

**TOWN OF GENESEE PLAN COMMISSION MEETING**  
**S43 W31391 HWY. 83**  
**GENESEE DEPOT, WI 53127**  
**(262) 968-3656**  
**May 27th, 2026**  
**AGENDA**  
**6:00 p.m.**

1. **Public Comment**-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available.
2. Discussion/Action- Certified Survey Map to combine two parcels for Gregg Jabs. The property is described as being a part of the NW ¼ of Section 22 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at W305S4185 Brookhill Rd and the parcel directly to the northwest of that property. (1526-993 & 1526-997-001)
3. Discussion/Action- Waiver for A-2 lot under 3 acres for Gregg Jabs. The property is described as being a part of the NW ¼ of Section 22 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at W305S4185 Brookhill Rd and the parcel directly to the northwest of that property. (1526-993 & 1526-997-001)
4. Discussion/Action- Site Plan/Plan of Operation for TNT Fireworks utilizing parking lot space in Genesee BP and Liquor. The property is described as being a part of the NW ¼ of Section 27 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W307S4819 WI-83. (1546-984-001)
5. Discussion/Action- Site Plan/plan of Operation Amendment for RP Rents. The property is described as being a part of the SW ¼ of the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W339S2218 CTH C. (1463-998-001 & 1463-998-003)
6. Discussion/Action- Approval of April 27th, 2026 Plan Commission Minutes and April 27th, 2026 Public Hearing Minutes
7. Update on Pending Enforcement Matters
8. Correspondence
9. Adjourn

Rachel Workman  
Deputy Clerk  
May 12th, 2026

Notice - It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at 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 or to request this service, contact the Town Office at 968-3656.

TO: Town of Genesee Plan Commission  
CC: Town Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: May 20, 2026  
MTG DATE: May 27, 2026  
RE: Certified Survey Map -Jabs

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**BACKGROUND:**

1. Petitioner/Agent: Greg Jabs
2. Property Owner: Greg Jabs
3. Address: W305S4185 Brookhill Rd, Waukesha WI
4. Location: West side of Brookhill Road, approximately 700' south of Hamilton Drive.
5. Tax Key Number(s): 1526.993 & 1523.997.007
6. Area: 1.865
7. Town Zoning: A-2 Rural Home District

**OVERVIEW:**

The petitioner is requesting approval of a one (1) Lot CSM in the Town of Genesee. The CSM consists of combining two substandard lots into a single substandard lot. Lot 1 does not meet the minimum size requirement for an A-2 zoned parcel and therefore will need Plan Commission waiver.

**COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN -2035:**

The Town of Genesee Comprehensive Land Use Plan – 2035 designates property in the 5-acre density category allowing development at one (1) unit per five acres. Therefore, the proposed land division complies with the intent of the Town of Genesee Comprehensive Land Use Plan – 2035.

**PLANNER COMMENTS:**

The owner is proposing to create a one (1) parcel CSM.

Lot 1 will be 1.865 acres and will be a combination of two existing substandard parcels. The A-2 District requires lots to be a minimum of 3 acres. Although the proposed lot does not meet the minimum lot size, it does reduce the Town from having two non-conforming lots down to 1 and reduces the degree of which the proposed lot is non-conforming considerably from what is existing presently. The applicant intends to remodel the existing single family home into a workshop and the construct a new single family home on site.

This submittal is a Certified Survey Map, which gives the Town Plan Commission 75 days and the Town Board 90 days to take action. The Certified Survey Map was filed with the Town of Genesee on April 20, 2026, giving the Town Plan Commission until July 4, 2026, and the Town Board until July 19, 2026, to take action, unless the owner grants an extension in writing.

Waiver: Chapter 375-11 outlines potential findings for Plan Commission to consider when evaluating waiver request.

- (a) Whether the request for a waiver or modification, if granted, would be consistent with the general intent of this chapter.
- (b) Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.
- (c) Whether the request for a waiver or modification, if granted, would benefit the petitioner's project in a way that is not inconsistent with the municipality's interests.
- (d) Whether the petitioner is in full compliance with applicable ordinances and agreements with the municipality.
- (e) Whether, instead of granting the request for a waiver or modification, this chapter itself should be changed to accommodate the kind of situation presented by the petitioner.

**STAFF RECOMMENDATION:**

In performing a detailed review of the CSM (Dated Revised April 15, 2026), the Town Planner has found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are **deemed conditions that must be satisfied in order to comply with the Town's Land Division Ordinance:**

- 1) Section 375-23 (U): Surveyor's certificate signed, dated and sealed, and revision dates on all sheets.
- 2) Section 375-23(W): Additional information as requested by the Town Plan Commission or Governing Body.
- 3) Subject to the Owner satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including but not limited to the Wisconsin State Statute's per Chapter 236; Comm. 85, Wisconsin Administrative Code; prior to the Town signing the final CSM.
- 4) Waiver approved by the Town of Genesee Plan Commission for approval of the A-2 lot under 3 acres.
- 5) Any and all waivers reviewed and approved by the Town Plan Commission and Town Board shall be noted on the final CSM. The Town Planner shall approve the language of the notes.
- 6) All existing and proposed easements shall be shown.

- 7) The Town Planner shall review the final CSM prior to the Town Officials signing the final CSM.
- 8) Subject to, prior to the Town signing the final CSM, all other required signatures must be inscribed on the final CSM.
- 9) Subject to the Owner satisfying all of the aforementioned conditions within one (1) year of the Town Board granting conditional final CSM approval.
- 10) Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
- 11) Payment of Charges. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
- 12) Section 375-29 (E): All Utility and/or Drainage Easements shall be shown on the final CSM.
- 13) Section 375-44: Duplicate CSM to be Filed; An identical reproducible copy (on stable drafting film at least 4 mils thick) along with the recording data shall be placed on file with the Town Clerk. This can take place as a another original CSM or a mylar copy of the original CSM. Signatures shall be placed on both copies of the CSM.

**EXHIBIT:**

- A. GIS Location Map
- B. Application/Submittal

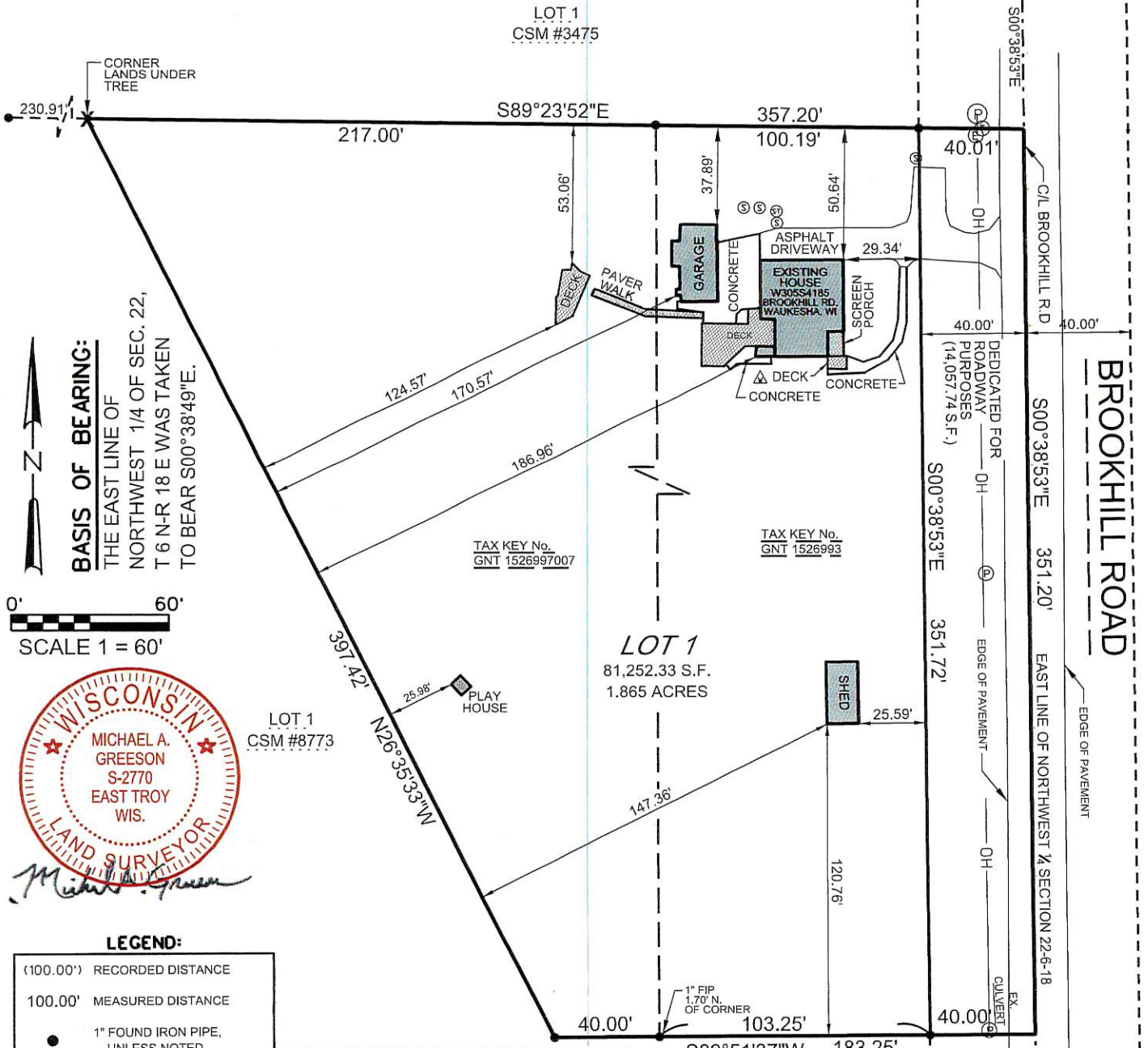
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN

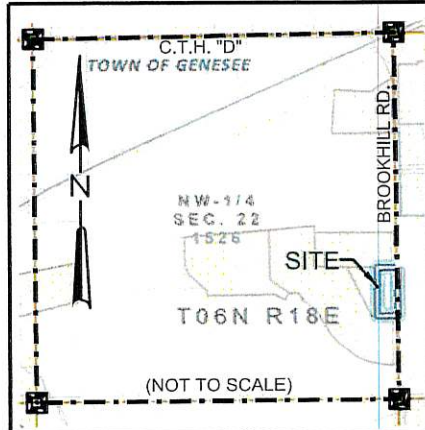
**SURVEYOR:**  
V2G SURVEYING LLC.  
123 WOLF RUN - STE 4  
MUKWONAGO, WI 53149  
262-378-5097

**OWNER:**  
GREGG JABS REVOCABLE TRUST  
W305S4185 BROOKHILL RD  
WAUKESHA, WI 53188

FOUND CONC. MON  
W/ S.E.W.R.P.C BRASS  
CAP MARKING THE NE  
CORNER OF NW 1/4  
SEC. 22-6-18  
N - 359,253.03  
E - 2,408,594.27



**BASIS OF BEARING:**  
THE EAST LINE OF  
NORTHWEST 1/4 OF SEC. 22,  
T 6 N-R 18 E WAS TAKEN  
TO BEAR S00°38'49"E.



**NOTES:**

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STAPE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011).

THIS CERTIFIED SURVEY MAP DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WAUKESHA COUNTY ORDINANCES.



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

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, PLATTED, MAPPED AND DEDICATED A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 18 EAST; THENCE S00°38'53"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 1707.18' TO THE POINT OF BEGINNING; THENCE CONTINUING S00°38'53"E, 351.20' TO A POINT; THENCE S89°51'37"W, 183.25' TO A FOUND IRON PIPE; THENCE N26°35'33"W, 397.42' TO A POINT; THENCE S89°23'52"E, 357.20' TO THE POINT OF BEGINNING.

SAID AREA DESCRIBED CONTAINS 95,310.07 S.F. OR 2.188 ACRES MORE OR LESS.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF GREGG JABS, TRUSTEE OF GREGG JABS REVOCABLE TRUST OWNERS OF SAID LANDS.

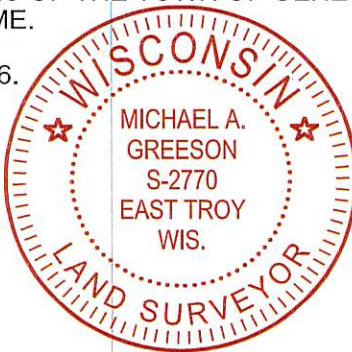
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE REQUIREMENTS OF THE ORDINANCES OF THE TOWN OF GENESEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

Dated this 15 th day of APRIL, 2026.

*Michael A. Greeson*

Michael A. Greeson, P.L.S. # 2770



OWNER'S CERTIFICATE:

AS OWNER, I GREGG JABS, TRUSTEE OF GREGG JABS REVOCABLE TRUST HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT HEREON. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GENESEE AND WAUKESHA COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
GREGG JABS,  
OWNER/REPRESENTATIVE -  
GREGG JABS REVOCABLE TRUST

NOTARY CERTIFICATE

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) S.S.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. THE ABOVE NAMED GREGG JABS TRUSTEE - GREGG JABS REVOCABLE TRUST TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_, COUNTY, WI.  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES ON: \_\_\_\_\_



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

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, 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, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF \_\_\_\_\_, OWNER.

IN WITNESS WHEREOF, THE SAID (CORPORATE NAME) HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY (CASHIER), AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

IN THE PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_  
(CORPORATE SEAL)  
CORPORATE NAME

\_\_\_\_\_  
PRESIDENT DATE

\_\_\_\_\_  
SECRETARY OR CASHIER DATE

(CORPORATE MORTGAGEE NOTARY CERTIFICATE)  
STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, \_\_\_\_\_, PRESIDENT, AND \_\_\_\_\_, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC,  
\_\_\_\_\_, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_.

**TOWN OF GENESEE PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF GENESEE PLAN COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Terry Tesch, Chairman

\_\_\_\_\_  
Meri Majeskie, Town Clerk/Treasurer

**TOWN BOARD OF GENESEE APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF VERNON BOARD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Terry Tesch, Chairman

\_\_\_\_\_  
Meri Majeskie, Clerk/Treasurer



*Michael A. Greeson*



TOWN OF GENESEE S43 W31391 Hwy. 83 P.O. Box 242 Genesee Depot, WI. 53127  
Phone 262-968-3656 Fax 262-968-3809

DEVELOPMENT NAME \_\_\_\_\_

DEVELOPER Gregg Jabs

DEVELOPER ADDRESS W3055 4185 Brookhill Rd

Email \_\_\_\_\_

Number of newly created residential lots 0 Zoning A-2 School District KM

Tax Key Number(s) 1526-993 Date received by Town \_\_\_\_\_  
1526-997-007

Engineer/address \_\_\_\_\_

**PRELIMINARY PLAT OR CSM SUBMITTAL:**

Review Fee: Clerical fee - CSM - \$200.00  
Plat - \$300.00

Amount  
\$ 200.<sup>00</sup>

Total Due at submittal (make the check out to the Town of Genesee)

Review:

- Engineer - Time and expense
- Planner - Time and expense
- Attorney - Time and expense

**FINAL PLAT**

Final Plat review fee:  
Clerical fee \$200.00

Public Site/Park Dedication Fee

**(Please make a separate check** for the Public Site/ Park Dedication Fee to the Town of Genesee)

- \$751.73 Studio or 1-bedroom unit
- \$987.43 Two-bedroom dwelling
- \$1509.66 Three or more-bedroom dwelling unit or Single-Family home

Total \_\_\_\_\_

**RE-SUBMITTAL FEES:**

- Preliminary plat - \$300.00
- Final plat - \$300.00
- Certified Survey map - \$200.00

**CONSTRUCTION PHASE:** Costs incurred by the town are to be reimbursed by the developer. All items are due when billed by the town, **Building Permits** will be withheld on developments with delinquent accounts.

TO: Town of Genesee Plan Commission  
CC: Town Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: May 20, 2026  
MTG DATE: May 27, 2026  
RE: Site Plan / Plan of Operation amendment for TNT Fireworks

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**BACKGROUND:**

1. Petitioner/Agent: TNT Fireworks – Matt Sokol
2. Property Owner: Shiva Real Estate Holding, LLC
3. Address: W307S4819 Highway 83
4. Location:  
Unit 2 Genesee Commercial Condominiums, Being part of the NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546.984.002
6. Area: 2.835 AC
7. Town Zoning: B-3 General Business District

**OVERVIEW:**

The petitioner is requesting approval of a Site Plan / Plan of Operation amendment to allow temporary fireworks sales. The Town of Genesee Town Board approved their annual fireworks sales licenses on April 13, 2026 subject to approval of a Site Plan / Plan of Operation.

**PLANNER COMMENTS:**

**Zoning:** Retail sale is a permit use within the B-3 District; therefore, the proposed use is consistent with the underlying zoning designation.

**Employees:** The applicant has identified 2 seasonal employee as part of this request.

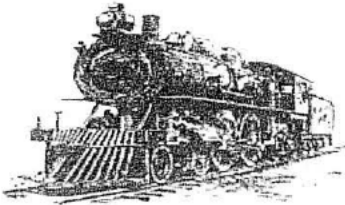
**Hours of Operation:** The applicant has indicated the hours of operation as 9am-9pm from June 23, 2026 to July 5, 2026.

**Site Plan:** The proposed site plan includes locating a 20'x40' tent on site along with a POD storage container. The location of the proposed POD storage is not consistent with the required 50' front setback in the B-3 zoning. The applicant will need to relocate the POD storage unit to west of the tent location to meet the required setback.

10. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.
11. Documentation shall be submitted to the Town Planner that the Fire Chief of the Lake Country Fire and Rescue Fire Department has inspected the building for compliance with all local fire codes, prior to occupancy of this portion of the building.
12. Documentation shall be submitted to the Town Planner that the Town Building Inspector has inspected the building for compliance with all applicable building codes, prior to occupancy of this portion of the building.
13. Documentation shall be submitted to the Town Planner that all required Federal, State, County, or local licenses and permits have been obtained, including a new liquor license approved by the Town Board.
14. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
15. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

**EXHIBIT:**

- A. GIS Location Map
- B. Application/Submittal



Town of Genesee *est. 1843*  
 543 W31391 Highway 83  
 P.O. Box 242  
 Genesee Depot, WI 53127  
 Tel: (262) 968-3656 Fax: (262) 968-3809

**PLAN OF OPERATION APPLICATION**

BUSINESS NAME: TNT Fireworks  
 BUSINESS ADDRESS: 4003 Helton Dr, Florence, AL 35630  
 PLAN OF OPERATION NO.: \_\_\_\_\_ TAX KEY NO.: GNT 1546984001  
 REQUEST FOR: Sale of Novelty Fireworks June 23-July 5th, 9-9 Daily

RESPONSIBLE PARTY NAME (BUSINESS OPERATOR), MAILING ADDRESS & DATE:

Matt Sokol 4/26/2026  
 Printed Name Date  
 \_\_\_\_\_  
 Mailing Address City State Zip  
 \_\_\_\_\_  
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Aspa Group LLC Signed Lease included 4/26/2026  
 Printed Name Date  
W307S4819 WI 83, Genesee, WI 53127  
 Mailing Address City State Zip  
 \_\_\_\_\_  
 Phone Fax Email

BUSINESS NARRATIVE: On separate paper, please describe in detail the specific type of business operation (Retail, Restaurant, Manufacturing, Office, Etc.), including temporary, accessory, and outdoor uses (storage, etc.). The details should include parking needs, exterior display needs, proposed alterations to the building exterior or the site, lighting, landscaping, signage, etc. Provide a separate list of all items sold or produced on the property.

**SITE SPECIFIC QUESTIONS**

Are there any proposed changes to the current site plan proposed? Yes  No  If yes, please delineate the additional changes on the Site Plan submitted.

1. Is any interior remodeling proposed? Yes  No   
 Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

*pd*  
*\$150*  
*dept 670015*

the days and hours music will be provided?

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11. Are there any dumpsters/waste containers on site? Yes  No

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? \_\_\_\_\_

12. Is the site served by sewer or a private septic system? n/a

If on septic, has a Sanitary Permit or PSE been obtained for the project? Yes  No

If yes, please provide a Sanitary Permit Number or date of PSE approval. \_\_\_\_\_ If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes  No

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

14. Will there be any bar service? Yes  No

If yes, please provide interior and exterior bar seating on the floor plan/site plan.

15. Will there be any outside storage on site? Yes  No

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

POD on site for overnight security, noted on site map

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16. Has a Building Inspection been completed? Yes  No

If yes, Date. \_\_\_\_\_

If no, please contact the Town Building Inspector at (262) 825-8820.

17. Has a Fire Inspection been completed? Yes  No

If yes, Date. \_\_\_\_\_

If no, please contact the Local Fire Inspector at (262) 646-6235.

18. Do you feel there will be any problems such as odor, noise, smoke, etc. resulting from this operation?

Yes  No  If yes, explain \_\_\_\_\_

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19. Expected date of occupancy: \_\_\_\_\_ To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)

2. Are any changes to the parking or loading on the current site plan proposed? Yes  No   
If yes, delineate any changes on the Site Plan submitted.

Number of parking spaces on the site? \_\_\_\_\_

Number of loading docks on the site? \_\_\_\_\_

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? \_\_\_\_\_  
\_\_\_\_\_

3. Are any changes to the lighting on the current site plan proposed? Yes  No  If yes, delineate any changes on the Site Plan submitted.
4. Are any changes to the landscaping on the site proposed? Yes  No  If yes, delineate any changes on the Site Plan submitted.
5. Is the operator changing? Yes  No

6. Are any special events proposed with this use? Yes  No

If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.

Sale of Novelty Fireworks from temporary flame retardant tent from  
June 23rd-July 5th, 2026 from 9-9 Daily  
\_\_\_\_\_

7. Are any changes to the Signage on current site plan proposed? Yes  No   
If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. What are the proposed maximum days and hours of operation?

13 days 9-9 daily  
\_\_\_\_\_

9. How many employees (maximum) will be working at this location?


Full-Time \_\_\_\_\_ Part-Time \_\_\_\_\_ Seasonal 2

10. Will there be music or other types of entertainment onsite? Yes  No

If yes, describe what types (live, amplified, recorded, juke box, etc.) Indoors and/or outdoors and

completed copies of ALL required materials shall be submitted to the Town Planner. No changes to the request may be made once the application packet is submitted. It is preferable the plans or maps include two (2) full size sets and two (2) 11" x 17" sets and drawn to scale. Plans shall not be reduced, enlarged or faxed. Additional items may be required. In addition to the above, the Town requires one (1) digital/electronic copy of the submittal packet.

The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in this application form. Incomplete or inaccurate applications may be denied. By signing this form, the owner or his/her authorized agent is giving their consent to the Town of Genesee to inspect the site as necessary and related to this application, even if the property has been posted against trespassing pursuant to Wis. Stat.

Name of Business Operator: Matt Sokol  
Signature:  Date: 4/26/2026

Name of Property Owner or Authorized Agent: Executed Lease Included  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title or authority, if not the property owner: \_\_\_\_\_ Date: \_\_\_\_\_

**BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.**



Matthew Sokol  
TNT Fireworks  
Area Manager  
Wisconsin

35239 Castle Rock Dr  
Summit, WI 53066  
Phone 715-797-6885

#### Business Operation Proposal

- A. **Name of Business Operation:** American Promotional Events dba TNT Fireworks
- B. **Place of Operation:** Genesee Food Mart and Gas Station, W307S4819 WI 83, Genesee, WI 53127
- C. **Property Owner:** Aspa Group LLC. Fully Executed lease included
- D. **Description of Operation:** The retail sale of novelty fireworks allowed by Wisconsin State Statute 167.10 and Town of Genesee. The sales will be conducted out of a 20 x 40 ft flame retardant canopy tent. Storage unit will be on site as well for safety purposes and night security (unit will not disrupt the parking structure) Site map included.
- E. **Signage:** The signage used will be as shown in the planogram included with this application.
- F. **Trash:** Trash will be removed daily
- G. **Dates and hours of Operation:** Set up will be no sooner than June 15th, 2026 with tear down on July 10<sup>th</sup>, 2026. Actual operation and selling will not take place until June 23rd, 2026 and run until July 5<sup>th</sup>, 2026. Hours of operation will be 9:00 AM to 9:00 PM daily.
- H. **Insurance:** A \$1,000,000 liability policy will be in place for the group and location. The Town of Genesee will be listed as an additional insured.
- I. **Restrooms:** Port-o-John onsite
- J. **Permits:** All permits and licenses to possess fireworks will be obtained prior to start of selling season through the Town of Genesee.

LEASE AGREEMENT / STAND AND TENT LOCATION  
TNT® FIREWORKS  
4511 Helton Drive, Florence, AL 35630  
800.243.1189

This agreement is made between APSA Group LLC ("Landlord") and American Promotional Events, Inc. - East dba TNT Fireworks ("Tenant") for the purpose of allowing Tenant to sell approved fireworks from the following Premises (the "Location"):

Location Name Genesee Mart TNT Location Number FWI 4819  
Address W307S4819 WI 83 TNT Sales Associate Matt Sokol  
City, State, Zip Genesee Depot, WI 53127 County Waukesha

A. Landlord agrees:

- 1. To lease the Location to Tenant and Tenant, or Tenant's representative, shall have the exclusive right to operate a retail fireworks Stand, Tent or other sales outlet, as Tenant may determine and as permitted by applicable law, at and from the Location for the following selling period(s):

From: June 15, 2026 To: July 12, 2026 (July 4<sup>th</sup> Season)  
From: December ~~XXXX~~20 ~~XXXX~~ To: January ~~XXXXXX~~ 20 ~~XXX~~ (New Year's Season)

Plus a reasonable period of time before and after each selling period for erecting and dismantling Tenant's equipment and delivering and removing Tenant's inventory. Landlord warrants to Tenant that Landlord has the right to enter into this Lease for the Location.

- 2. Not to permit the sale, storage or advertising of consumer fireworks by any other person or entity from the Location or any property owned or controlled by Landlord within five (5) miles of the Location.
- 3. To deliver possession of the Location free of debris and ready for erection of Tenant's stand or tent.

B. Tenant agrees:

- 1. To pay rental as follows:

Payment made to: APSA Group LLC  
July 4<sup>th</sup> Season: [Redacted] By: June 1st, 2026  
New Year's Season: \_\_\_\_\_ By: \_\_\_\_\_

- 2. To obtain and pay for all necessary permits and licenses required by law for the conduct of Tenant's business from the Location, to post with appropriate local authorities any bonds or other security which might be required for operation of Tenant's business from the Location, and to ensure that the operation of Tenant's business shall adhere to all applicable laws and regulations.
- 3. To provide liability insurance coverage in the aggregate amount of \$1,000,000 and to deliver to Landlord, prior to occupancy, a certificate of insurance evidencing such insurance covering the erection and operation of Tenant's retail outlet, naming Landlord (and Landlord's mortgagee, if applicable) as additional insured, and to indemnify, defend and hold harmless Landlord from and against any claims arising from the erection, maintenance or operation of Tenant's retail outlet.
- 4. To keep the Location clean and free from garbage and trash during the Season and to remove all of Tenant's property after each Season and return possession of the Location to Landlord after each Season in substantially the same condition as received, ordinary wear and tear excepted.

C. Landlord and Tenant agree:

1. Tenant shall have the right to terminate this lease for any reason and shall be entitled to a refund of all prepaid rent or Tenant shall have the right to terminate the lease for a single Season and receive a refund of prepaid rent for such Season if the Location has not yet been occupied.
2. Tenant may elect not to operate a retail fireworks outlet at the Location for any one or more seasons without requesting a refund of any prepaid rent or terminating the Lease, and the Lease shall continue in full force and effect.
3. Tenant believes that the Location can be operated for the storage and retail sale of consumer fireworks, however, if any governmental authority (whether federal, state, or local) having proper jurisdiction over the Location enacts, issues, or modifies any applicable law, order, ordinance or regulation affecting the storage or retail sale of consumer fireworks, Tenant shall not be obligated for the payment of rent under the lease, or if the payment of rent has already been made to the Landlord, the Landlord shall refund the rent payment within 10 days of request by the Tenant.
4. This Lease shall be automatically renewed on the same terms and conditions as set forth above for each Season through 20 /// unless cancelled by Tenant prior to January 1. If Landlord receives an offer to lease the Location for sale of fireworks at any time prior to the first anniversary of the termination of this Lease for any reason other than Tenant's default, Landlord shall give Tenant notice of such offer, and Tenant shall have the right of first refusal to extend the term of the Lease on the same terms and conditions as the offer.
5. Landlord acknowledges that Tenant may designate another person or entity to operate the retail fireworks outlet at the Location but Tenant shall remain liable for all of Tenant's obligations hereunder.
6. An Addendum of XXXX pages is attached hereto.
7. This Lease, or any subsequent amendments, shall not be valid unless signed by Tenant's home office representative.

LANDLORD

Name: APSA GROUP Inc  
 Address: W307S4819 WI 83  
 City, State, Zip: Genesee Depot, WI 53127  
 Phone: 201-663-0504  
 Tax ID #: [REDACTED]  
 Email: \_\_\_\_\_

ADDITIONAL INSURED, IF ANY

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

LANDLORD

Signature: \*\* Arun Kumar  
 Print Name: ARUN KUMAR  
 Date Signed: \*\* 3/11/26

TNT FIREWORKS

DocuSigned by:  
Preston Platt  
 Signature: \_\_\_\_\_  
 Print Name: Preston Platt  
 Date Signed: 3/11/2026



WISCONSIN DEPARTMENT OF REVENUE  
 PO BOX 8902  
 MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
 MADISON, WI 53708-8902  
 ph: 608-266-2776 fax: 608-327-0235  
 email: DORBusinessTax@wisconsin.gov  
 website: revenue.wi.gov

000224

AMERICAN PROMOTIONAL EVENTS INC  
 PO BOX 1318  
 FLORENCE AL 35631-1318

Letter ID L0197750192



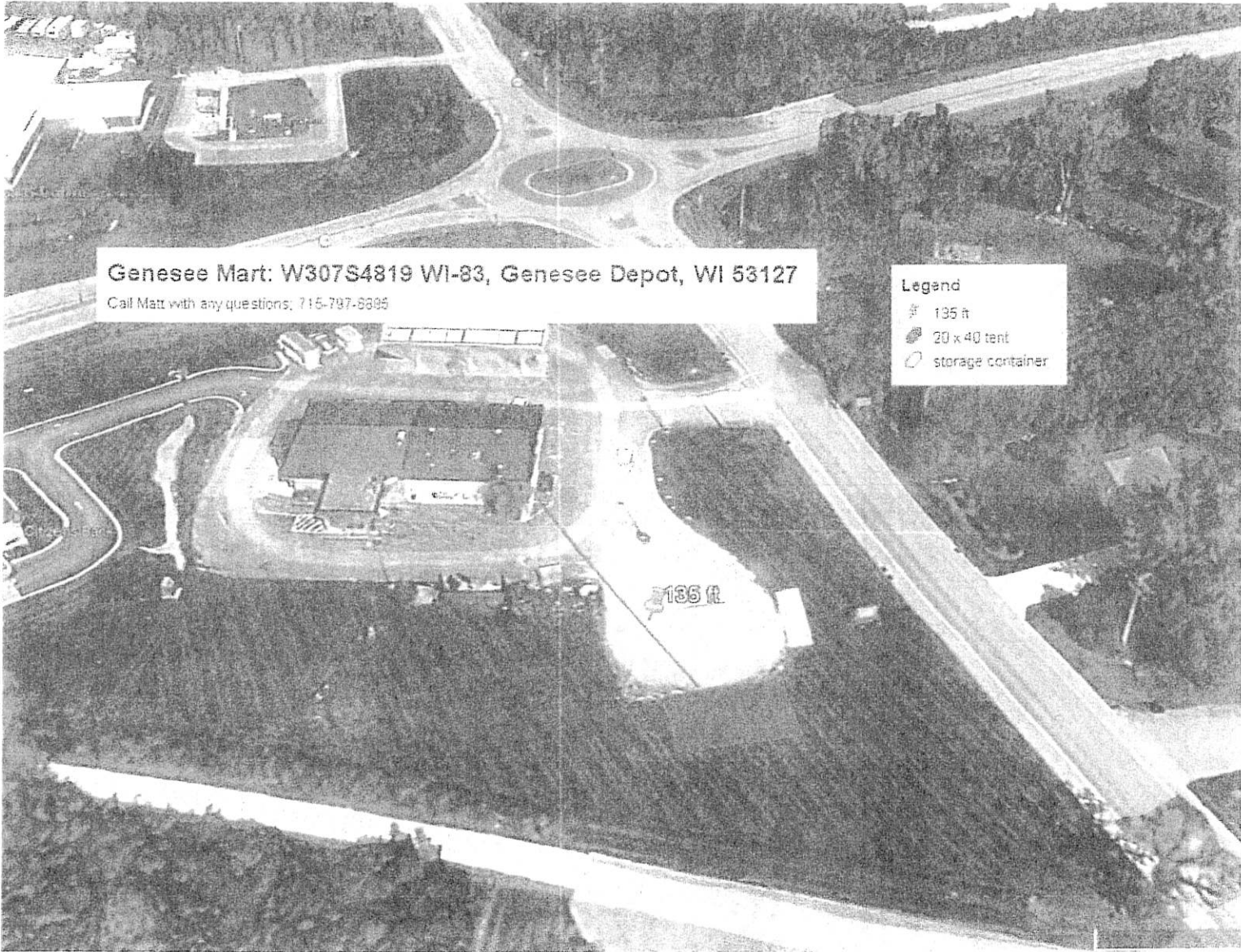
## Wisconsin Business Tax Registration Certificate

Expiration date: March 31, 2028

Legal/real name: AMERICAN PROMOTIONAL EVENTS INC

- This certificate confirms that you are registered with the Wisconsin Department of Revenue for the tax types shown below.
- This registration certificate is not a seller's permit, and should not be used as proof that you hold a seller's permit.
- You may not transfer this certificate to any other individual or business.

Tax Type	Account Type	Number
Sales & Use Tax	Sales & Use Tax	456-0000426277-02



**Genesee Mart: W307S4819 WI-83, Genesee Depot, WI 53127**

Call Matt with any questions: 715-797-8695

**Legend**

- # 135 ft
- 🏠 20 x 40 tent
- 📦 storage container

135 ft



# CERTIFICATE OF LIABILITY INSURANCE

11/1/2026

DATE (MM/DD/YYYY)  
3/16/2026

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

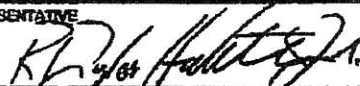
<b>PRODUCER</b> Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	<b>CONTACT NAME:</b> _____ <b>PHONE (A/C No. Ext):</b> _____ <b>FAX (A/C No.):</b> _____ <b>E-MAIL ADDRESS:</b> _____																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: <b>Century Surety Company</b></td> <td></td> <td>36951</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: <b>Century Surety Company</b>		36951	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER E:																					
INSURER F:																					
<b>INSURED</b> 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630																					

**COVERAGES**                      **CERTIFICATE NUMBER:** 23121032                      **REVISION NUMBER:** XXXXXXXX

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADJL SUBR (RSD) (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER: _____	Y N	OCP1254837	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> RENTED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Standstill in N/A) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
**ADDITIONAL INSURED:** FW10307: PROPERTY LOCATED AT GENESEE FOOD MART, W307S4819 WI-83, GENESEE DEPOT, WI 53127: GENESEE FOOD MART PROPERTY: TNT FIREWORKS OPERATOR: Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

<b>CERTIFICATE HOLDER</b>  23121032 Town of Genesee S43W31391 Hwy 83 Genesee Depot WI 53127	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

Wholesale Distributor  
 OC TNT FIREWORKS  
 For TNT Use: 978-OC11989

ORDER REVIEW

Page No: 1  
 Date: 01.10.25  
 TNT0001 MILLERB

Account No: 2603611 Location: FW13806 Disc Rate: 20 %

Sold To: [REDACTED] Ship To: [REDACTED]

Item No	Description	Selling Price	UOM	Unit Price	Qty Ship	Ext Amt.	Weight
***** ASSORTMENTS *****							
101206	BIG BANG - REVISED -CA VERSION 1/1	499.99	EA	399.99	1	399.99	45.00
101808	BIG TIMER SS J09 3/1	229.99	EA	183.99	3	551.98	29.00
102046	PYRO PAK BAG SS COM J10 15/1	39.99	EA	31.99	15	479.88	13.90
102048	INDEPENDENCE TRAY SS COM J10 12/1	54.99	EA	43.99	12	527.90	21.50
102052	49'ER SS COM J10 8/1	84.99	EA	67.99	32	2,175.74	98.40
102054	ALL AMERICAN SS COM J10 6/1	134.99	EA	107.99	18	1,943.86	126.00
102056	PERFECT SHOW SS COM J10 4/1	174.99	EA	139.99	8	1,119.94	55.80
102129	THE BIG DELUXE SS ALL J11 2/1	299.99	EA	239.99	2	479.98	32.00
102201	HOT ZONE SS COM 12/1	64.99	EA	51.99	12	623.90	33.80
102651	TNT SACK PACK NO WHEELS SS J20 24 1	44.99	EA	35.99	24	863.81	27.00
102712	THE BIG BOX SS J22 1/1	399.99	EA	319.99	1	319.99	28.00
190114	GRAB BAG SPECIAL SS SM 2/1	60.00	EA	48.00	8	384.00	87.63
***** BASE FOUNTAINS *****							
200184	MAD DOG FOUNTAIN 24/1	50.00	EA	12.00	24	288.00	14.00
200759	PURPLE RAIN FTN J07 18/4	13.00	EA	5.20	72	374.40	14.00
200860	ENCORE J11 4/1	99.99	EA	79.99	12	959.90	102.00
200915	DELIRIUM J11 4/1	59.99	EA	47.99	4	191.97	10.90
200917	JUMBO PURPLE RAIN J11 12/1	39.99	EA	31.99	12	383.90	20.80
200994	OPENING SHOW J12 4/1	99.99	EA	79.99	4	319.97	17.45
201087	MAKE THE GRADE 36 1	9.99	EA	7.99	36	287.71	30.00
201165	PICCOLO PETE FOUNTAIN YELLOW 48/6	16.00	IP	1.07	288	307.19	17.00
201204	ALLEGIANCE 4/1	119.99	EA	95.99	4	383.97	38.00
201207	COOL BREEZE 72/1	2.50	EA	2.00	72	144.00	24.00
201231	USA ROCKET FOUNTAIN J18 96/1	13.00	EA	5.20	96	499.20	14.40
201234	FREEDOM J18 24/1	22.99	EA	18.39	24	441.41	33.07
201364	SPARKLE BERRY J19 36/1	24.99	EA	19.99	36	719.71	39.68
201365	TNT TORCH J19 12/1	24.99	EA	19.99	12	239.90	21.16
201476	CENTENNIAL FOUNTAIN J20 24/1	22.99	EA	18.39	24	441.41	26.46
201479	TENTACLES J20 12/1	14.99	EA	11.99	12	143.90	23.81
201487	COUNT IT DOWN J20 4/1	99.99	EA	79.99	4	319.97	20.28
201498	LA CALACA J21 12/1	39.99	EA	31.99	12	383.90	20.94
201531	CANDY PAINT J20 4/1	109.99	EA	87.99	4	351.97	22.05
201550	FRUIT BOWL J21 12/4	29.99	EA	23.99	12	287.90	18.00
201563	BOMB POP J22 18-1	34.99	EA	27.99	36	1,007.71	55.56
201573	LAVA PANTHER J22 12-1	80.00	EA	32.00	12	384.00	38.00
201595	MAGIC SEASHELL FOUNTAIN J23 24/1	17.99	EA	14.39	24	345.41	154.32

201596	PUPPY PARTY FOUNTAIN J23 16/1	24.99 EA	19.99	16	319.87	17.60
201599	THE 5 MINUTE SHOWDOWN J23 4/1	89.99 EA	71.99	4	287.97	24.20
201602	BRAIN BUSTER J23 8/1	69.99 EA	55.99	24	1,343.81	108.90
201606	MASTER OF SPARKS J23 4/1	89.99 EA	71.99	8	575.94	1.76
201617	MARTIAN MAN J24 8/1	29.99 EA	23.99	8	191.94	14.11
201618	ETERNAL ERUPTION J24 20/1	24.99 EA	19.99	20	399.84	37.00
201619	ICE BREAKER J24 48/1	8.99 EA	7.19	48	345.22	34.00
201622	SILENT INSANITY J24 12/1	34.99 EA	27.99	24	671.81	61.92
201626	WORLD CHAMP J24 8/1	49.99 EA	39.99	16	639.87	57.32
201696	SNO CHILL J24 18/4	29.99 EA	23.99	18	431.86	4.25
201700	TINY TITAN J25 48/1	5.00 EA	4.00	96	384.00	42.33
201701	SILENT DISCO J25 16/1	20.00 EA	16.00	16	256.00	31.75
201704	VOLCANIC FURY J25 6/1	39.99 EA	31.99	6	191.95	10.58
201705	AMERICAN REVOLUTION J25 6/1	50.00 EA	40.00	6	240.00	7.94
201706	ELECTRO J25 12/1	30.00 EA	24.00	12	288.00	23.81
201708	STELLAR SHOW J25 8/1	60.00 EA	48.00	8	384.00	38.80
***** CALIFORNIA CANDLES *****						
230030	MIGHTY SWORD J21 2/36/1	9.99 EA	7.99	72	575.42	15.87
230033	FAIRY WANDS J21 48/5	12.99 EA	10.39	48	498.82	35
230041	LASER SABER J23 24/1	11.99 EA	9.59	24	230.21	10.00
230044	NINJA STICKS J24 48/5	12.99 EA	10.39	48	498.82	17.00
230050	MINI DAGGER J25 2/36	4.00 EA	3.20	72	230.40	15.87
***** GROUND SPINNERS *****						
290142	GROUND BLOOM FLOWER PK 6 J07 10/12/6	5.00 EA	2.00	120	240.00	14.00
***** NOVELTIES *****						
320536	POP-IT'S TNT 6/40/50	3.60 BX	.96	960	921.60	53.00
320583A	SMALL TANK W STAR 10/12 CC J14 120/1	.75 EA	.60	120	72.00	6.61
320827	DINO EGG NEST J23 40/6	14.99 EA	11.99	40	479.68	12.00
***** SMOKE *****						
351036	SMOKE BALLS ASST'D TNT J07 10/12/6	1.50 BG	1.20	120	144.00	11.00
351117	SMOKE STICKS 4-PK J24 48/4	11.99 EA	9.59	48	460.42	20.00
***** SPARKLERS *****						
380088	#36 MORNING GLORY 48/6	10.00 BG	8.00	144	1,152.00	39.00
380246	MORNING GLORY #14 30/12/5	4.00 EA	1.60	360	576.00	14.30
380402	#10 MORNING GLORY J22 48/30	16.00 BX	6.40	48	307.20	16.50
380403	#14 NEON SPARKLER PDQ NYP J22 64/5	16.00 EA	6.40	64	409.60	12.07
380404	#20 GOLD SPARKLER J22 64/5	16.00 EA	6.40	64	409.60	24.00
380405	#10 GOLD SPARKLER J22 48/6/5	8.00 EA	6.40	48	307.20	15.40
***** COUNTER CASES *****						
671000	SAT FOUNTAIN CASE A 1/1			1		
201003	MINI CALIFORNIA RKT FTN J12	2.50 EA	2.00	72	144.00	3.20
200096	CUCKOO FOUNTAIN	3.50 EA	2.80	48	134.40	10.00
200757	MINI MONSTER FOUNTAIN J07	5.00 EA	2.00	60	120.00	7.72
671001	SAT FOUNTAIN CASE B 1/1			1		
200803	L'IL RED DEVIL J09	16.00 EA	6.40	36	230.40	7.50
200614	PINK DIAMONDS J06	17.99 EA	14.39	15	215.88	10.00
200351	OLD GLORY FOUNTAIN	26.00 EA	10.40	26	270.40	17.67
671003B	SAT GROUND SPINNER CASE VER 2 1/1			1		
290165	DANCING DEVIL	4.00 EA	3.20	48	153.60	5.67
290040	JUMPING JACKS 12/12	12.00 IP	.40	432	172.80	11.32

290160	POKER CHIP J15	6.00 EA	2.40	48	115.20	2.33
671004	SAT NOVELTY CASE A 1/1			1		
320195	TNT BLASTS 6PK	7.00 BG	2.80	36	100.80	1.82
320460	5K TNT CRACKLING THUNDER 6FT	12.00 EA	9.60	13	124.80	5.42
320035	PARTY POPPER 6 PK	3.50 BG	2.80	24	67.20	1.60
320132	LIGHTNING FLASH BOX OF 6	1.50 BX	1.20	40	48.00	2.82
320632	MAGIC WHIP J17	7.00 EA	5.60	20	112.00	3.33
320244	ASST. COLOR SNAKE TNT	6.00 BG	2.40	64	153.60	5.15
320610	SIR DUMPS A LOT 2-PK J15	7.00 EA	5.60	18	100.80	2.13
671005	SAT NOVELTY CASE B 1/1			1		
320152	MONSTER TRUCK	12.00 EA	9.60	8	76.80	1.43
320198	MR. TURTLE	12.00 IP	4.80	30	144.00	3.22
320223	URBAN ASSAULT VEHICLE	12.00 EA	9.60	12	115.20	5.14
390014	PUNK JUMBO J07	.10 EA	.08	300	24.00	2.99
671006F	SAT SMOKE CASE W FUSE J25 1/1			1		
350029	ASSORTED COLOR AMMO SMOKE	10.00 EA	4.00	48	192.00	8.97
351061	SMOKE GRENADE W/FUSE PDQ J15	5.00 EA	4.00	60	240.00	13.00
351117	SMOKE STICKS 4-PK J24	11.99 EA	9.59	12	115.10	5.00
671010	SAT FOUNTAIN CASE D 1/1			1		
201372	TOXIC BARREL FOUNTAIN J19	16.99 EA	13.59	18	244.66	14.29
201366	TNT BOTTLE OF SPARKS J19	12.99 EA	10.39	17	176.66	13.49
201232	INFERNO J18	9.50 EA	7.60	20	152.00	21.00
671013	SAT M/M SMALL FTN CASE A J19 1/1			1		
200269	SIZZLER FOUNTAIN	40.00 EA	16.00	9	144.00	6.75
200368	AMERICAN SPIRIT FTN	40.00 EA	16.00	9	144.00	8.27
200616	PINK ICE J06	40.00 EA	16.00	9	144.00	9.92
201374	REVOLUTION FOUNTAIN J19	40.00 EA	16.00	9	144.00	8.27
671014	SAT M/M MEDIUM FTN CASE B J20 1/1			1		
201139	LET'S DO THIS	80.00 EA	32.00	4	128.00	18.67
201472	JUNGLE FLOWER J20	80.00 EA	32.00	4	128.00	11.46
671018	SAT M/M MEDIUM FTN CASE C J21 1/1			1		
201527	LAVA SAUCE FOUNTAIN J21	80.00 EA	32.00	8	256.00	14.11
201529	TNT BARREL J21	80.00 EA	32.00	6	192.00	9.26
***** PROMOTIONAL SUPPLIES *****						
730051	BAG TNT SMALL 500 EA 1/1	12.00 EA	12.00	1	12.00	6.46
730058	BAG TNT LARGE - 500 EA 1/1	16.00 EA	16.00	1	16.00	14.20
				<b>ORDER TOTAL</b>	<b>38,595.72</b>	<b>2,480.72 LBS</b>



Reference: TNT Fireworks Tent Emergency Procedures

Note for all scenarios: The tent will be closed for business in each of these events until the situation is resolved or weather issue has passed.

The emergency procedures for TNT Fireworks tents will be implemented in the following manner:

Thunder Storms

Operators and tent attendees will gather belongings and move indoors or inside of cars/vehicles until the storm has passed. Once clear, the sale will reopen for business.

Tornado Watch

In the event of a tornado warning, all operators and attendees will be directed to evacuate the tent and seek shelter in a low-lying area. Any electrical items will be turned off.

Mobile Shooter

In the event of a mobile shooter, all operators and attendees will be instructed to lie on the ground and emergency personnel will be notified. No action will be taken to approach the mobile shooter.

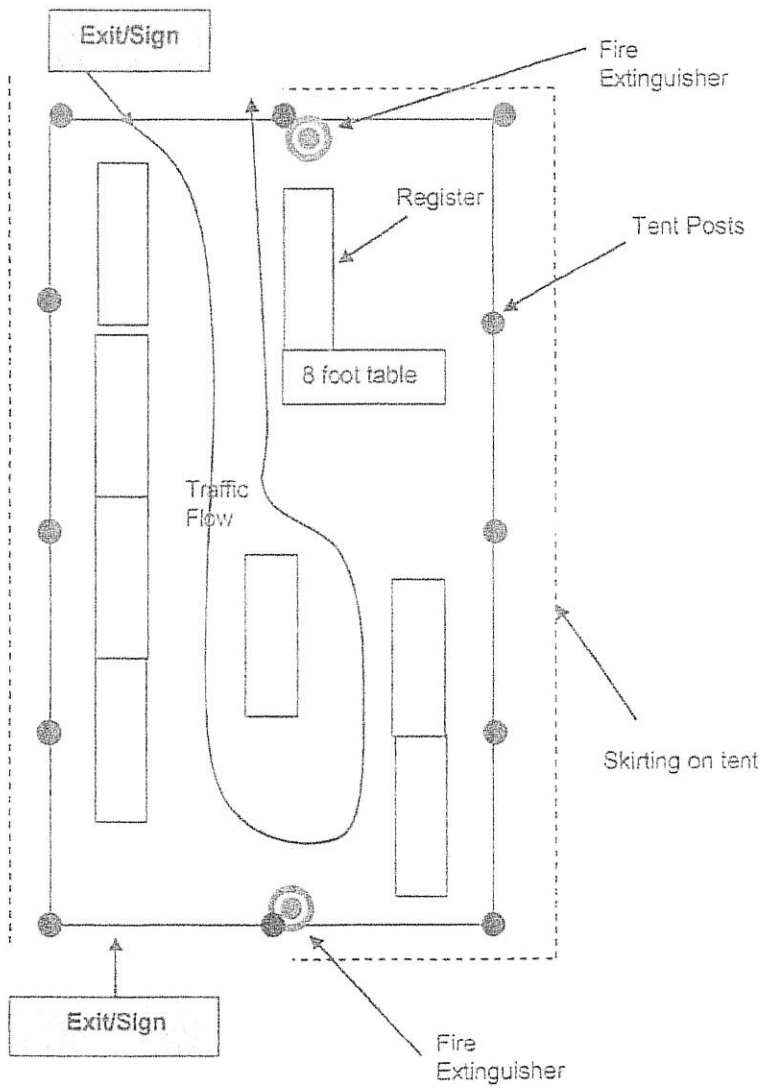
Fire

In the event of a fire in its early stages, operators will utilize the fire extinguishers on site to attempt to extinguish the flames. If the fire is unmanageable, emergency personnel will be contacted immediately by dialing 9-1-1. Simultaneously, operators and attendees will vacate the tent.

Tent Floor Plan and Layout Sketch

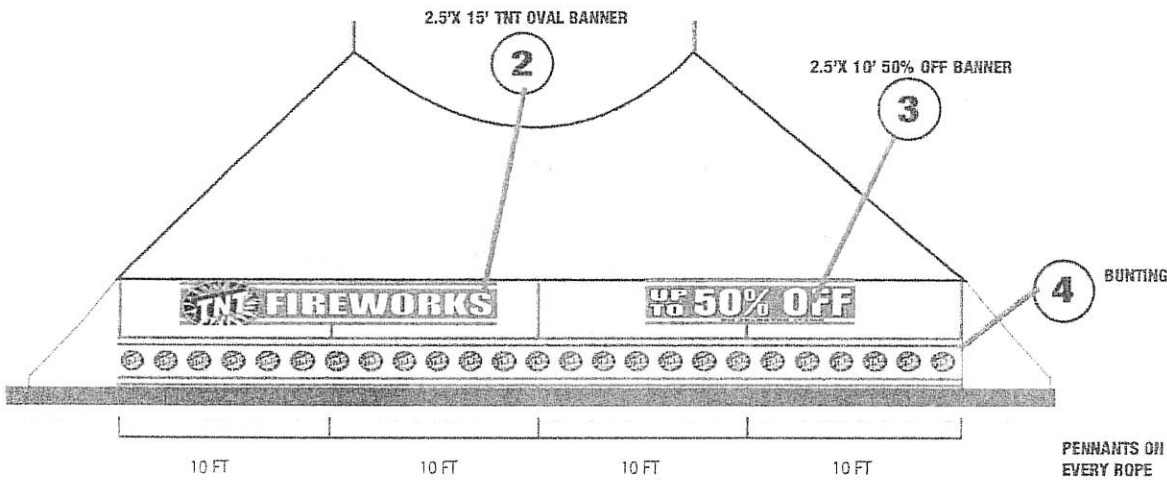


20' x 40' Tent

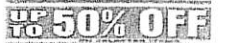


< Notes on Next Page >

# 20'x 40' WM TENT SIGNAGE PLACEMENT



2.5'x 10' 50% OFF BANNER



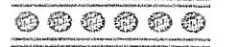
2'x 8' GROUP BANNER



2.5'x 15' TNT OVAL BANNER



BUNTING

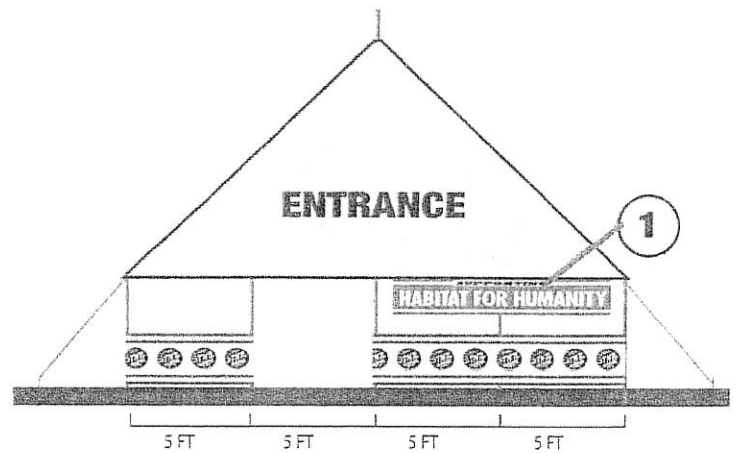
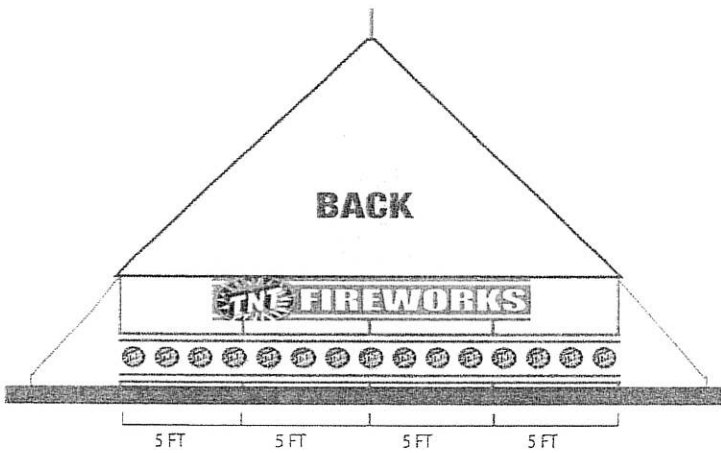


PLACE IN HI VISIBLE LOCATION BY ROAD



730411E

730410E



**Fireworks Sale License**  
 Town of Genesee  
 S43 W31391 HWY 83  
 PO Box 242  
 Genesee Depot, WI 53127

**Applicant Information**

\$100.00 License Fee per Ordinance No.334-2

Date: 3/11/2026		
Name: TNT Fireworks Matt Sokol		
Address: [REDACTED]		
City: [REDACTED]	State: WI	Zip: 53066
Phone: [REDACTED]	Email: [REDACTED]	
Previously Held License	Yes	No
If Yes, Where? Fitchburg, Monona, West Milwaukee, Appleton, etc		

**Property Owner Information**

Date: 3/11/2026		
Name: Apsa Grop LLC		
Address: W307S4819 WI 83		
City: Mukwanago	State: WI	Zip: 53149
Telephone: [REDACTED]	Cell Phone:	
Previous Use of property for the Sale of Fireworks	Yes	No
If Yes, When and Who?		

**Property Location Information (Where Product will be Sold)**

Address of Premises: Genesee Food Mart and BP Gas Station: W307S4819 WI 83		
City: Genesee	State: WI	Zip: 53127
Telephone: 2 [REDACTED]	Cell Phone:	

**Itemization of the Specific Fireworks to be Sold:**

Included

**Applicant**

Print Name: Matt Sokol

Signature: [Signature]

**Property Owner**

Print Name: Signed lease included

Signature: \_\_\_\_\_

**Town Official Accepting Form**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Approval Date:	Signature of Town Officer:	Fee Paid:

This Permit is not Valid until signed by an authorized representative of the Town of Genesee.

*3-17-26 pd ck # 2707 100.00*

LEASE AGREEMENT / STAND AND TENT LOCATION

TNT® FIREWORKS

4511 Helton Drive, Florence, AL 35630

800.243.1189

This agreement is made between APSA Group LLC ("Landlord") and American Promotional Events, Inc. - East dba TNT Fireworks ("Tenant") for the purpose of allowing Tenant to sell approved fireworks from the following Premises (the "Location"):

Location Name Genesee Mart

TNT Location Number FWT 4819

Address W307S4819 WI 83

TNT Sales Associate Matt Sokol

City, State, Zip Genesee Depot, WI 53127

County Waukesha

A. Landlord agrees:

- 1. To lease the Location to Tenant and Tenant, or Tenant's representative, shall have the exclusive right to operate a retail fireworks Stand, Tent or other sales outlet, as Tenant may determine and as permitted by applicable law, at and from the Location for the following selling period(s):

From: June 15, 2026 To: July 12, 2026 (July 4<sup>th</sup> Season)

From: December ~~XXXXX~~20 ~~XXXX~~ To: January ~~XXXXXX~~, 20 ~~XXX~~ (New Year's Season)

Plus a reasonable period of time before and after each selling period for erecting and dismantling Tenant's equipment and delivering and removing Tenant's inventory. Landlord warrants to Tenant that Landlord has the right to enter into this Lease for the Location.

- 2. Not to permit the sale, storage or advertising of consumer fireworks by any other person or entity from the Location or any property owned or controlled by Landlord within five (5) miles of the Location.
- 3. To deliver possession of the Location free of debris and ready for erection of Tenant's stand or tent.

B. Tenant agrees:

- 1. To pay rental as follows:

Payment made to: APSA Group LLC

July 4<sup>th</sup> Season: [REDACTED]

By: June 1st, 2026

New Year's Season: \_\_\_\_\_

By: \_\_\_\_\_

- 2. To obtain and pay for all necessary permits and licenses required by law for the conduct of Tenant's business from the Location, to post with appropriate local authorities any bonds or other security which might be required for operation of Tenant's business from the Location, and to ensure that the operation of Tenant's business shall adhere to all applicable laws and regulations.
- 3. To provide liability insurance coverage in the aggregate amount of \$1,000,000 and to deliver to Landlord, prior to occupancy, a certificate of insurance evidencing such insurance covering the erection and operation of Tenant's retail outlet, naming Landlord (and Landlord's mortgagee, if applicable) as additional insured, and to indemnify, defend and hold harmless Landlord from and against any claims arising from the erection, maintenance or operation of Tenant's retail outlet.
- 4. To keep the Location clean and free from garbage and trash during the Season and to remove all of Tenant's property after each Season and return possession of the Location to Landlord after each Season in substantially the same condition as received, ordinary wear and tear excepted.

C. Landlord and Tenant agree:

1. Tenant shall have the right to terminate this lease for any reason and shall be entitled to a refund of all prepaid rent or Tenant shall have the right to terminate the lease for a single Season and receive a refund of prepaid rent for such Season if the Location has not yet been occupied.
2. Tenant may elect not to operate a retail fireworks outlet at the Location for any one or more seasons without requesting a refund of any prepaid rent or terminating the Lease, and the Lease shall continue in full force and effect.
3. Tenant believes that the Location can be operated for the storage and retail sale of consumer fireworks, however, if any governmental authority (whether federal, state, or local) having proper jurisdiction over the Location enacts, issues, or modifies any applicable law, order, ordinance or regulation affecting the storage or retail sale of consumer fireworks, Tenant shall not be obligated for the payment of rent under the lease, or if the payment of rent has already been made to the Landlord, the Landlord shall refund the rent payment within 10 days of request by the Tenant.
4. This Lease shall be automatically renewed on the same terms and conditions as set forth above for each Season through 20 /// unless cancelled by Tenant prior to January 1. If Landlord receives an offer to lease the Location for sale of fireworks at any time prior to the first anniversary of the termination of this Lease for any reason other than Tenant's default, Landlord shall give Tenant notice of such offer, and Tenant shall have the right of first refusal to extend the term of the Lease on the same terms and conditions as the offer.
5. Landlord acknowledges that Tenant may designate another person or entity to operate the retail fireworks outlet at the Location but Tenant shall remain liable for all of Tenant's obligations hereunder.
6. An Addendum of xxxx pages is attached hereto.
7. This Lease, or any subsequent amendments, shall not be valid unless signed by Tenant's home office representative.

**LANDLORD**

Name: APSA GROUP LLC  
 Address: W307S4819 WI 83  
 City, State, Zip: Genesee Depot, WI 53127  
 Phone: 201-663-0504  
 Tax ID #: [REDACTED]  
 Email: \_\_\_\_\_

**ADDITIONAL INSURED, IF ANY**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**LANDLORD**

Signature: \*\* Arjun Kumar  
 Print Name: ARJUN KUMAR  
 Date Signed: \*\* 3/11/26

**TNT FIREWORKS**

DocuSigned by:  
Preston Platt  
 Signature: \_\_\_\_\_  
 Print Name: Preston Platt  
 Date Signed: 3/11/2026

TO: Town of Genesee Plan Commission  
CC: Town Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: May 20, 2026  
MTG DATE: May 27, 2026  
RE: RP Rents – Plan of Operation amendment for a sign

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**BACKGROUND:**

1. Petitioner/Agent: RP Rents LLC
2. Property Owner: Snook Properties 1 LLC
3. Address: W339 S2218 County Road C
4. Location:  
Being a part of Lot 1 CSM 12664 being a part of the NW ¼ of Section 6 T6N R18E
5. Tax Key Number(s): 1463.998.001 & 1463.998.003
6. Area: 32.9 AC
7. Town Zoning: M-2, General Industrial, EC & C-1 Districts
8. Waukesha County Shoreland Zoning: M-2 General Industrial District, EC & C-1 Districts

**OVERVIEW:**

The petitioner is requesting approval of a Plan of Operation amendment to construct two wall signs on the subject property. A 126 sq. ft. wall sign on the west building elevation and a 56 sq. ft. sign on the south elevation. Section 478-5(B) of the Town code requires industrial signs to be reviewed and approved by Plan Commission.

**PLANNER COMMENTS:**

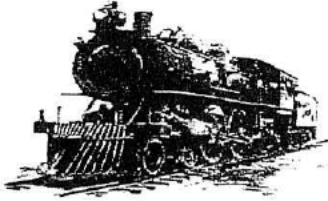
**Zoning:** The subject property is zoned M-2 General Industrial District. Per the industrial designation, all signage is then approved by Plan Commission. The property is surrounded by industrial properties in the Town of Genesee and Town of Ottawa. The building is setback significantly from the property line. Given the large setback distance and scale of the building wall, the proposed 126 sq. ft. seems reasonable on the wall facing the street and is identically in size to the sign approved immediately north of Century Traffic in 2025. For comparison, the image below is approximately 280' from the WE Energies building located north of the site on Highway 18. The WE Energies sign is approximately 50 sq. ft.

including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

7. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

**EXHIBIT:**

- A. GIS Location Map
- B. Application/Submittal



Town of Genesee est. 1843  
 543 W31391 Highway 83  
 P.O. Box 242  
 Genesee Depot, WI 53127  
 Tel: (262) 968-3656 Fax: (262) 968-3809

**PLAN OF OPERATION APPLICATION**

BUSINESS NAME: RP Rents LLC  
 BUSINESS ADDRESS: W339 S2218 CTH C  
 PLAN OF OPERATION NO.: \_\_\_\_\_ TAX KEY NO.: GNT 1463998001 and GNT 1463998003  
 REQUEST FOR: Application for sign permit

**RESPONSIBLE PARTY NAME (BUSINESS OPERATOR), MAILING ADDRESS & DATE:**

RP Rents LLC 4/15/26  
 Printed Name \_\_\_\_\_  
 \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER NAME, MAILING ADDRESS & DATE:**

Snook Properties 1 LLC 4/15/26  
 Printed Name \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**BUSINESS NARRATIVE:** On separate paper, please describe in detail the specific type of business operation (Retail, Restaurant, Manufacturing, Office, Etc.), including temporary, accessory, and outdoor uses (storage, etc.). The details should include parking needs, exterior display needs, proposed alterations to the building exterior or the site, lighting, landscaping, signage, etc. Provide a separate list of all items sold or produced on the property.

**SITE SPECIFIC QUESTIONS**

Are there any proposed changes to the current site plan proposed? Yes  No  If yes, please delineate the additional changes on the Site Plan submitted.

1. Is any interior remodeling proposed? Yes  No   
 Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

*Paid chk # 75  
 20506*

2. Are any changes to the parking or loading on the current site plan proposed? Yes  No   
If yes, delineate any changes on the Site Plan submitted.

Number of parking spaces on the site? \_\_\_\_\_

Number of loading docks on the site? \_\_\_\_\_

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? \_\_\_\_\_  
\_\_\_\_\_

3. Are any changes to the lighting on the current site plan proposed? Yes  No  If yes, delineate any changes on the Site Plan submitted.

4. Are any changes to the landscaping on the site proposed? Yes  No  If yes, delineate any changes on the Site Plan submitted.

5. Is the operator changing? Yes  No

6. Are any special events proposed with this use? Yes  No   
If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Are any changes to the Signage on current site plan proposed? Yes  No   
If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

*Raceway mounted channel letters*  
Sign A 50.57" x 360" w = 126.4 Sqft  
Sign B 33.71 x 240" w = 56.18 Sqft

8. What are the proposed maximum days and hours of operation?

NA

9. How many employees (maximum) will be working at this location?

Full-Time \_\_\_\_\_ Part-Time \_\_\_\_\_ Seasonal \_\_\_\_\_

NA

10. Will there be music or other types of entertainment onsite? Yes  No

If yes, describe what types (live, amplified, recorded, juke box, etc.) Indoors and/or outdoors and

the days and hours music will be provided?

NA

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11. Are there any dumpsters/waste containers on site? Yes  No

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? \_\_\_\_\_

12. Is the site served by sewer or a private septic system? NA

If on septic, has a Sanitary Permit or PSE been obtained for the project? Yes  No

If yes, please provide a Sanitary Permit Number or date of PSE approval. \_\_\_\_\_ If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes  No

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

14. Will there be any bar service? Yes  No

If yes, please provide interior and exterior bar seating on the floor plan/site plan.

15. Will there be any outside storage on site? Yes  No

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

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16. Has a Building Inspection been completed? Yes  No  NA

If yes, Date. \_\_\_\_\_

If no, please contact the Town Building Inspector at (262) 825-8820.

17. Has a Fire Inspection been completed? Yes  No  NA

If yes, Date. \_\_\_\_\_

If no, please contact the Local Fire Inspector at (262) 646-6235.

18. Do you feel there will be any problems such as odor, noise, smoke, etc. resulting from this operation?

Yes  No  If yes, explain \_\_\_\_\_

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19. Expected date of occupancy: NA To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)

completed copies of ALL required materials shall be submitted to the Town Planner. No changes to the request may be made once the application packet is submitted. It is preferable the plans or maps include two (2) full size sets and two (2) 11" x 17" sets and drawn to scale. Plans shall not be reduced, enlarged or faxed. Additional items may be required. In addition to the above, the Town requires one (1) digital/electronic copy of the submittal packet.

The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in this application form. Incomplete or inaccurate applications may be denied. By signing this form, the owner or his/her authorized agent is giving their consent to the Town of Genesee to inspect the site as necessary and related to this application, even if the property has been posted against trespassing pursuant to Wis. Stat.

Name of Business Operator: Rob Snook  
Signature: Rob Snook Date: \_\_\_\_\_  
4/15/26

Name of Property Owner or Authorized Agent: Rob Snook  
Signature: Rob Snook Date: \_\_\_\_\_  
4/15/26

Title or authority, if not the property owner: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_

**BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.**

# Town of Genesee

543W31391 HWY 83  
Genesee Depot, WI 53127  
Mailing address: P O Box 242  
Genesee Depot, WI 53127

For inspections call:  
262-825-8820

Zoning approved by: \_\_\_\_\_

Project Location (Building Address)	W339 52218 CTHC
Project Description	Signs
<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE AND TWO FAMILY	

## General Building Permit Application

Permit NO.	
TAX KEY #	GNT1463998001
BUILDING PERMIT #	
Zoning Permit #	

Owner's Name <b>Snoak Properties I LLC</b>	Mailing Address - Include City & Zip <b>2949 E 1479<sup>th</sup> Rd Ottawa, IL 61350</b>	Telephone - Include Area Code <b>815-615-8740</b>
Contractor's Name <b>Aubrey Sign Company</b>	Mailing Address - Include City & Zip <b>1847 Suncoast LN Batavia, IL 60510</b>	Telephone - Include Area Code <b>630-482-9901</b>
Estimated Cost <b>\$18,000.00</b>	Email <b>tyler@aubreysigns.com</b>	License Number DC: _____
		License Number DCQ: _____

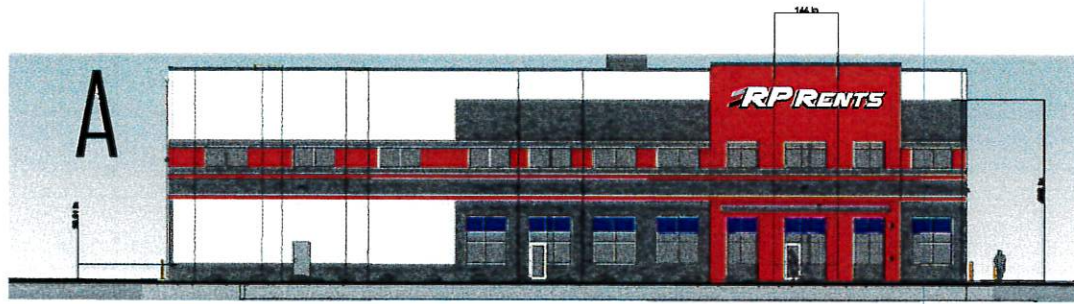
Permit Fees	Quantity	Fee
<b>RESIDENTIAL- 1 and 2 Family</b>		
New Structure		\$0.35 per sqr ft (all areas all levels) \$150 Minimum.....
Remodel / Addition		\$10.00 per \$1000 of valuation \$150.00 Minimum.....
Erosion Control		New Construction \$200 Addition / Accessory Structure \$100
State Seal		\$40.00
Accessory Structure		\$0.30 per sqr ft (all areas all levels) \$150 Minimum.....
<b>COMMERCIAL - INDUSTRIAL</b>		
New Building		See Fee Schedule.....
Remodel/Addition		\$13.00 per \$1000 of valuation \$300.00 Minimum.....
<b>AGRICULTURAL BUILDING</b>		
New Building		\$0.20 per sqr ft (all areas all levels) \$150.00 Minimum.....
Remodel/Addition		\$9.00 per \$1000 of valuation \$150.00 Minimum.....
<b>MISCELLANEOUS</b>		
Decks, each		\$0.28 per sqr ft (all areas all levels) \$150 Minimum.....
Pools		\$150 Above Ground / \$225 In-Ground.....
Special Inspections		\$150.00 for the first hour, \$100 per hour after, 1 hour minimum
<b>Permit to start instruction of footings &amp; foundation only</b>		\$400.00
<b>RAZING Residential</b>		\$150.00.....
<b>Commercial</b>		\$225.00.....
<b>Other</b>		
<b>Minimum Permit Fees</b>		Residential and Agricultural \$150    Commercial \$300
<b>Reinspection Fee \$125</b>		Failure to call for an inspection \$125

**TRIPLE FEES ARE DUE IF WORK STARTED BEFORE PERMIT IS ISSUED. PERMIT FEES ARE NON-REFUNDABLE, NON-TRANSFERABLE.**

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, of the Department, Municipality, Agent or Inspector, and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Give at least 24 hour notice.

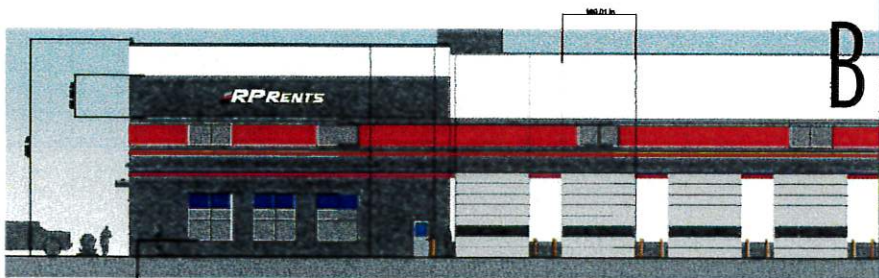
SIGNATURE OF APPLICANT  DATE **4/21/26**

<b>FEES</b>	<b>RECEIPT</b>	<b>PERMIT EXPIRATION:</b>	<b>PERMIT ISSUED BY MUNICIPAL AGENT</b>
Inspection Fee _____	CK # _____	Permit Expires 12 months from date of issuance	Name _____
<b>NO REFUNDS</b>	Date _____		Date _____
<b>ON PERMITS</b>	From _____		Cert.No. _____
	Rec.By _____		



360 in

50.57 in

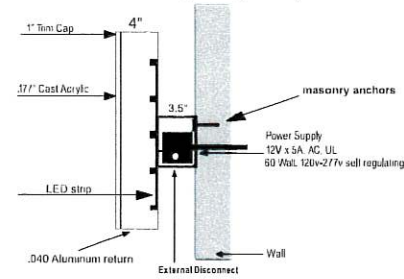


240 in

33.71 in



LED SIGN DETAIL (raceway mount)



Account:  
RP Rents

Location:  
W339S1742 County Rd C  
Genesee, WI 53127

Date: 4/13/26

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR. IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_ date \_\_\_\_\_

*Aubrey*  
SIGN CO.

1847 Suncast Lane  
Batavia, IL 60510

Ph: 630-482-9901  
Fax: 630-482-9906

[www.aubreysigns.com](http://www.aubreysigns.com)

Email:  
[paul@aubreysigns.com](mailto:paul@aubreysigns.com)

Sign details: Custom fabricated channel letters. White acrylic faces, black trim caps and returns with full color on logo. Raceway mounted, raceway painted to match sign band.  
Type of Illumination: Low voltage LEDs and 12V x 60W power supplies. UL listed external disconnect  
Dimensions: (A) 50.57" H x 360" W = 126.4 Sqft.  
(B) 33.71" H x 240" W = 56.18Sqft

## Genesee Plan Commission Public Hearing Minutes

April 27th, 2026

Chairman Tesch called the adjourned Public Hearing to order at 6:00 p.m. Present was Chairman Tesch, Town Supervisor Yatzeck, and Plan Commission Members Christiansen, Fedak, and Toole. Also present was Planner Lyons and Deputy Clerk Workman. Absent were Plan Commission Members Engelking and Buck

Chairman Tesch read the Public Hearing Notice. Town Supervisor Yatzeck recused himself from the Public Hearing. Plan Commission Member Christiansen asked if there would be conditions for the number of wells and septic systems required for the change in use. Planner Lyons stated that yes, the Conditional Use, if granted, would be conditioned on approval from Waukesha County regarding the well and septic systems.

Chairman Tesch then opened the hearing up to the floor.

John Yatzeck, S51W30791 Walnut St, stated that he is against the conditional use permit being issued because he does not think that renters take care of property like an owner does. He also thinks that a decision today would be hasty. (Full Letter labeled Exhibit A)

Petitioner, Robert Williams, stated that he is currently working with Waukesha County regarding the well and septic issues and he has submitted a proposal for purchase to the church.

---

Marlene Bloom, W309S5035 Homestead Ct, stated that she wants to know how long the town has to make a decision in this petition. Planner Lyons stated the town has 96 days from submittal to make a decision.

Chairman Tesch then asked three (3) times if there were any more comments. There were none. The hearing was brought back to the table.

Fedak made a motion to close the Public Hearing. The motion was seconded by Toole. The motion was approved 4-0. The Public Hearing was closed at 6:17 p.m.

Respectfully Submitted,

Rachel Workman

Exhibit  
A

My name is John Yatzek. I live in the Village of Genesee on Walnut Street, just at the end of the street where the Church property is.

It's only been a little over ONE MONTH since a small number of us were made aware that there would be a Public Meeting to discuss a proposal that would drastically change our small Village. A neighborhood that primarily consists of single family residences and a Church that has been here for over 150 years.

WHY ... most of us weren't given actual mailers about something that affects us versus just a public posting and word of mouth is another issue that I'd love addressed ...but here we are and luckily some of us have been made aware.

So, the proposal is: *to convert ONE building, which is a PART of an existing Church property, into MULTI-FAMILY UNITS, while leaving the Sanctuary as is* for the time being. I believe this is short sighted, premature, and is in need of much, MUCH further time and discussion. More input is demanded and because of that I am 100% against any approval of the proposal at the current time.

Just to address the issue of MULTI-FAMILY OR NON-OWNER OCCUPIED DWELLINGS:

It is imperative to look at what is already happening in our neighborhood (and very commonly universally). Renters are literally NOT REALLY RESPONSIBLE for the upkeep or presentation of the properties they live at. LANDLORDS ARE. And we've all heard of ABSENTEE LANDLORDS! Renters don't always have "PRIDE OF OWNERSHIP", obviously some do, but some do not! And if you have an out-of-sight, out-of-mind landlord then properties sometimes look like a (sore thumb/dump/mess)!

A PRIME EXAMPLE ALREADY is a rental property on the corner of Old Village Road off Hwy 83. That is one of two main entrances to the neighborhood, it's rented and it is NOT being kept up. (The other entrance on Walnut Street off Hwy 83 has a condemned, un-used, let go house Is there a time limit on that?) I know of several other rental properties in the neighborhood that need cleaning up. It's embarrassing and more than likely would cause anyone wishing to move here to think twice as those are the FIRST IMPRESSIONS!

You can walk around the Village yourselves and see which may be houses that are being rented vs. owned! *It already should be addressed!* As I said last month when I spoke, and as I am stating now, PRIDE OF OWNERSHIP is provided by OWNERS not RENTERS and a Multi-Family Unit is the last thing we need here. Eventually there's problems.

So, what is the solution? For one thing **TIME TO THINK ABOUT IT!**

I feel that emotional decisions are being made by just a small number of members that may be helpful short sightedly, for the church... but not for the future health of the Village and Community. And, *is it really good for the church?*

It appears most of us want the SAME THING: that the Church remains a Church! It's over 150 years old! It's HISTORICAL! It's been a staple in our small Village for generations and generations! We just need to figure out how it's a WIN-WIN!

Some people have voiced the property being on a side street and not on a main road is a problem, I don't believe that is an issue at all! It has lived on this same street for over a hundred years and the congregation was booming for many of those! People just need an address and they will come. I don't see it as a problem at all.

One has to ask then, why has the congregation shrunk or attendance declined as much as it has? Is the minister here to talk about this? I see it as attendance brings offerings which help sustain the buildings. What has caused this dilemma?

To address splitting the property:

The biggest problem with the current proposition, in my strong view, is that the Church building alone will *never be a viable communal Church without the "Education" building*. Besides the Church currently not being ADA accessible, it just lacks space. Common sense *dictates* that the Church, standing on its own, is virtually unusable to the all parishioners. And, along with that, Churches need places for Sunday School, programs, activities, meetings, it's office. Back in the day we had Ice Cream Socials, more recently Pig Roasts, and the kitchen in the Ed Unit is essential! Most importantly, no future congregation will be interested in that property *without* that Ed Building.

Therefore, my position is that I think *MUCH, MUCH more discussion is required*. I think that letters should go out and neighbors on Old Village Road, Walnut Street and Church Street should be assembled and input gathered by the people who actually live there, to talk about potential uses. This current proposal was dropped in our laps (less than transparently) and many neighbors are still unaware anything is about to happen. But now that there is an awareness, TIME is needed to help come up with a plan that everyone can be content with! I for one will volunteer to help spearhead this effort as a neighbor in this time of need. If there are church members here tonight that would like me to help please let me know after the meeting.

In the meantime, I think a decision should be postponed for a good year or until discussion can happen. People need this time to put their thinking caps on and to spread the word to help come up with an agreeable solution for all. It's a Village issue not just for the current congregation. If the Ed unit is unaffordable right now it may be wise to shut it down and winterize it until a decision can be made.

So, for the record, I am **STRONGLY AGAINST A MULTI-FAMILY CONDITIONAL USE PERMIT** being allowed at this time and, if it is, it will remain that way forever, no turning back.

Approval would be a **HASTY DECISION**.

TOWN OF GENESEE PLAN COMMISSION MEETING  
April 27th, 2026  
MINUTES  
6:00 p.m.

**Immediately Following Public Hearing**

Chairman Tesch called the meeting to order at 6:17 p.m., immediately following the public hearing. Present was Chairman Tesch, Town Supervisor Yatzeck and Plan Commission Members Christiansen, Fedak, Toole Also present was Planner Lyons and Deputy Clerk Workman. Absent was Plan Commission Members Engelking and Buck. Yatzeck recused himself from agenda item number 2.

1. **Public Comment-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available.** None
2. **Discussion/Action- Conditional Use Request for Robert Williams, W306 S5075 Church Street, Mukwonago, Wisconsin for a Conditional Use to allow for a legal nonconforming use of a Church and Community Center to be altered to add three (3) Multifamily Units per Sections 40(B)(18) and Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said uses. The property is described as being Lot 2 CSM 6628 being a part of the NW ¼ Section 27 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W306 S5075 Church Street. (GNT 1546-009-001) Planner** Lyons went through the request proposed and his report which included many conditions. Planner Lyons recommended approval of this Conditional Use. Fedak stated that she is in favor of this request because she does not think that there is enough substantial evidence to deny the Conditional Use request. Plan Commission discussed request. Toole made a motion to approve the Conditional Use request for Robert Williams based on the Planner's Report and conditions 1-16 dated April 22<sup>nd</sup>, 2026. The motion was seconded by Fedak. The motion was approved 4-0.  
Yatzeck back to the table at 6:36 p.m.
3. **Discussion/Action- Approval of an Entrance Gate/Monument for Desiree Erickson. The property is described as being a part of the NE ¼ of Section 10 T6N R18E of the Town of Genesee, Waukesha County. More specifically, the property is located at W310S2525 Cregennan Bae. (GNT 1473-980-001) Planner** Lyons discussed what the petitioner wants to do with creating two end-of-driveway monuments. Planner recommended that the Town require a recertification survey to verify that the setback is being met as well as a photometric plan for the lights. Fedak made a motion to approved the request for entrance monuments for Desiree Erickson based on the Planner's report and recommendations dated April 22<sup>nd</sup>, 2026. The motion was seconded by Christiansen. The motion was approved 5-0
4. **Discussion/Action- Site Plan/Plan of Operation Amendment for Macy's RV & Auto Sales. The property is described as being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S34 W29939 Little John Drive. (GNT 1494-997-033) Planner** Lyons discussed that the petitioner would like to do RV sales by appointment only out of this unit. It is allowed within this zoning district. Fedak

made a motion to approve the Site Plan/Plan of Operation for Macy's RV and Auto Sales based on the Planner's report and recommendations dated April 22<sup>nd</sup>, 2026. The motion was seconded by Toole. The motion was approved 5-0.

5. **Discussion/Action- Approval of March 23<sup>rd</sup>, 2026 Plan Commission Minutes and March 23<sup>rd</sup>, 2026 Public Hearing Minutes** Toole made a motion to approved the March 23<sup>rd</sup>, 2026 Plan Commission Minutes. The motion was seconded by Fedak. The motion was approved 4-0 with Yatzeck abstaining. Fedak made a motion to approve the March 23<sup>rd</sup>, 2026 Public Hearing Minutes. The motion was seconded by Toole. The motion was approved 4-0 with Yatzeck abstaining.
6. **Update on Pending Enforcement Matters** Deputy Clerk Workman updated the Plan Commission on a pending violation on Woods Rd, Town of Genesee.
7. **Correspondence** None
8. **Adjourn** Toole made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 5-0. The meeting was adjourned at 6:48 p.m.

Respectfully Submitted,

Rachel Workman  
Deputy Clerk  
April 29th, 2026

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