

MEETING NOTICE & AGENDA
VILLAGE OF NORTH PRAIRIE
PUBLIC HEARING & PLANNING COMMISSION MEETING

North Prairie Village Hall - 130 N Harrison St.

July 8, 2025, at 6:30 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of June 10, 2025, Plan Commission minutes.
5. **Public Hearing: To consider amending the Conditional Use Permit initially granted March 11, 1999, CSM#8544, Lot 2, known as the Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994), known as the Glens to accommodate two-family housing as proposed.**
 - a) Public comments on the proposal to amend the conditional use permit.
 - b) Plan Commissioners comments on the proposal to amend the conditional use permit.
 - c) Motion to Close the Public Hearing.
6. Discussion and/or Action: To approve the third amendment of the Conditional Use Permit for the Broadlands to allow two-family housing as proposed.
7. Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands.
8. Discussion and/or Action: Regarding combined gap lot with existing homestead lot 7, located at W349 S4904 Kingdom Drive, Ottawa by owners Boyd & Susan Miller, per CSM, Town of Ottawa – Extra-territorial.
9. Motion to adjourn.

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

Submitted by:

Evelyn Effen

Administrator/Clerk/Treasurer

June 24, 2025

VILLAGE OF NORTH PRAIRIE

North Prairie Village Hall - 130 N Harrison St.

PLAN COMMISSION MINUTES

For June 10, 2025

1. Call to Order – The meeting was called to order at 6:30 pm by the Village Administrator in the excused absence of the Plan Commission Chair.
2. Roll Call – Present: Tim Paulson, Mike Schreiber, Dave Stellpflug, Debbie Hall, Dave Schroeder, & Mike Radomski. Excused Absence: Dan Miresse
3. Pledge of Allegiance

Dave Stellpflug motioned to appoint Dave Schroeder as chair for tonight's meeting, seconded by Tim Paulson, no discussion, **motion carried**.

4. Confirmation of Proper Notice of Meeting – The Village Administrator confirmed proper notice of meeting.
5. Public Comment – Debbie Hall motioned to open public comment, seconded by Mike Schreiber, no discussion, **motion carried**. Given no public comments, Dave Schroeder motioned to close public comments, seconded by Tim Paulson, no discussion, **motion carried**.
6. Discussion and/or Action: Approval of May 6, 2025, Plan Commission minutes – Debbie Hall motioned to approve the May 6, 2025, Plan Commission minutes, seconded by Dave Schroeder, no discussion, **motion carried**.
7. Discussion and/or Action: Regarding redivision of Lot 2 and Outlot 1, Certified Survey Map No. 4468 – Town of Genesee, Tax Key Number GNT 1547.973, Scott & Sandra Messinger – Debbie Hall stated a brief presentation on this matter since it was in process while she was previously on the Plan Commission due to our boundary agreement. Debbie Hall recused herself from the voting process as the petitioner is represented by Deb's employer. Tim Paulson motioned to recommend approval to the Village Board for the redivision of Lot 2 and Outlot 1, CSM # 4468 – Town of Genesee for Scott and Sandra Messinger, seconded by Mike Radomski. Dave Stellpflug asked if we need to include the Town of Genesee's Planner's notes as part of the motion. Debbie Hall stated it would be a good idea. Tim Paulson amended his motion to recommend approval to the Village Board for the redivision of Lot 2 and Outlot 1, CSM # 4468 – Town of Genesee for Scott and Sandra Messinger, as per the Town of Genesee's

Planner's notes, amended second by Mike Radomski, no further discussion, **motion carried**, with one recusal.

8. Discussion and/or Action: Regarding NPAA request to build a new storage shed for supplies in the upper Broadlands Park – Dave Schroeder briefly discussed the purpose of the new shed and stated that per the drawings, it will mirror the look of the pavilion. Questions were raised about easements, electrical or watermain? There are no issues regarding watermain lines, easements or electrical, but digger's hotline should still be contacted for safety. Scott Johnson has approved the plans and will waive the permit fee. Debbie Hall motioned for the Plan Commission to approve the construction of a new shed as proposed by the NPAA, located in the upper Broadland's Park, providing it meets the building Inspector's approval and zoning codes, seconded by Mike Schreiber. No further discussion, **motion carried**.
9. Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands – Mr. Styza asked if anyone had any road name recommendations. Given none, they said they would play off of the golf theme. Mr. Styza stated they have submitted the development plans to the engineer, Lynch and Associates and we submitted the developer's agreement to the Village Attorney, Eric Larson for review. We are also talking with the DNR as to what permits they will need. Joe Orendorf with Coretel Development stated they would be starting with unit 16 on Augusta Way. They are providing flush entry to the front door and the garage for all the units, which will be nice for the community. After the three units, starting with unit 16, then we will continue to build counterclockwise. This plan will eliminate congestion in traffic flow with the new buyers moving in and continued construction sites and truck volume. Debbie Hall asked where are we with the condo docs and septic agreement? Have they been submitted to our attorney yet? No, we haven't submitted them to your attorney yet, it is in the works and should be done within 30 days. It will all be done before we start digging. It will hopefully be by July, but maybe August. Debbie Hall, is this how we did this in the past? We amended the "Conditional Use Permit" and it wasn't a PUD? Mr. Styza stated, yes. Our attorney created the original documents, then your attorney drafted the second amendment, and this will be the third amendment that we drafted mirroring the second amendment provided by your attorney. Debbie Hall, apparently back in 2021, when you guys started this process, you planned to develop (23) two-unit buildings, and the third amendment allows for (six) two-unit buildings and 12 four-unit buildings for a total of 60 units. Mr. Styza stated the reason for the amendment is because our zoning code states "multi-family", which is defined as three or more families per unit. I asked back then to amend the zoning ordinance, but they didn't want to change it then, so I doubt they will change it now. Debbie Hall stated we need to have a Public Hearing for the next Plan Commission and the next Village Board meeting. Notice needs to be mailed to

all residents within 300' of this development 10 days prior to the hearing; mostly the Par 4 area. Tim Paulson asked what else does Mr. Styza need to provide to this board?

Debbie Hall said, Condo Docs need to be approved by the Village Board. Mr. Styza said your condominiums follow state statutes, but it's vague. Debbie Hall - Will you have all the documents done by the next Plan Commission meeting? If you can get the condo docs, deck plot, septic agreement, stormwater agreement, and management agreement to us by June 27 or June 30 so we can get it to our attorney, then we should be good. We will want to get a report from Scott Johnson and our engineers to say that everything is couture, since we are not experts. Also, a letter from our attorney saying everything has been received, reviewed and in order before the next July 8th Plan Commission meeting. **No action taken.**

10. Motion to adjourn - Tim Paulson motion to adjourn at 7:01 p.m., seconded by Debbie Hall, no further discussion, **motion carried.**

These minutes were approved by the Plan Commission on July 8, 2025.

Attested by:

Dan Miresse, Village President

Evelyn Etten

Administrator/Clerk/Treasurer

A GRANT OF CONDITIONAL USE FOR
DONALD C. KLUSSENDORF, LOUISE KLUSSENDORF,
AND THAT COMPANY REFERRED TO AS "BROADLANDS, INC.", OWNERS,
AND BY HARMONY HOMES, INC., DEVELOPER,
PRESCRIBING THE CONDITION THEREFOR
IN THE VILLAGE OF NORTH PRAIRIE
JUNE 1997

WHEREAS, a Petition having been filed from Donald C. Klussendorf, Louise Klussendorf, and that company referred to as "Broadlands, Inc.", Owners, and Harmony Homes, Inc., Developer, for a conditional use for the development to be described generally as "The Broadlands", which will consist of single-family residential lots, an 18-hole golf course, a golf course clubhouse, duplexes, a park land dedication, a commercial area, a driving range and a multi-family development on the following described real estate in the Village of North Prairie:

Legal Description:

Planning Area 1 as shown on "Exhibit A", a certain legal description attached hereto; and Planning Area 2 as shown on "Exhibit B", a certain legal description attached hereto.

Tax Key Numbers - NPV1562-980; NPV1562-983; NPV1563-999; 1563-999-001;
✓NPV1564-953; NPV1725-984; NPV1728-997; NPV1728-999

Commencing upon the date hereof, a conditional use as requested is hereby granted subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations:

WHEREAS, the Village Board and Plan Commission held a public hearing pursuant to Section 24 of the Village of North Prairie Zoning Ordinance and the Village Board having carefully reviewed the recommendation of the Plan Commission, and having given the matter due consideration, and having based its determination on the effect of the granting of such conditional use on the health, safety and welfare of the community, the immediate neighborhood in which said use will be located, and having given due consideration to municipal problems involved, as well as the impact on the surrounding properties as to noise, dust, smoke, and odor, and others, hereby determines that the use will not violate the spirit or intent of the Zoning Code for the Village of North Prairie, will not be contrary to the public health, safety or general welfare of the Village of North Prairie, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED:

The Plan Commission of the Village of North Prairie having made a determination that all that property described herein would qualify for a conditional use for the operation of single-family residential lots, an 18-hole golf course, a golf course clubhouse, duplexes, a park land dedication, a commercial area, a driving range and a multi-family development.

The Plan Commission having given its recommendation and a public hearing having been held on the 15th day of May, 1997, and said public hearing having been duly notified as required by law, and the Village Board having given the matter due consideration and having based its determination on the effect of the granting of such conditional use on the health, safety and welfare of the community, the immediate neighborhood in which said use will be located, and giving due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to noise, dust, smoke, odor, aesthetics;

IT IS ORDERED:

SECTION I

SINGLE-FAMILY RESIDENTIAL LOTS

That a conditional use is hereby granted for a single-family residential subdivision in that portion of the within described real estate shown on "Exhibit A" in the approximate area shown on the plat of The Broadlands in Planning Area 1 attached hereto, and marked "Exhibit C", containing no more than 173 lots, no one lot of which shall be less than 40,000 square feet as shown approximately on said plat. Those lots bordering on the Town of Ottawa properties to the north and to the west shall contain a buffer restriction, restricting the construction of the residences and outbuildings to a minimum distance of 100 feet from the rear of any presently existing buildings on adjacent properties. All residential lots shall be encumbered by deed restrictions and subject to architectural control according to a plan and deed restrictions to be submitted by Developer at a future date during the platting process. Said single-family area shall comprise approximately 194.44 acres of land. The westerly street access from the subdivision to C.T.H. "ZZ" shall, at Developer's Option, either be centered in the middle of the access strip owned by Owners or install a ten (10) foot wide landscape buffer west of the street to lessen the impact of the street on adjoining neighbors. Only a sixty-six (66) foot street right-of-way shall be required so that the balance on both sides of the new streets shall constitute open space.

SECTION II

18-HOLE GOLF COURSE

That a conditional use is hereby granted to that portion of the within described real estate shown on "Exhibit A" and "Exhibit B" in the approximate area shown on the plat of The Broadlands in Planning Areas 1 and 2 attached hereto, and marked "Exhibit C", for an 18-hole golf course in the approximate location shown on said plat. Owners/Developer shall submit a complete site plan and plan of operation for the layout of said 18-hole golf course, which site plan and plan of operation shall address aspects of the golf course, including water retention areas, landscape plan, irrigation, storm water drainage, final grades of the entire site and timetable of construction. Said site plan, plan of operation and timetable shall be subject to further approval of the Plan Commission. The golf course shall be contained on approximately 217 acres of the site.

SECTION III

GOLF COURSE CLUBHOUSE & PARKING LOT

That a conditional use is hereby granted to that portion of the within described real estate shown on "Exhibit A" in the approximate area shown on the plat of The Broadlands in Planning Area 1 attached hereto, and marked "Exhibit C", for the construction and operation of a golf course clubhouse, and for the construction of a parking lot in the approximate location shown on said plat, and located within the 217 acres referred to in Section II above. A complete site plan and plan of operation, building plans, architectural renderings and specifications, and septic system shall be submitted for further approval by the Plan Commission.

SECTION IV

DUPLEXES

That a conditional use is hereby granted to that portion of the within described real estate shown on "Exhibit A" in the approximate area shown on the plat of The Broadlands in Planning Area 1 attached hereto, and marked "Exhibit C", for the construction and operation of forty-six (46) duplex units to be constructed on approximately 24.37 acres of land in the approximate location shown on said plat. A complete site plan, plan of operation, screening and landscaping plan, drainage plan and architectural renderings shall be submitted to the Plan Commission for further approval. Notwithstanding anything in the foregoing to

the contrary, at Developer's election, Developer may develop portions of the area designated as duplex for single-family residential purposes, provided however that the maximum number of forty-six (46) dwellings as prescribed above is not exceeded.

SECTION V

PARK LAND DEDICATION

That a conditional use is hereby granted to that portion of the within described real estate shown on "Exhibit A" in the approximate area shown on the plat of The Broadlands in Planning Area 1 attached hereto, and marked "Exhibit C", for the construction and dedication to the Village of North Prairie for a municipal park consisting of approximately 25 acres of land, all as shown on "Exhibit C" hereof. This park dedication is in full and complete satisfaction of any Park & Public Site Dedication required by Village ordinance and/or any fee in lieu thereof, as to the entire development subject to this grant of conditional use. The Developer shall provide additional amenities for the park to be mutually agreed to by the Village and Developer.

SECTION VI

COMMERCIAL AREA

That a conditional use for a commercial area is hereby granted to that portion of the within described real estate shown on "Exhibit B" in the approximate area shown on the plat of the Broadlands in Planning Area 2 attached hereto, and marked "Exhibit C". Said commercial area, consisting of ^{about 30} 30 acres, shall be subject to the presentation of an internal street layout, landscaping, screening and drainage plan. Each commercial building, before it is constructed, shall be subject to the approval of the Plan Commission whose decision shall be made based upon the appropriate use of the site for aesthetically pleasing commercial and retail operations.

SECTION VII

DRIVING RANGE

That a conditional use is hereby granted for a driving range on that portion of the within described real estate shown on "Exhibit B" in the approximate area shown on the plat of The Broadlands in Planning Area 2 attached hereto, and marked "Exhibit C", consisting of approximately 9.60 acres of land, all as shown on the plat herein. Complete site plan, plan of operation, screening and landscaping plan, lighting plans and drainage and grading plans shall be submitted to the Plan Commission for further approval.

SECTION VIII

MULTI-FAMILY DEVELOPMENT

That a conditional use is hereby granted for a multi-family development on that portion of the within described real estate shown on "Exhibit B" in the approximate area shown on the plat of The Broadlands in Planning Area 2 attached hereto, and marked "Exhibit C", containing a total of 136 units, all included on approximately 18.50 acres of land. A complete site plan, plan of operation, building architectural plans, sewage disposal plans, stormwater drainage plan, landscaping, berming and grading plan shall be submitted to the Plan Commission for further approval. No more than 136 units shall be permitted, and the Village reserves the right to control the number of bedrooms contained in said units, provided, however, that the total number of bedrooms in the multi-family development shall not be reduced below 272 with a mix of one, two and three bedroom units. Said multi-family area shall consist of approximately 18.50 acres of land, all as shown on "Exhibit C" hereof.

GENERAL CONDITIONS

AFFECTING THE ENTIRE CONDITIONAL USE

- A. TERM OF CONDITIONAL USE: This conditional use permit, and all phases of the same, shall be effective from the date hereof. The Village shall have the right to revoke the conditional use as to the commercial, driving range or golf course portions of this development for a material violation after notice, opportunity to cure and hearing as described in B. below.
- B. TERMS: Upon Village's discovery of abandonment of one or more of the conditional uses as to the commercial, driving range or golf course portions of this development for a period exceeding one year (after initial construction and commencement of such use) or Village's discovery of material violations of the conditions of this approval as to the commercial, driving range or golf course portions of this development, Village may provide notice of such abandonment or violation to the owner of the portion of this development subject of such abandonment or violation. If the abandonment or violation continues for a period of thirty (30) days after the owner's receipt of written notice from Village, then a public hearing shall be scheduled before the Village Board as to whether the conditional use approval of the portion of the development subject to such abandonment or violation should be revoked. Notwithstanding the foregoing, if the matter to which objection is raised could not be reasonably cured within such thirty (30) day period and further provided that the owner upon receipt of notice from Village has promptly commenced and is diligently continuing efforts to complete

such cure, then the period for cure shall be extended as reasonably necessary to permit the owner to complete the cure. Determination by the Village Board to revoke grant of conditional use approval as to one or more phases of the development following the notice, failure to cure and public hearing as prescribed above, shall be limited to the portion of the development subject to such abandonment or violation.

- C. BUILDING PERMIT, OCCUPANCY PERMIT, ETC., STILL REQUIRED: No use is hereby authorized except as the same be in all respects conducted in a lawful, orderly and peaceful manner. Nothing in this order contained shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of the Village of North Prairie or other duly constituted authorities, except only to the extent that it authorizes non-conforming uses of the premises above described in the specific respects described herein, either expressly or by necessary implication. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by law or by Village ordinance. Owner shall comply with all applicable State, County and local ordinances and permits.
- D. PREMISES DEFINED: The specific conditional uses hereby authorized shall be confined to the property described on "Exhibit A" and "Exhibit B" and as shown on "Exhibit C". The area upon which the driving range, the Village park and the golf course are located shall be an integral part of the open space requirement for this conditional use and shall satisfy all Village open space requirements with respect to all portions of the multi-phase development subject to this conditional use approval. The open space consists of 217.79 acres of golf course, 9.60 acres of driving range and, the Village park area consisting of 25 acres. Said open space shall always remain limited to the uses listed in this conditional use, i.e., golf course, driving range and Village park, and irrespective of the other uses approved in this conditional use, i.e., residential or commercial. Owners/Developer shall deed restrict the lands described as the golf course and driving range against any development other than permanent open space including the use of such lands for golf course, clubhouse driving range and other ancillary and accessory uses.
- E. SECURITY LIGHTING AND OTHER LIGHTING. Except for residential uses, all other lighting intended for security purposes or for the driving range shall be approved by the Plan Commission and shall be in conformity with Section 3.13(8) of the Zoning Ordinance.

- F. PARKING LOT: Other than the single-family residential, all parking lots shall be paved pursuant to Zoning Ordinance Section 3.13(4) and other applicable Village ordinances. Parking lots for duplex and multi-family areas shall contain at least two parking spaces for each dwelling unit where parking for the dwelling units located in such duplex and multi-family areas is not located indoors. Said parking plan shall be submitted to the Plan Commission for approval. Parking lots and driveway access shall be so located as to avoid conflict with existing and alternate septic system sites. The duplex and multi-family units shall all have access to the respective parking lots by way of paved sidewalks.
- G. STORAGE OTHER THAN PARKING: There shall be no outside storage of boats, trailers, mobile homes, trucks or any other vehicles other than vehicles under one ton in areas of the development designated for duplex or multi-family use. Garbage receptacles in golf course, driving range, multi-family and commercial areas shall be appropriately screened and shown on the respective site plans when presented to the Plan Commission. No other outside storage shall be permitted in commercial areas, except as approved by the Plan Commission.
- H. APPROVAL OF FIRE AND POLICE DEPARTMENTS: All living units shall have adequate and operating smoke alarms and, if required by the Fire Department, fire extinguishers. The multi-family units shall have sprinkler systems installed, if required by the Village Fire Chief.
- I. MAIL BOXES: The location of mail delivery boxes shall be at a location approved by the U.S. Postal Service and Plan Commission.
- J. DRAINAGE: If as a result of this conditional use, drainage becomes a problem, the Plan Commission reserves the right to require remedial steps.
- L. SIGNAGE: No sign shall be permitted in commercial, golf course or driving range areas without Plan Commission approval. Rental signs shall be limited to only one (1) sign to serve a building where a rental unit is being advertised. Rental signs must be removed immediately upon successful rental. Plan Commission shall entertain a request for a sign designating a name to an individual building if requested by the building's owner.
- M. PETS: Pets shall conform to Village ordinance and licensed where appropriate. Residential rental building owners shall insist that tenants' pets shall not become a nuisance to neighbors.

- N. NO BUSINESS TO BE CONDUCTED: Except for the commercial, golf course, clubhouse and driving range areas of this conditional use, at no time shall any owner or tenant perform, or allow to be performed, any business from the premises occupied by such owner or tenant other than the occasional rendering of professional services.
- O. ARCHITECTURE: Buildings to be constructed will conform with the architectural renderings for same as furnished to the Plan Commission and made a part of this conditional use. Any substantial variation from the appearance of these buildings must first receive approval of the Plan Commission.
- P. EXISTING BUILDINGS: Except as to buildings in the area intended for park dedication, existing buildings located anywhere on the entire premises, unless those buildings receive specific approval of the Plan Commission, shall be removed before any building construction commences. Buildings located in the dedicated park area shall be addressed separately by Owner/Developer with the Village.
- Q. WATER SUPPLY: Except for the golf course, all facilities within this conditional use shall connect to the Prairie Village Water Trust water supply. Except as to the golf course, any existing wells within the premises described in "Exhibit A" and "Exhibit B" shall be legally abandoned.
- R. MINIMUM SQUARE FOOTAGE: Developer shall record restrictions against areas designated (i) single-family residential, require at least 1,500 square feet for a single-family one-story dwelling, and 2,250 square feet for a two-story dwelling, (ii) duplex, requiring at least 1,500 square feet per duplex unit and (iii) multi-family requiring at least 900 square feet for each multi-family unit.
- S. DEVELOPER'S AGREEMENT: Developer must submit to and receive approval of the Developer's Agreement by the Village Attorney and Village Engineer prior to the issuance of a building permit.
- T. LETTER OF CREDIT: Developer must deliver a letter of credit to the Village Clerk in a form acceptable to the Village Attorney and amount deemed sufficient by the Village Engineer to complete public improvements prior to the issuance of a building permit.
- U. PERMITS: The Developer must obtain all necessary permits from the Department of Natural Resources and the Army Corps of Engineers, if required prior to the issuance of a building permit.

- V. PRIVATELY-OWNED OPEN SPACE: Any privately-owned business operating the golf course or driving range must always keep these facilities available for use by the public.
- W. FINAL PLAT: The final plat must contain standard provisions regarding preservation of primary environmental corridors and depict the building envelope for each lot.
- X. FEES: The Developer shall reimburse Village for fees and costs reasonably incurred by the Village of North Prairie for engineering, legal and other professional services relative to any aspect of developing the subject property and out-of-pocket costs (e.g., courier services, reproduction costs) relative to same.
- Y. NOTE REGARDING LOTS: A note must be placed on the final plat that no redivision of any single-family residential lots may occur without prior approval of the Village Board.
- Z. ANIMALS: The development shall be subject to no animals, livestock, poultry or horses of any kind being raised, bred or kept within the development for any purpose commercial or otherwise, except household pets which do not include livestock, poultry, horses, goats or pigs of any kind.

Should any paragraph or phrase of this conditional use be determined by a court as being unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

Except as herein expressly or by necessary implication provided to the contrary, the premises hereby authorized to be conditionally used shall in all respects conform to all of the laws, regulations and ordinances in the district in which they lie. In the event that the lands hereby authorized for conditional use, or portions thereof, hereafter are no longer operated in the manner designated herein, then this conditional use permit shall be reviewed, amended and revised in light of such circumstances in the manner contemplated in paragraph B of the above General Conditions. Meanwhile, such conditional use as hereby granted shall not extend beyond the boundaries herein stated, or for purposes not herein mentioned, by the persons making such application.

Let copies of this order be filed in the permanent records of the Board of Trustees of the Village of North Prairie, and let copies be sent to the proper Village authorities and the applicants.

DATED this 24th day of June, 1997.

VILLAGE BOARD OF THE
VILLAGE OF NORTH PRAIRIE

Joseph L. Whitmore
Joseph L. Whitmore, President

ATTEST:

Judith Beranek
Judith Beranek, Clerk

PLAN COMMISSION OF THE
VILLAGE OF NORTH PRAIRIE

Joseph L. Whitmore
Joseph L. Whitmore, Chairman

ATTEST:

Judith Beranek
Judith Beranek, Clerk

ACCEPTANCE

We hereby accept the terms and conditions contained in the
within Conditional Use Permit.

DATED this 22 day of June, 1997.

Donald C. Klussendorf
Donald C. Klussendorf
Louise Klussendorf
Louise Klussendorf

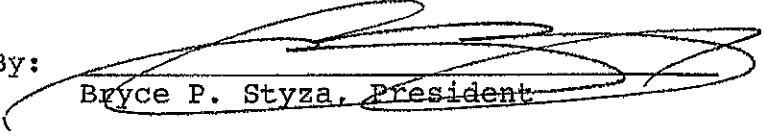
BROADLANDS, INC.

By: Robert F. Klussendorf
Robert F. Klussendorf, Secretary

OWNERS

HARMONY HOMES, INC.

By:


Bryce P. Styza, President

DEVELOPER

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R-2A-P.U.D. DISTRICT
PLANNING AREA I

That part of the Northwest 1/4 of the Southeast 1/4 of Section 31, that part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 31, that part of the Northwest 1/4, Northeast 1/4, Southeast 1/4, Southwest 1/4 of the Northwest 1/4 of Section 31, all in Town 6 North, Range 18 East, also that part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 36, part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 36, all in Town 6 North, Range 17 East, Village of North Prairie, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 31, Town 6 North, Range 18 East; thence S89°39'23"W along the South line of said 1/4 Section 1147.22 feet; thence N00°20'37"W 65.25 feet to the point of beginning, said point also being on the North right-of-way line of S.T.H. "59"; thence N89°08'16"W along the North right-of-way line of said S.T.H. 288.93 feet; thence S88°42'52"W along the North right-of-way line of said S.T.H. 250.00 feet; thence S79°55'22"W along the North right-of-way line of said S.T.H. 202.38 feet; thence S89°39'23"W along the North right-of-way line of said S.T.H. 108.58 feet; thence N02°11'29"W 510.98 feet; thence S89°39'23"W 438.00 feet to a point on the West line of the Southwest 1/4 of said Section 31; thence S02°11'29"E along the West line of the Southwest 1/4 of said Section 31, 171.56 feet; thence S87°45'04"W 385.00 feet; thence S02°11'29"E 372.44 feet to a point on the South line of the Southeast 1/4 of Section 36, Town 6 North, Range 17 East; thence S87°45'04"W along the South line of said Southeast 1/4 Section and the center line of Piper Road 911.55 feet; thence N02°14'56"W 668.68 feet; thence S88°31'04"W 575.58 feet; thence S02°14'56"E 675.74 feet to a point on the South line of said Southeast 1/4 Section, and the center line of Piper Road; thence S87°45'04"W along the South line of said Southeast 1/4 Section and the center line of said Road 823.12 feet to the Southwest corner of said Southeast 1/4 Section; thence N02°10'12"W along the West line of said 1/4 Section 1927.76 feet; thence N87°49'48"E 200.00 feet; thence N02°10'12"W 679.21 feet; thence S87°49'48"W 200.00 feet to a point on the West line of said Southeast 1/4 Section; thence N02°10'12"W along the West line of said Southeast 1/4 Section 33.44 feet to the Northwest corner of said Southeast 1/4 Section; thence N01°22'29"W along the West line of the Northeast 1/4 of said Section 36, 26.56 feet; thence N88°37'31"E 653.40 feet; thence N01°22'29"W 1056.92 feet; thence N75°47'51"E 312.03 feet; thence N12°33'59"W 535.02 feet to the center line of C.T.H. "ZZ"; thence N77°26'01"E along the center line of said C.T.H. 146.45 feet; thence S15°01'59"E 268.77 feet; thence N79°28'38"E 447.07 feet; thence N04°41'13"W 287.18 feet to a point on the center line of said C.T.H.; thence N77°26'01"E along the center line of said C.T.H. 207.03 feet; thence S04°07'34"E 757.80 feet; thence N81°29'13"E 923.96 feet to a point on the East line of said Northeast 1/4 Section; thence N01°33'34"W along the East line of said Northeast 1/4 Section 13.97 feet; thence N49°55'42"E 441.94 feet; thence N55°58'23"E 238.06 feet; thence N67°16'42"E 230.97 feet; thence S01°45'18"E 12.10 feet; thence N89°00'42"E 844.75 feet; thence N03°31'18"W 813.75

feet to a point on the center line of C.T.H. "ZZ"; thence N88°00'42"E along the center line of said C.T.H. 80.00 feet; thence S03°31'18"E 811.59 feet; thence N86°28'06"E 844.82 feet to a point on the East line of the Northwest 1/4 of Section 31, Town 6 North, Range 18 East; thence S00°33'51"E along the East line of said Northwest 1/4 Section 1689.15 feet to the Southeast corner of said Northwest 1/4 Section; thence N89°04'51"E along the North line of the Southeast 1/4 of Section 31, Town 6 North, Range 18 East, 50.00 feet; thence S00°33'51"E 39.82 feet to a point of curvature; thence Southerly along an arc of a curve, whose center lies to the West, whose radius is 600.00 feet, whose chord bears S08°44'45"W 194.13 feet, a distance of 194.98 feet, to a point of tangency; thence S18°03'20"W 968.00 feet to a point of curvature; thence Southwesterly along an arc of a curve, whose center lies to the Northwest, whose radius is 500.00 feet, whose chord bears S21°49'41"W 65.79 feet, a distance of 65.84 feet to a point of tangency; thence S25°36'01"W 1043.02 feet to a point of curvature; thence Southwesterly along an arc of a curve, whose center lies to the Northwest, whose radius is 600.00 feet, whose chord bears S35°12'17.5"W 200.22 feet, a distance of 201.16 feet to a point of tangency; thence S44°48'34"W 309.29 feet to a point of curvature; thence Southwesterly along an arc of a curve, whose center lies to the East, whose radius is 100.00 feet, whose chord bears S22°13'58.5"W 76.78 feet, a distance of 78.81 feet to a point of tangency; thence S00°20'37"E 9.71 feet to the point of beginning.

Containing 416.36 acres of land more or less.

legals/95301.21

RMC - P.U.D. DISTRICT
PLANNING AREA II

That part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 31, and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 31, all in Town 6 North, Range 18 East, Village of North Prairie, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section; thence S89°04'51"W along the North line of said 1/4 Section 1316.50 feet to the point of beginning; thence S00°35'26"E 897.24 feet to a point on the South right-of-way line of W. Sadd Street; thence N89°24'34"E along the South right-of-way line of said Street 136.98 feet to the Northwest corner of Lot 38, Harvey Subdivision; thence S00°35'26"E along the West line of said Subdivision 1127.14 feet to a point on the Northwesterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S51°17'18"W along the Northwesterly right-of-way line of said Railroad 801.45 feet to a point on a curve, said point also being on the Northerly right-of-way line of S.T.H. "59"; thence Southwesterly along an arc of a curve and the Northerly right-of-way line of said S.T.H., whose center lies to the Northwest, whose radius is 3759.72 feet, whose chord bears S82°58'46"W 751.43 feet a distance of 752.69 feet; thence S89°42'52"W along the North right-of-way line of said S.T.H. 74.43 feet to a point on the West line of the Southeast 1/4 of said Section; thence S88°42'52"W along the North right-of-way line of said S.T.H. 1035.58 feet; thence N89°08'16"W along the North right-of-way line of said S.T.H. 111.35 feet; thence N00°20'37"W 9.71 feet to a point of curvature; thence Northeasterly along an arc of a curve, whose center lies to the East, whose radius is 100.00 feet, whose chord bears N22°13'58.5"E 76.78 feet, a distance of 78.81 feet to a point of tangency; thence N44°48'34"E 309.29 feet to a point of curvature; thence Northeasterly along an arc of a curve, whose center lies to the Northwest, whose radius is 600.00 feet; whose chord bears N35°12'17.5"E 200.22 feet, a distance of 201.16 feet to a point of tangency; thence N25°36'01"E 1043.02 feet to a point of curvature; thence Northerly along an arc of a curve, whose center lies to the Northwest, whose radius is 500.00 feet, whose chord bears N21°49'41"W 65.79 feet, a distance of 65.84 feet to a point of tangency; thence N18°03'20"E 968.00 feet to a point of curvature; thence Northerly along an arc of a curve, whose center lies to the West, whose radius is 600.00 feet, whose chord bears N08°44'45"E 194.13 feet, a distance of 194.98 feet to a point of tangency; thence N00°33'51"W 39.82 feet to a point on the North line of the Southeast 1/4 of said Section; thence N89°04'51"E along the North line of the Southeast 1/4 of said Section 1267.90 feet to the point of beginning.

Containing 103.62 acres of land more or less.

FIRST AMENDMENT TO
A GRANT OF CONDITIONAL USE
FOR

DONALD C. KLUSSENDORF, LOUISE KLUSSENDORF,
AND THAT COMPANY REFERRED TO AS "BROADLANDS, INC.", OWNERS,
AND BY HARMONY HOMES, INC., DEVELOPER,
PRESCRIBING THE CONDITION THEREFOR
IN THE VILLAGE OF NORTH PRAIRIE
JUNE 1997

This Amendment is made this 11 day of March, 1999 by Harmony
Homes, Inc. (Developer).

WITNESSETH:

Under date of June 24th, 1997 Owners and Developer petitioned certain real estate in the Village of North Prairie, Waukesha County, Wisconsin to a Conditional Use. The Village of North Prairie Village Board and Plan Commission granted a conditional use for the property to allow development of "The Broadlands", which will consist of single-family residential lots, an 18-hole golf course, a golf course clubhouse, duplexes, a park land dedication, a commercial area, a driving range and a multi-family development.

Developer now desires to amend the Conditional Use as set forth below:

1. Section IV - DUPLEXES is amended to read: "...for the construction and operation of fifty (50) Condominium Building Units to be constructed on approximately 22.17 acres of land..."
2. Except as modified herein, the Conditional Use shall remain in full force and effect as written.


DATED this 11TH day of MARCH, 1999.

VILLAGE BOARD OF THE
VILLAGE OF NORTH PRAIRIE



Joseph L. Whitmore, President

ATTEST:



Judith Beranek, Clerk

PLAN COMMISSION OF THE
VILLAGE OF NORTH PRAIRIE



Joseph L. Whitmore, Chairman

ATTEST:



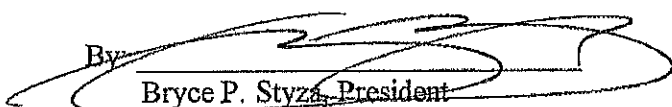
Judith Beranek, Clerk

ACCEPTANCE

We hereby accept the terms and conditions contained within the Conditional Use Permit.

DATED this 11 day of March, 1999.

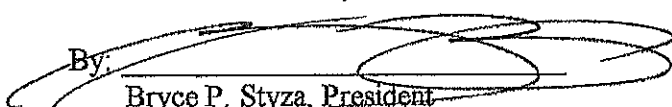
HARMONY HOMES, INC.

By: 

Bryce P. Styza, President

OWNER

HARMONY HOMES, INC.

By: 

Bryce P. Styza, President

DEVELOPER

**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 -



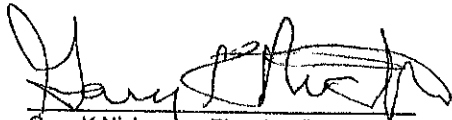
Return to:

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

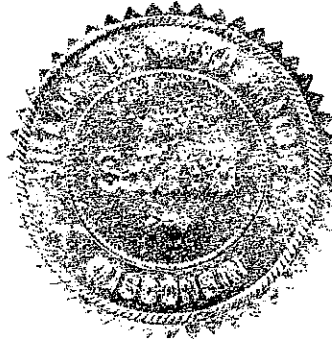


Gary K Nickerson, Planning Commission Chairman

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**

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

Parcel Number: NPV 1563994

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:

Village Clerk

From: Boyd Miller <bmillier@cornerstonecomposites.com>
Sent: Friday, June 13, 2025 10:55 AM
To: Dan Miresse; Village Clerk
Cc: Boyd Miller; Susan Miller
Subject: RE: Signature required
Attachments: Boyd and Susan Miller CSM.pdf

Dan and Evelyn

We understand our CSM needs to be approved by the North Prairie Planning Committee on July 8th and the Town Board on July 10th. Attached is what has been approved by Ottawa. We combined two lots into one which is the basis of the new CSM. Let me know if you need anything else. We will plan to be at both meetings if there are questions.

I apologize for the your names not being correct as our surveyor at LandTech used old documents.

Thank you for your help.

"The Best Is Yet To Come"

Boyd Miller
Owner
Cornerstone Composites, Inc.
900 E Vienna Ave
Milwaukee, WI, 53212
262-470-1379

From: Boyd Miller
Sent: Monday, June 9, 2025 7:42 PM
To: dan.miresse@northprairiewi.gov; "clerk@northprairiewi.gov" <clerk@northprairiewi.gov>
Cc: Boyd Miller <bmillier@cornerstonecomposites.com>
Subject: Signature required

Dan Miresse and Evelyn Etten

We own a home and property at W349 S4904 Kingdom Drive in Ottawa.

We purchased a gap parcel attached to our property and are combining the lot with our home and the lot with the gap parcel.

We have a Certified Survey Map showing the combined property which has been approved by the Ottawa Planning Commission and the Ottawa Town Board and need to have your signatures before submitting to Waukesha County.

What is the process to obtain your approval?

Boyd Miller
W349 S4904 Kingdon Drive
Dousman WI 53118
262-470-1379
bmiller@cornerstonecomposites.com

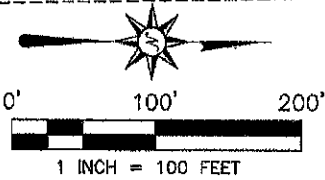
"The Best Is yet To Come"

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

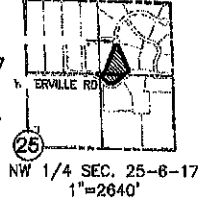
W 1/4 CORNER
SECTION 25-6-17
CONC. MON. W/
SEWRPC BRASS
CAP FND.

WEST LINE OF THE NW 1/4 OF SEC. 25-6-17
S 01°19'57" W 2631.95'



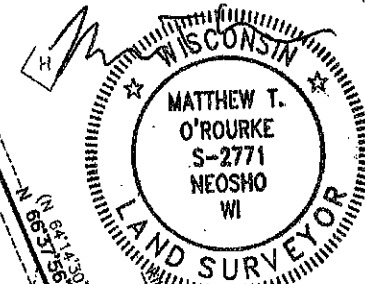
BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, WAUKESHA COUNTY ZONE
(NAD 83 WISCONS 2011) AND
REFERENCED TO THE WEST LINE OF
THE NW 1/4 OF SEC. 25-6-17
MEASURED AS S01°19'57"W.

VICINITY MAP



NW CORNER
SECTION 25-6-17
CONC. MON. W/
SEWRPC BRASS
CAP FND.

UTILITY EASEMENT OF VARYING
WIDTH PER DOC. NO. 762362



LOT 2
CSM 7892
M & L MURPHY REV. TRUST

KINGDOM OF SHANGRI-LA SUBDIVISION
J & E KATCHA

20' WIDE DRAINAGE EASEMENT
PER KINGDOM OF SHANGRI-LA
SUBDIVISION PLAT

(N 01°19'46" W)
N 01°05'22" E
75.62'

(N 71°57'12" W 557.57')
N 69°41'00" W 556.56'

LOT 1
167,314 S.F.
3.841 ACRES

STEEP SLOPES
12% OR GREATER

1/16TH CORNER
PER KINGDOM OF
SHANGRI-LA AND
CSM 7982

NO ACCESS

WATERVILLE RD.
R.O.W. WIDTH VARIES

DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES
21,742 S.F.
0.499 ACRES

- SEE SHEET 2 FOR CONTOURS
AND SOILS.
- SEE SHEET 3 FOR NOTES,
- SEE SHEET 4 FOR CURVE TABLE
AND LINE TABLE.

NOTES:

- THE ZONING DISTRICTS AND
RELATED REQUIREMENTS LISTED ON
THIS CERTIFIED SURVEY MAP MAY
BE SUBJECT TO MODIFICATION
BASED ON THE PROVISIONS OF THE
WAUKESHA COUNTY ZONING CODE.



PREPARED FOR:
BOYD & SUSAN MILLER
W349S4904 KINGDOM DR.
DOUSMAN, WI 53118

LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53086
WWW.LANDTECHWI.COM
(262) 367-7599

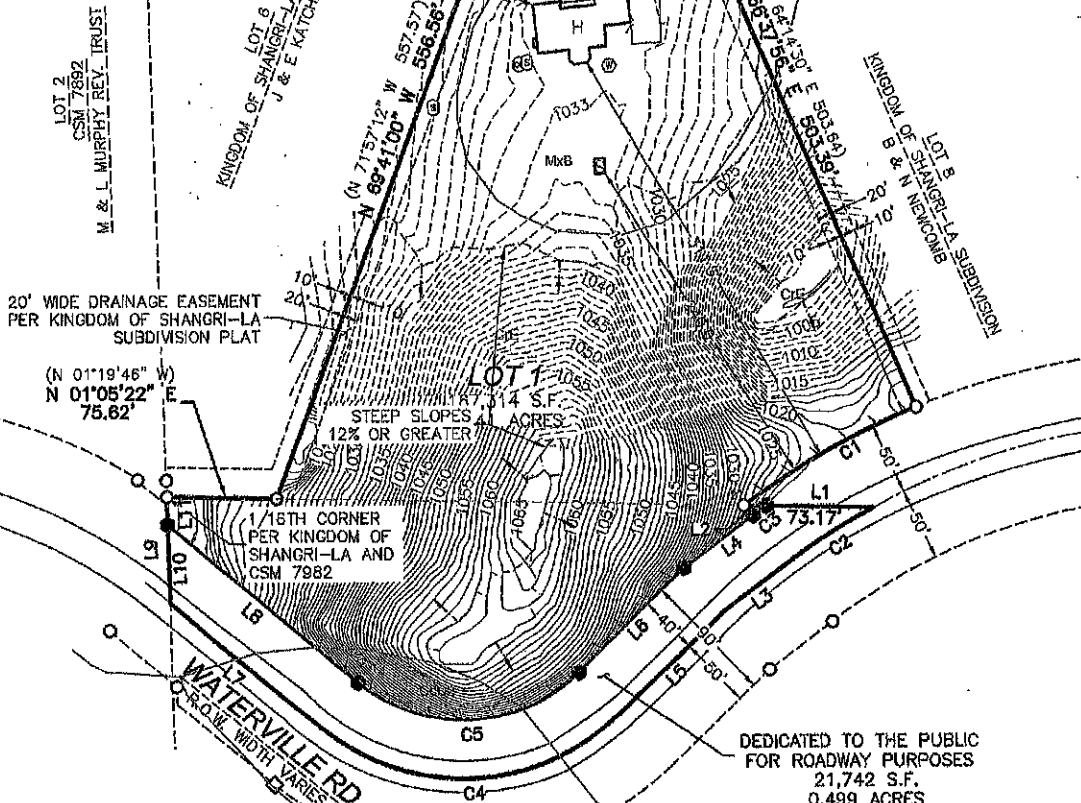
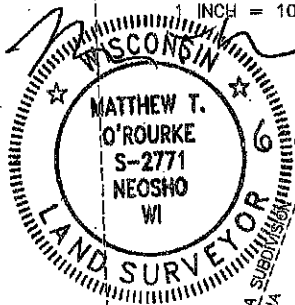
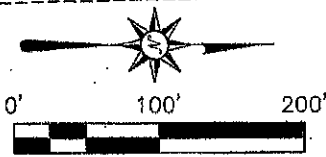
REV: 05/13/2025
DATED 04/29/2025
JOB# 24023

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

W 1/4 CORNER SECTION 25-6-17
CONC. MON. W/ SEWRPC BRASS CAP FND.
WEST LINE OF THE NW 1/4 OF SEC. 25-6-17
S 01°19'57" W 2631.95'
1647.26'
984.69'
NW CORNER SECTION 25-6-17
CONC. MON. W/ SEWRPC BRASS CAP FND.



LEGEND

SECTION CORNER MONUMENT	SEPTIC CLEANOUT
FOUND 1" IRON PIPE OR NOTED	RECORD DIMENSION
FOUND 0.5" IRON ROD	EXISTING DRIVEWAY
SET 0.75" O.D. X 18" REBAR	EXISTING DWELLING
WEIGHING 1.502 LBS/FT.	EXISTING SHED
WELL	EXISTING CONTOUR
SEPTIC VENT	COUNTY CONTOUR
SEPTIC CLEANOUT	STEEP SLOPES
	12% OR GREATER

REV: 05/13/2025
DATED 04/29/2025
JOB# 24023
SHEET 2 OF 6

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, 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 LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST THENCE S 01°19'57" W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, 984.69 FEET; THENCE S 88°40'03" E, 785.53 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION AND THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY OF KINGDOM DRIVE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 47.25 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 45°07'10", AND A CHORD BEARING N 00°57'29" W, 48.04 FEET TO THE NORTHWEST CORNER OF LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION; THENCE N 66°37'56" E, ALONG THE NORTH LINE OF LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION AND EXTENSION OF SAID LINE, 503.39 FEET TO THE WEST RIGHT-OF-WAY OF WATERVILLE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY OF WATERVILLE ROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 136.40 FEET, A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 14°44'43", AND A CHORD BEARING S 29°21'40" E, 136.02 FEET; THENCE N 01°05'22" E, 88.49 FEET; TO THE CENTERLINE OF WATERVILLE ROAD; THENCE ALONG THE CENTERLINE OF WATERVILLE ROAD FOR THE FOLLOWING 5 COURSES: 1.: THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 69.00 FEET, A RADIUS OF 480.00 FEET, A DELTA ANGLE OF 08°14'10", AND A CHORD BEARING S 32°35'01" E, 68.94 FEET; 2.: THENCE S 36°42'07" E, 57.22 FEET; 3.: THENCE S 44°21'19" E, 97.52 FEET; 4.: THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 224.95 FEET, A RADIUS OF 153.75 FEET, A DELTA ANGLE OF 83°49'49", AND A CHORD BEARING S 02°26'34" E, 205.42 FEET; 5.: THENCE S 39°28'11" W, 133.95 FEET; THENCE S 88°18'36" W, 72.35 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF KINGDOM OF SHANGRI-LA SUBDIVISION; THENCE N 01°05'22" E, ALONG THE EAST LINE OF LOT 6 OF KINGDOM OF SHANGRI-LA SUBDIVISION, 75.62 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION; THENCE N 69°41'00" W, ALONG THE SOUTH LINE OF LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION 556.56 FEET TO THE POINT OF BEGINNING.

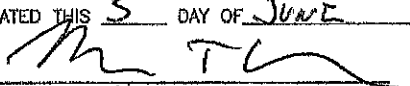
DESCRIBED LAND HAVING AN AREA OF 189,056 SQUARE FEET OR 4.340 ACRES.

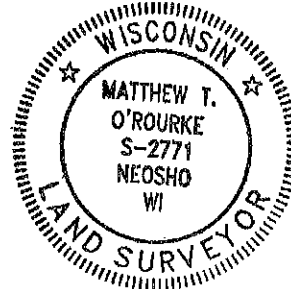
THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF BOYD AND SUSAN MILLER OWNERS OF SAID LANDS.

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. 238.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE TOWN OF OTTAWA AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) IN SURVEYING AND MAPPING THE SAME.

DATED THIS 5 DAY OF JUNE, 2025


MATTHEW T. O'ROURKE, S-2771



NOTES:

- ENTIRE PARCEL FALLS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS.
- SLOPES 12% OR GREATER SHALL BE IN PERMANENT OPEN SPACE.
- THE REQUIRED SETBACK AND OFFSETS LISTED ON THIS CERTIFIED SURVEY MAP MAY BE SUBJECT TO MODIFICATION BASED ON THE PROVISIONS OF THE WAUKESHA COUNTY ZONING CODE.
- BUILDING SETBACKS ARE AS FOLLOWS: A-2: ROAD = 50', OFFSET = 30', EC OVERLAY: ROAD = 50', OFFSET = 35'.
- ACCESS TO WATERVILLE ROAD IS PROHIBITED FROM LOT 1 OF THIS CSM.
- THERE SHALL BE NO LAND DIVISION INVOLVING THIS CSM WITHOUT TOWN AND COUNTY APPROVAL OF THE LAND DIVISION, AND THE PROPOSED LAND DIVISION MEETING. ALL OTHER REQUIREMENTS IN EFFECT AT THE TIME OF THE PROPOSED LAND DIVISION UNLESS OTHERWISE WAIVED BY THE TOWN AND THE COUNTY.
- THIS LOT 1 IS SUBJECT TO A DISTURBANCE ENVELOPE WHICH IS THE GREATER OF FIFTEEN THOUSAND (15,000) SQUARE FEET OR 15% OF A PARCEL'S AREA, UP TO A MAXIMUM OF THIRTY-TWO THOUSAND SIX HUNDRED SEVENTY (32,670) SQUARE FEET. THE BUILDING ENVELOPE CAN BE SMALLER IN SIZE IF DESIRED. A DEED RESTRICTION THAT DEPICTS THE LOCATION AND CONFIGURATION OF THE DISTURBANCE ENVELOPE WILL BE RECORDED WITH THE REGISTER OF DEEDS. THE DISTURBANCE ENVELOPE MUST BE LOCATED OUTSIDE SLOPES 12% OR GREATER. IN ADDITION, ANY VEGETATION REMOVAL SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 8.75 OF THE WAUKESHA COUNTY ZONING CODE AND A SEPARATE PLAN SUBMITTED TO WAUKESHA COUNTY PZD FOR REVIEW AND APPROVAL.
- WATERVILLE ACCESS RESTRICTION PER TOWN PLANNER REQUEST AND CONTINUATION OF KINGDOM OF SHANGRI LA ACCESS RESTRICTION.

REV: 05/13/2025
DATED 04/29/2025
JOB# 24023
SHEET 3 OF 6

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS BOYD & SUSAN MILLER HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF OTTAWA AND VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL) WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20____.

BOYD MILLER

SUSAN MILLER

STATE OF WISCONSIN)SS
COUNTY OF _____)

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

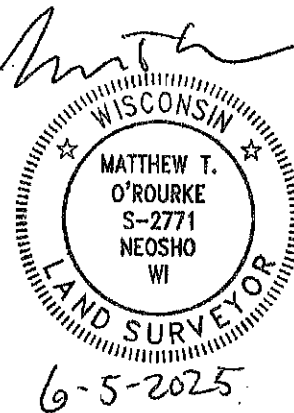
NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°05'22" E	88.49'
L2	N 01°05'22" E	15.32'
L3	S 36°42'07" E	57.22'
L4	S 36°42'07" E	59.90'
L5	S 44°21'19" E	97.52'
L6	S 44°21'19" E	100.19'
L7	S 39°28'11" W	133.95'
L8	S 39°28'11" W	168.92'
L9	S 88°18'36" W	72.35'
L10	N 88°18'36" E	53.13'
L11	N 88°18'36" E	19.22'



CURVE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	530.00'	14°44'43"	136.40'	136.02'	S 29°21'40" E	S 21°59'18" E	S 36°44'01" E
C2	480.00'	8°14'10"	69.00'	68.94'	S 32°35'01" E	S 28°27'56" E	S 36°42'07" E
C3	520.00'	1°12'21"	10.94'	10.94'	S 36°05'56" E	S 35°29'46" E	S 36°42'07" E
C4	153.75'	83°49'49"	224.95'	205.42'	S 02°28'34" E	N 39°28'21" E	N 44°21'28" W
C5	113.75'	83°49'49"	166.43'	151.98'	S 02°28'34" E	N 39°28'21" E	N 44°21'28" W
C6	60.00'	45°07'10"	47.25'	46.04'	N 00°57'29" W	N 21°36'05" E	N 23°31'04" W

RECORDED AS CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
(C1)	530.00'	14°45'09"	136.46'	136.09'	S 31°45'18" E	S 39°07'53" E	S 24°22'43" E
(C6)	60.00'	45°11'03"	47.32'	46.10'	N 03°10'07" W	N 19°25'24" E	N 25°45'38" W

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BOYD AND SUSAN MILLER, OWNERS.

IN WITNESS WHEREOF, _____
HAS CAUSED THIS MAP TO BE SIGNED BY, _____ ITS _____

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20____

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE:

DATE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

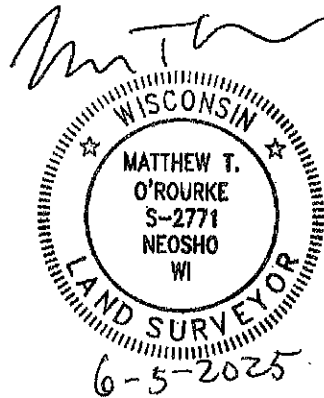
STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
_____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 7 OF KINGDOM OF SHANGRI-LA SUBDIVISION, PART OF WATERVILLE ROAD AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWN 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN.

TOWN OF OTTAWA PLAN COMMISSION APPROVAL

APPROVED BY THE TOWN OF OTTAWA PLAN COMMISSION, THIS 2nd DAY OF June, 2025

Cheryl D. Rupp
CHERYL RUPP - CHAIRPERSON

Lori Geyman
LORI GEYMAN - CLERK/TREASURER

TOWN BOARD OF OTTAWA APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF OTTAWA, THIS 9th DAY OF June, 2025

Cheryl D. Rupp
CHERYL RUPP - CHAIRPERSON

Lori Geyman
LORI GEYMAN - CLERK/TREASURER

VILLAGE OF NORTH PRAIRIE (EXTRATERRITORIAL)

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

~~GARY NICKERSON, PRESIDENT~~ Dan Miresse

~~VIRGINIA KELEHER, CLERK/TREASURER~~ Evelyn Etten

