hall provided the details for this annexation, which is due to a lot-line adjustment that the owner wants to do. The Town Board of the Town of Genesee approved the annexation at its February 9, 2026 meeting. Lynch & Associates is working with Mr. Price to create the new legal description of the two lots. **Discussion only. The Village Board will vote on the annexation at the February 12, 2026, board meeting.**

8. **Discussion and/or Action:** Request by Matt Connell, owner of W345 S5754 Waterville Rd, Eagle, WI 53119, to combine two parcels. Due to the boundary agreement with the Town of Ottawa, this would require annexation into the Village of North Prairie. Commissioner Hall explained to the owner the annexation process. Administrator Effen to work with Mr. Connell on the paperwork needed. **Discussion only.**
9. **Discussion and/or Action:** Request by Rajwinder Singh, North Prairie Market, 102 E State Rd, Ste. B for newly proposed design for dining area by owner.

Commissioner Hall stated this is a new request for a small dining area having three tables in the gas station/grocery store in front of the deli area downstairs. The Plan Commission only needs to address the plan of operation for this request, not the request for the Class B Beer license. The board will need to address the request for a beer license.

Commissioner Stelpflug asked if all the other liquor will be kept separate from this area (except for the beer) as permitted by a Class B Beer license. Also, is this in compliance with ADA requirements? Mr. Singh confirmed, yes & yes. Commissioner Hall asked about the gaming machines he was asking for and Mr. Singh stated he no longer has them. They were removed quite a while ago. Commissioner Hall questioned the hours of operation in the plan of operation and Mr. Singh requested they be changed to 6:00 a.m. to 8:00 p.m.

Commissioner Hall motioned to approve the plan of operations presented by Mr. Singh for the North Prairie Market with the adjusted hours of operation from 6:00 AM to 8:00 PM, second by Chairperson Miresse. **Motion carried.**

10. Motion to adjourn. Motion by Commissioner Hall to adjourn at 7:13 PM, seconded by Commissioner Schrelber. **Motion approved.**

It is possible that members of and possibly a quorum of members of other government bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Village Office at 262-392-2271.

Evelyn Etten

Village Administrator/Clerk/Treasurer

February 19, 2026

**PLANNING COMMISSION
AGENDA REQUEST FORM**

Name of Person Making Request: JOHN G HERBST

Property Owner: JOHN G. HERBST

Address: 563W34393 PIAAR RD, NORTH PRAIRIE WI

Daytime Phone Number: _____

Date of Requested Meeting: _____

Agenda Item Requested: CSM APPROVAL

Describe purpose and action requested: APPROVAL FOR PROPERTY
LINE ADJUSTMENT FOR PROPERTIES IN THE
TOWN OF BEAULB WHICH ARE ADJACENT
TO NORTH PRAIRIE

Name of person(s) to attend the meeting: JOHN C. HERBST

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Village Attorney, Village Engineer or any other Village professional provides services to the Village as a result of my activities, whether at my request or the request of the Village, I shall be responsible for the fees incurred by the Village. Also, I have been advised that pursuant to the Village of North Prairie Code of Ordinances, certain other fees, costs, and charges are my responsibility.

[Signature]
Signature of Property Owner

Signature of Responsible Party

563W34393 PIAAR RD
Address of Property Owner

Address of Responsible Party

Received By

MAR 10, 2026
Date of Request

Village President approves this request on agenda.

Agenda requests must be submitted at least fifteen (15) working days prior to the scheduled meeting date. It will be the applicant's responsibility to complete and submit all forms and applications (where applicable) and submitted as stated above. Any forms not completed fully shall be returned to the applicant delaying any action by the Village Planning Commission.

ICM
 Stock No. 26273

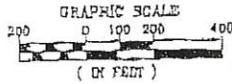
CERTIFIED SURVEY MAP NO. 4414

BEGIN A REDIVISION OF:
 LOT 1 OF CERTIFIED SURVEY MAP NO. B363

LOCATED IN:
 THE NW 1/4 OF THE NE 1/4 OF SECTION 1
 TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE,
 WAUKESHA COUNTY, WISCONSIN

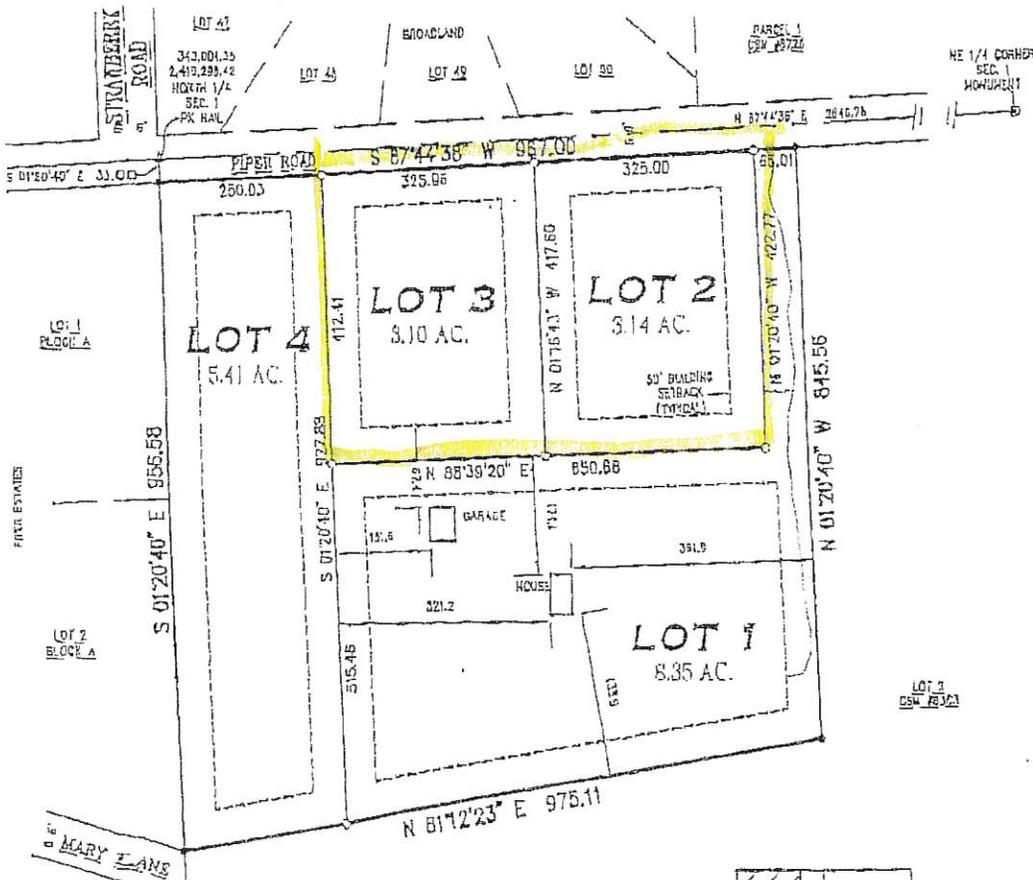


ORIGINAL



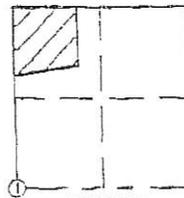
- ▶ - FOUND 1" IRON PIPE
- - SET 1 3/8" OD X 18" IRON PIPE
 1.13 LB./LIN. FT.

BEARINGS REFERENCED
 TO WISCONSIN STATE
 PLANE COORDINATES,
 SOUTH ZONE
 ZONING: A-10



PREPARED FOR:
 EAGLE PIPER LLC
 c/o JEFFERY T. BROWN
 10532 N. PORT WASHINGTON RD
 MEQUON, WI 53092

PREPARED BY:
 BAUDHUIN INCORPORATED
 55 S. 3RD AVENUE
 P.O. BOX 105
 STURGEON BAY, WI 54235
 DRAWN BY: M. G. M. C.



LOCATION MAP
 NE 1/4
 SECTION 1-5-17
 1" = 2000'

REVISED: 9-30-04
 JOB NO. 15360
 9-21-04

15360

PROPOSED CHANGE

Certified Survey Map No. _____

A Re-Division of Lot 2 and 3, Certified Survey Map No: 9914, being a part of the Northwest 1/4 of the Northeast 1/4, of Section 1, Township 5 North, Range 17 East, located in the Town of Eagle, Waukesha County, Wisconsin

North 1/4 Corner of Section 1-5-17
(Conc. Mon. Found)
N=343,013.54
E=2,387,761.22

Northeast Corner of Section 1-5-17
(Conc. Mon. Found)
N=343,117.63
E=2,390,406.24

North Line of the Northeast Corner of Section 1-5-17

PIPER ROAD

N 87°44'47" E 650.96'
(Recorded As N 87°44'38" E)
N 87°44'47" E 2647.07'
(Recorded As N 87°44'38" E)

N 87°44'47" E 650.96'
(Recorded As N 87°44'38" E)

N 01°17'17" W 273.00'

N 05°04'07" W 273.00'

N 01°17'17" W 144.91'

N 05°04'07" W 273.00'

N 87°44'47" E 650.96'

N 01°21'14" E 33.00'

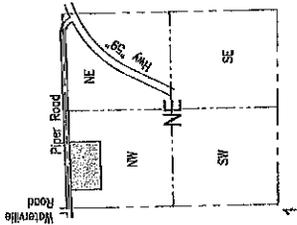
N 01°21'14" E 33.00'

N 01°21'14" W 412.41'

S 01°21'14" E 422.77'

S 01°21'14" E 422.77'

S 88°38'29" W 650.88'



VICINITY SKETCH

Northeast 1/4, Section 1,
Township 5 North,
Range 17 East

Lot 4, Certified Survey
Map No.: 9914

Mead & Hunt

6737 W. Washington Street
Suite 3500, West Allis, WI. 53214
(414) 755-1110
www.mecdhunt.com



Scale: 1"=30'

LOT 1
141,080 S.F.
3.2388 Acres

LOT 2
130,721 S.F.
3.0008 Acres

- ⊙ 1" Iron Pipe Found
- Rod Set (3/4" x 20" Weighing 1.13lbs/L.F.)

Lot 1, Certified Survey
Map No.: 9914

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83, in which the North line of the Northeast 1/4 of Section 1, Township 5 North, Range 17 East bears N 87°44'47" E.

This instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-5005 on this 8th day of January, 2026

Certified Survey Map No. _____

A Re-Division of Lot 2 and 3, Certified Survey Map No: 9914, being a part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 1, Township 5 North, Range 17 East, located in the Town of Eagle, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a re-division of Lot 2 and 3, Certified Survey Map No.: 9914, being a part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 5 North, Range 17 East, located in the Town of Eagle, Waukesha County, Wisconsin bound and described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section, thence North $87^{\circ}44'47''$ East on and along the North line of said $\frac{1}{4}$ Section 250.03 feet to the Northerly extension of the West line of said Lot 3; thence South $01^{\circ}21'14''$ East on and along said Northerly extension, 33.00 feet to the South line of Piper Road, the Northwest corner of said Lot 3 and the Point of Beginning of lands hereinafter described;

Thence North $87^{\circ}44'47''$ East on and along said South line and along the North line of said Lot 2 and Lot 3, 650.96 feet to the Northeast corner of said Lot 2; thence South $01^{\circ}21'14''$ East on and along the East line of said Lot 2, 422.77 feet to the Southeast corner of said Lot 2; thence South $88^{\circ}38'46''$ West on and along the South line of Lot 2 and then Lot 3, 650.88 feet to the Southwest corner of said Lot 3; thence North $01^{\circ}21'14''$ West on and along the West line of said Lot 3, 412.41 feet to the place of beginning of this description.

The gross area of said parcel contains 271,801 Square feet or 6.2397 Acres of land more or less.

That I have made such survey, land division and map by the direction of John G. Herbst and Jean H Herbst, owners of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of Section 236.34 of the Wisconsin Statutes and the Platting ordinance of the Town of Eagle in surveying, dividing and mapping same.

Dated this _____ day of _____, 20_____.

Rick R. Hillmann PLS
Professional Land Surveyor S-3005

**Mead
& Hunt**

6737 W. Washington Street
Suite 3500, West Allis, WI. 53214
(414) 755-1110
www.meadhunt.com

This instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 8th day of January, 2026
Sheet 2 of 4

Certified Survey Map No. _____

A Re-Division of Lot 2 and 3, Certified Survey Map No: 9914, being a part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 1, Township 5 North, Range 17 East, located in the Town of Eagle, Waukesha County, Wisconsin

TOWN OF EAGLE PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Eagle on this _____ day of _____, 20_____.

Chris Mommaerts, Chairperson

Mercia Christian, Clerk / Treasurer

TOWN OF EAGLE BOARD APPROVAL:

Having been approved by the Planning Commission being the same, is hereby approved and accepted by the Town Board of Trustees of the Town of Eagle on this _____ day of _____, 20_____.

Chris Mommaerts, Chairperson

Mercia Christian, Clerk / Treasurer

**Mead
& Hunt**

6737 W. Washington Street
Suite 3500, West Allis, WI. 53214
(414) 755-1110
www.meadhunt.com

This instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 8th day of January, 2026
Sheet 4 of 4

PLANNING COMMISSION AGENDA REQUEST FORM

Name of Person Making Request: GREGORY PRICE

Property Owner: SAME

Address: 559 W 31370 DABLE RD. MUKWONAGO, WI 53149

Daytime Phone Number: _____

Date of Requested Meeting: 3/10/20

Agenda Item Requested: lot line adjustment

Describe purpose and action requested: _____

Approve lot line adjustment to allow for both parcels to be ^{app}regional in size for development of son's home.

Name of person(s) to attend the meeting: GREGORY PRICE

I, the undersigned, have been advised that pursuant to the Village of North Prairie Code of Ordinance to utilize Section 66.60 (16), Wisconsin Statutes, if the Village Attorney, Village Engineer or any other Village professional provides services to the Village as a result of my activities, whether at my request or the request of the Village, I shall be responsible for the fees incurred by the Village. Also, I have been advised that pursuant to the Village of North Prairie Code of Ordinances, certain other fees, costs, and charges are my responsibility.

Gregory R. Price
Signature of Property Owner

Signature of Responsible Party

55931370 DABLE RD
Address of Property Owner
MUKWONAGO, WI 53149

Address of Responsible Party

[Signature]
Received By

3/10/20
Date of Request

Village President approves this request on agenda.

Agenda requests must be submitted at least fifteen (15) working days prior to the scheduled meeting date. It will be the applicant's responsibility to complete and submit all forms and applications (where applicable) and submitted as stated above. Any forms not completed fully shall be returned to the applicant delaying any action by the Village Planning Commission.

**VILLAGE OF NORTH PRAIRIE
FEE CHARGEBACK ACKNOWLEDGEMENT**

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

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

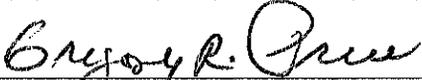
Date: February 9, 2026.

Property Address/TKN: S59 W31370 Dable Road/GNT 1569.990
No address/GNT 1569.989

Mailing Address for Invoice: S59 W31370 Dable Road, Mukwonago, WI 53149

OWNER:

THE GREGORY R. & KATHLEEN F. PRICE REVOCABLE
TRUST DATED SEPTEMBER 23, 2016



Gregory R. Price, Trustee

Current Rates:

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

VILLAGE USE ONLY

Form received by: _____

Date: _____

APPLICATION FOR LOT LINE ADJUSTMENT
VILLAGE OF NORTH PRAIRIE
 130 N. Harrison Street
 North Prairie, WI 53153
 262-392-2271



| PRO PROPERTY OWNER(S) | | APPLICANT (owner's agent) | |
|-----------------------|---|---------------------------|--|
| Name(s) | Gregory R. and Kathleen F. Price Revocable Trust dated 09/23/2016 | Name | |
| Mailing Address | S59 W31370 Dable Road, Mukwonago 53149 | Mailing Address | |
| Phone | | Phone | |
| E-mail | | E-mail | |

| PROPERTY INFORMATION | |
|---|-------------------------------|
| Property Tax # (31-0-0000-00) | GNT 1569.990 and GNT 1569.989 |
| Site Address/Location | S59 W31370 Dable Road |
| Separate legal descriptions of each existing lot(s) included in the lot line adjustment *Please submit an electronic copy of Plat of Survey and the legal description in Microsoft Word format. | |
| Separate revised legal descriptions that accurately reflect the new legal descriptions of the proposed lots as they will exist after the lot line adjustment is recorded. *Please submit an electronic copy of Plat of Survey and the legal description in Microsoft Word format. | |
| Current Zoning | Proposed Zoning |
| Residential | Residential |
| Current Uses | Proposed Uses |
| Single Family Home | Single Family Home |

| PLEASE STATE REASON(S) FOR LOT LINE ADJUSTMENT REQUEST |
|---|
| Conveying property to son and lot line adjustment needed to comply with zoning requirements for existing home located on the property at S59 W31370 Dable Road. |

| | |
|--------|--|
| 3-1-26 | <i>Gregory R. Price</i> |
| Date | Owner/Agent Signature (Agents must provide written proof of authorization) |

| OFFICE USE ONLY | |
|----------------------------|---|
| FILE # _____ | <input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied |
| Comments/Conditions: _____ | |
| Fee \$200.00 | Receipt # _____ Date Paid ___/___/___ Date Filed ___/___/___ |

Summary of Lot Line Adjustment Requirements and Process

The owner/applicant shall consult with Village staff prior to submittal of an application for the approval of a lot line adjustment to review the process, Municipal Code regulations and fees.

Use of a Lot Line Adjustment Application. A Lot Line Adjustment is an adjustment or relocation of property line(s) between adjacent lots that does not result in the creation of additional lots, from what was originally platted or mapped. The Village has the discretion of requiring a certified survey map if the lot line adjustment involves unplatted land and/or has a complicated metes and bounds description.

The owner/applicant shall submit the following information to the Village:

1. A completed application form and \$200.00 review fee, check payable to the Village of North Prairie.
2. The following items submitted via email:
 - a. PDF copy of the application form.
 - b. PDF file of the plat of survey.
 - c. Separate legal descriptions of each existing lot(s) included in the lot line adjustment.
 - d. Separate revised legal descriptions that accurately reflect the new legal descriptions of the proposed lots as they will exist after the lot line adjustment is recorded.

The lot line adjustment will be administratively reviewed by Village staff for compliance with all applicable local regulations, any official mapping ordinances, the Comprehensive Plan for the area and Chapter 236 of the Wisconsin State Statutes.

The owner/applicant of a Lot Line Adjustment shall be responsible for the following:

1. Installation of new lot corners monumented in accordance Section 236.34(1)(b), Wisconsin State Statutes, except that newly placed monuments shall be at least 24 inches in length weighing not less than 1.13 lbs/lineal foot set.
2. Special assessments and taxes, which must be paid to the Village prior to final approval of the Lot Line Adjustment application.
3. All recording fees.
4. Recording the deed or other appropriate instrument (including the plat of survey attached as an exhibit) with the County Register of Deeds within 6 months of the Village's written approval date.
5. Providing the Village of North Prairie with one recorded PDF copy of the deed or instrument and the plat of survey exhibit. This will constitute final Village approval of the lot line adjustment.

APPLICATION FORM 10: ANNEXATION/ATTACHMENT

Request for Plan Commission Review

(Please Type or Print)

General instructions. Complete this application as it applies to your project and submit 12 copies to the Village Clerk along with the required application fee.

I. Applicant information

Applicant name Greg Price
 Street address S59 W31370 Dable Road
 Village, City, Town Mukwonago
 State and zip code Wisconsin 53149
 Daytime telephone number _____
 Fax number, if any n/a
 E-mail, if any _____

Village Use Only

File Number: _____

Annexation review fee: \$200

Attachment review fee: \$50

Amount paid: _____

Scheduled meeting date:

Application accepted by:

Date: _____

2. Property owner information, if different than applicant. SAME AS APPLICANT

| | Property Owner 1 | Property Owner 2 | Property Owner 3 |
|---------------------|------------------|------------------|------------------|
| Name | SEE ABOVE | | |
| Street address | | | |
| City, Town, Village | | | |
| State and zip code | | | |

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

| | Agent 1 | Agent 2 | Agent 3 |
|--------------------------|---------|---------|---------|
| Name | | | |
| Company | | | |
| Street address | | | |
| City, Town, Village | | | |
| State and zip code | | | |
| Daytime telephone number | | | |
| E-mail | | | |

4. Subject property information

| | |
|---------------------------------------|-------------------------------|
| Parcel number(s) | GNT 1569.990 and GNT 1569.989 |
| Current Town zoning classification(s) | Residential |

5. Land uses. From the following list, indicate those land uses currently on the property and those uses which would occur after annexation.

| Current | Proposed | |
|-------------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Agriculture |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Single-family residential |

| | | |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Multi-family residential |
| <input type="checkbox"/> | <input type="checkbox"/> | Mixed Use |
| <input type="checkbox"/> | <input type="checkbox"/> | Commercial |
| <input type="checkbox"/> | <input type="checkbox"/> | Institutional |
| <input type="checkbox"/> | <input type="checkbox"/> | Industrial |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ |

6. Subject property information

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Does the subject property contain any contaminated soils, buried solid waste, or any other man-made constraint to development? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are there any underground storage tanks (active or abandoned) on the subject property? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are there any septic systems (active or abandoned) on the subject property? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are there any wells (active or abandoned) on the subject property? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Do the boundary lines of the land to be annexed follow the boundary lines of legally defined parcels? If no, provide documentation showing that the portion to remain in the town will be consistent with the town's/county's zoning requirements in terms of lot area and other dimensional requirements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed annexation consistent with the Village's current comprehensive plan? If no, please provide your reasons to justify the annexation in part 7 of this form and submit an application to amend the Village's comprehensive plan. Pursuant to §66.1001 Wisconsin Statutes, the Village board may not approve an annexation that is inconsistent with the Village's comprehensive plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Village has entered into separate Municipal Boundary Agreements with the Towns of Genesee, Mukwonago, and Ottawa which establish certain guidelines and standards for the appropriateness of annexation. Is the proposed annexation consistent with the boundary agreement (if any) between the Village and the Town from which it will be detached? |

7. Reasons for annexation. Explain your reasons for requesting annexation.

Applicant/Owner wants to split off a parcel of land to convey to a family member. Per the agreed to Boundary Agreement with the Town of Genesee, any division of land triggers the property being annexed into the Village of North Prairie.

8. Attachments. Attach the following to this application in the number specified and as described.

- Subject property map (one copy) - The map shall be at a scale which is not less 1" equals 100'. Page size shall not exceed 24" by 36". The map shall show the perimeter of the subject property, boundary line dimensions, a graphic scale, and a north arrow.
- Location map (one copy) - The map shall be prepared at a suitable scale to clearly show the subject property and all other lands within 250 feet of the subject property, together with the names and addresses of the property owners, scale, and north arrow. This map may be provided at the discretion of the zoning administrator.
- The annexation petition that has been or will be submitted to the Town of Genesee (one copy)
- Covenants or deed restrictions that currently apply to any portion of the subject property (one copy)

9. Concurrent applications. Submit the following applications to the Village for review as may be appropriate.

- If the proposed annexation is inconsistent with the Village's comprehensive plan, you will need to submit an application to amend the comprehensive plan so as to create consistency between the annexation and the plan. (Note: Submission of an annexation application does not obligate the Village to amend the Village's comprehensive plan.)
- If the proposed zoning of the land to be annexed is not Agricultural Transitional District (A-T), you will need to submit a separate application to amend the zoning map.

10. Other information. You may provide any other information you feel will assist Village staff, the Village Board, and the Plan Commission with the review of this application.

11. Applicant certification

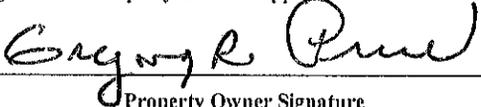
- ◆ I certify that the application is true as of the date it was submitted to the Village for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the reimbursement agreement included as part of this application.
- ◆ I understand that submission of this application authorizes Village officials, plan commission members, employees, and other designated agents to enter the subject property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

12. Reimbursement Agreement for Application Review Costs

Payment for Review Services.

By submitting this application to the Village for review, the applicant/owner(s) agrees to pay all administrative costs incurred by the Village for the processing, study and review of the application (referred to herein as eligible costs) including, without limitation because of enumeration, costs for planning, legal, and engineering services and general administration costs incurred by the Village in connection with this review.

Signature of Property Owners/Applicants:



Property Owner Signature

3-1-26

Date

Property Owner Signature

Date

Property Owner Signature

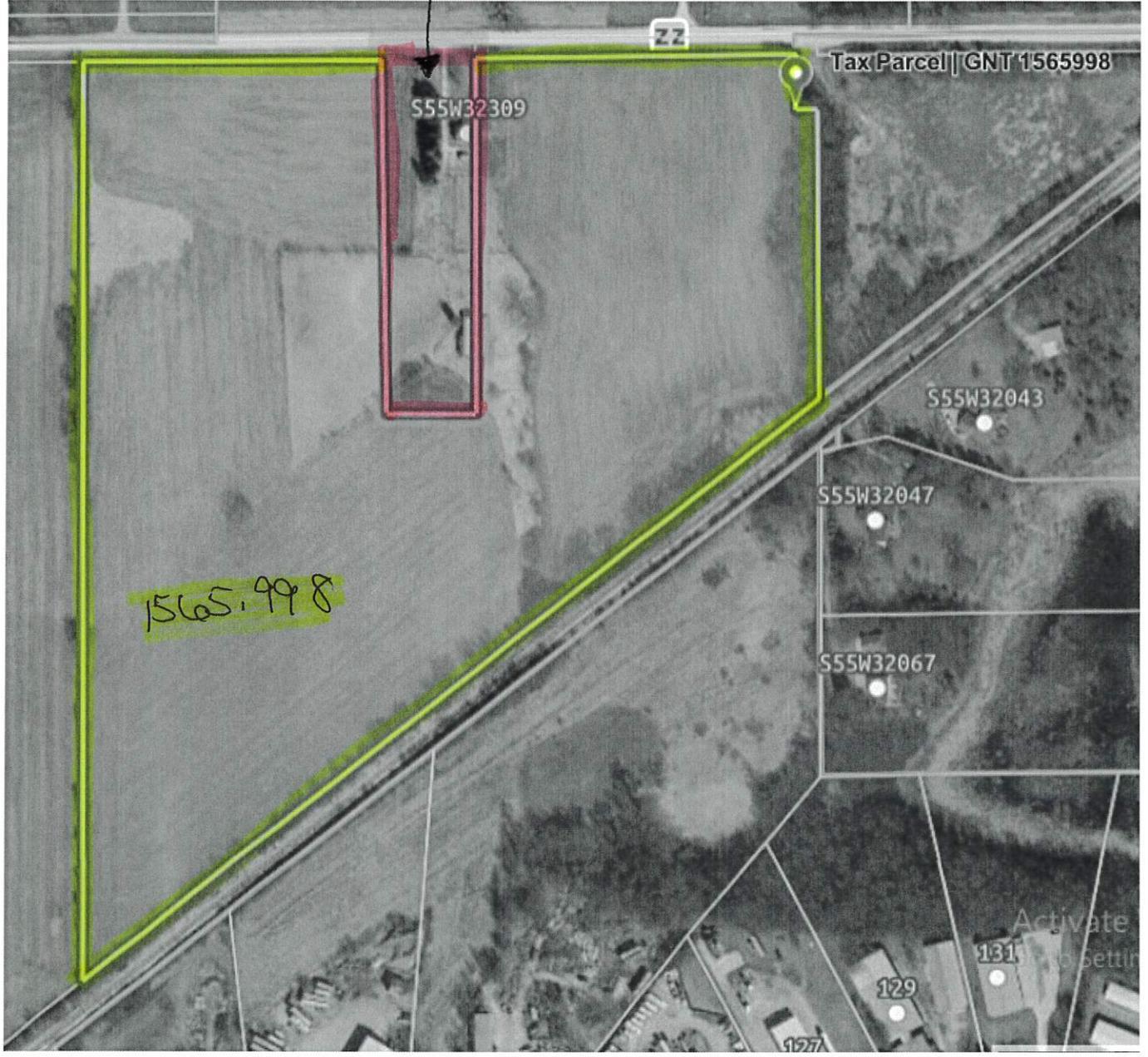
Date

Property Owner Signature

Date

KIPP/TERLHO

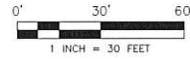
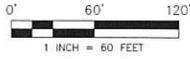
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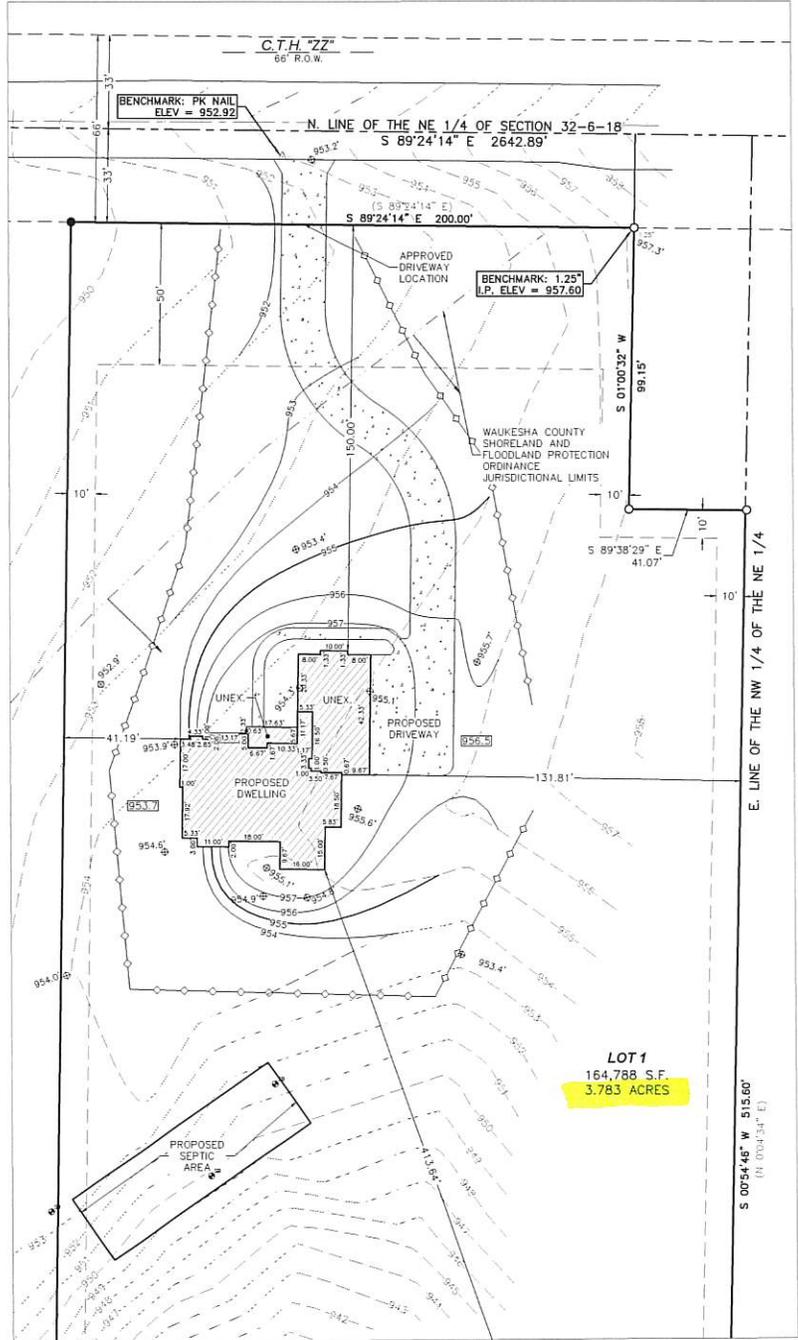
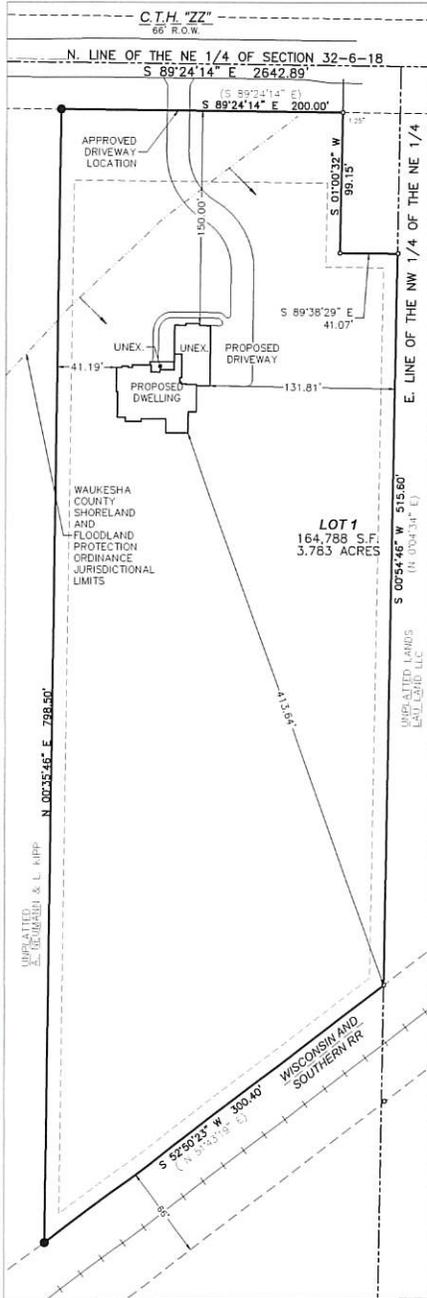
KIPP FERCHO

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 VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN.



DETAIL



POST-PROJECT IMPERVIOUS AREA (SQ.FT.)
 DWELLING = 3,199
 PATIO(S) = 189
 DRIVEWAYS (INCL. FRONT WALKWAY) = 4,585
 TOTAL IMPERVIOUS SURFACE AREA = 7,784
 LOT SIZE = 164,788
 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
 +800.0 EXISTING SPOT GRADE
 -800.0 EXISTING CONTOUR
 * SOIL BORE

SETBACK REQUIREMENTS
 FRONT YARD = 50'
 SIDE YARD = 10'
 REAR YARD = 50'
 FOUNDATION PLAN SHOWN PER BUILDING PLANS DATED JUNE 6TH 2025

SUGGESTED GRADES
 FINISH YARD GRADE: 957.7/954.7
 GARAGE FLOOR: 958.00
 TOP OF WALL: 958.33
 TOP OF FOOTING: XXX.X (7" WALL)
 DRIVE SLOPE = 1.9%

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 | CLIENT HORWATH FAMILY BUILDERS | LOT 1 CSM NO. _____ CTH "ZZ", VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN TAX KEY : GNT1565998 | REV. REVISED HOUSE POSITION (06/11/2025) JBK |
| | PROJECT FERCHO | | REV. UPDATED TO VILLAGE OF NORTH PRAIRIE (02/09/2026) NG |
| | LAYOUT PERMIT SURVEY | | REV. |
| | DRAWING 25143_SURVEY.DWG | | REV. |
| DATES 06/09/2025 JOB NO. 25143 | DRAWN BY JBK | CHECKED BY MTD | |



PRELIMINARY

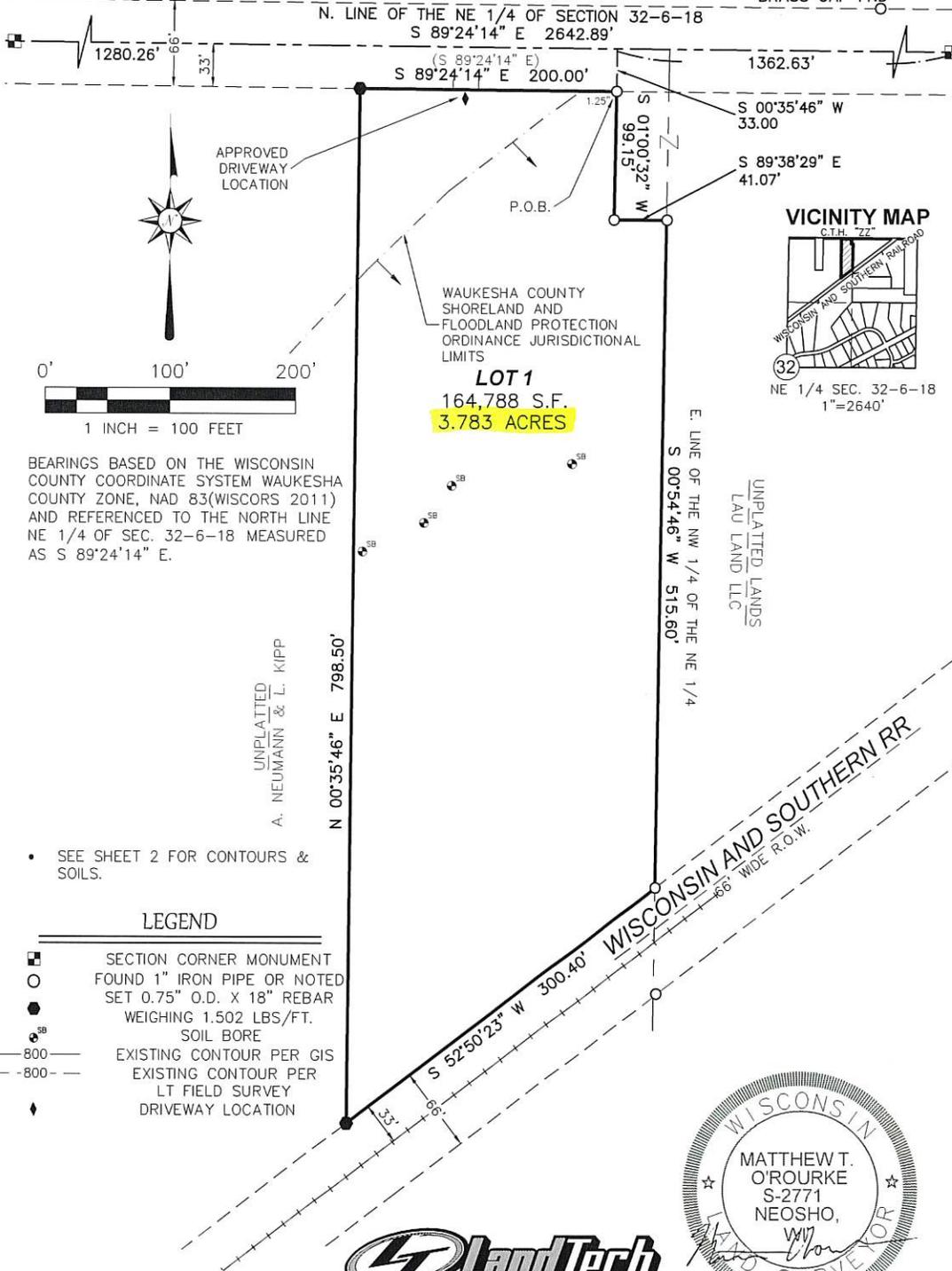
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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 VILLAGE OF NORTH PRAIRIE, 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.

- SEE SHEET 2 FOR CONTOURS & SOILS.

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
OCCONOMOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



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

DATED 02/09/2025
JOB #25143

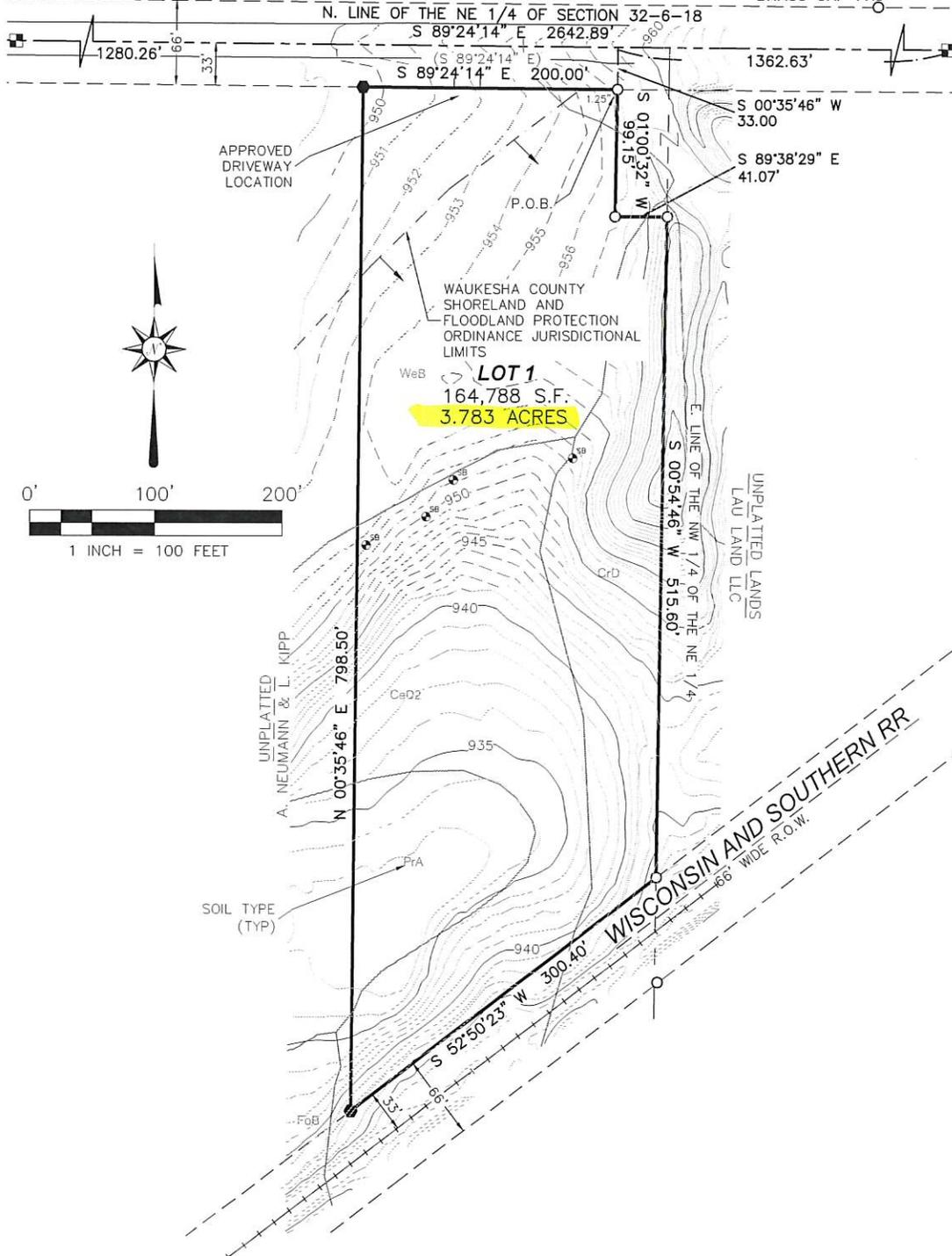
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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 VILLAGE OF NORTH PRAIRIE, 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



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 VILLAGE OF NORTH PRAIRIE, 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 VILLAGE OF NORTH PRAIRIE, 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 VILLAGE OF NORTH PRAIRIE 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 VILLAGE OF NORTH PRAIRIE, 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 AND VILLAGE OF NORTH PRAIRIE 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 AND VILLAGE OF NORTH PRAIRIE 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 VILLAGE OF NORTH PRAIRIE, 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 AND VILLAGE OF NORTH PRAIRIE 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 AND VILLAGE OF NORTH PRAIRIE 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 VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN.

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____.

DAN MIRESE -- CHAIRPERSON

EVELYN ETEN -- CLERK

VILLAGE OF NORTH PRAIRIE BOARD APPROVAL

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

DAN MIRESE -- CHAIRPERSON

EVELYN ETEN -- CLERK