

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
June 22, 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- Number of Accessory Structures for Brian Ransom. The property is described as being a part of the SE ¼ of Section 9 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S28W31318 Sunset Dr. **(GNT 1476-997-014)**.
3. Discussion/Action- Number of Accessory Buildings for Ben Stricker. The property is described as being as part of the NE ¼ of Section 13 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W281S3485 Chukar Lane. **(GNT 1489-982-007)**
4. Discussion/Action- Site Plan/Plan of Operation for Sunset Development. The property is described as being a part of NW and SW ¼ of Section 14 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S34W29945 Little John Dr. **(GNT 1494-997-027)**
5. Discussion/Action- Modification of the approved building envelope per Genesee Preserve Subdivision Plat for Robert Dignan. The property is described as being a part of the SE ¼ of Section 35 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W296S5930 Ancient Oak Trail. **(GNT 1579-011)**
6. Discussion/Action- Discussion/Annual Review of Specified Conditional Uses
 - a. Genesee Pet Suites-1-year CU review
 - b. Wern Valley Sportsmen's Club- 1-year CU review
 - c. Wern Valley Game Farm- 1-year CU review
 - d. Neighborhood Services- 1-year CU review
 - e. Rosebury Farms- 1-year CU review
 - f. Hoovers Haus All Dog Rescue- 1-year CU review
 - g. Foremost Stables- 1-year CU reviews
 - h. Walk This Way Srb LLC 1-year CU review
 - i. Gapinski- In-law-unit 1-year CU review
 - j. Gardipee- In-law-unit 1-year CU review
7. Discussion/Action- Approval of May 27th, 2026 Plan Commission Minutes
8. Update on Pending Enforcement Matters
9. Correspondence
10. Adjourn

Rachel Workman
Deputy Clerk
June 17th, 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.



Staff Review

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: June 17, 2026
MTG DATE: June 22, 2026
RE: Number of Accessory Structure

BACKGROUND:

1. Petitioner/Agent: Brian Ransom
2. Property Owner: Same as above
3. Address: S28 W31318 Sunset Drive
4. Location:
LOT 1 CERT SURV 9951 Being part of the SE1/4 SEC 9 T6N R18E
5. Tax Key Number(s): 1476.997.014
6. Area: 3.139 AC
7. Town Zoning: R-1, Residential District

OVERVIEW:

The petitioner is requesting approval to construct a 40'x20' inground pool. The applicant presently has the maximum two accessory structure per Section 19(B)(1). Therefore, per section 19(B)(1)(d) the applicant is requesting Plan Commission approval for a third accessory structure.

PLANNER COMMENTS:

Zoning: Section 19(B)(1) of the Town of Genesee code allows a maximum of two accessory structures. The applicant presently has a detached garage located northeast of the home and a pole garage located along the north property line. Section 19(D)(1)(k) includes swimming pools as an accessory structure and therefore Plan Commission approval is necessary for the additional structure.

The Town Plan Commission shall consider the purposes of the Zoning Code, the extent to which the structure would exceed the limits of the Zoning District requirements and the development patterns in the surrounding area, and the structure might have on neighboring properties when making a determination.

In reviewing the surrounding area, there appears to be a propertuies immediately east and south that have more than two accessory structures. This request would be consistent with the



Staff Review

surrounding area and should not have any detrimental impacts on the area. The total size of the existing and proposed structure is within the maximum allowed size by code.

STAFF RECOMMENDATION:

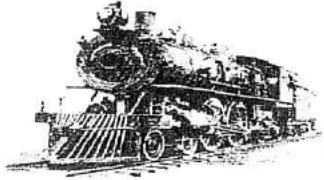
Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission to construct a 40'x20' inground pool for the property located at S28 W31318 Sunset Drive, (1476.997.014) subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission during its June 22, 2026 meeting.

EXHIBIT:

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



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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1476.997.014

ZONING DISTRICT: ~~R10~~ R-1

APPLICANT NAME, MAILING ADDRESS & DATE:

BRIAN RANSOM
 Printed Name
528 W31318 SUNSET DR Waukesha
 Mailing Address City State WI Zip 53189

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

BRIAN RANSOM
 Printed Name
528 W31318 SUNSET DR Waukesha WI 53189
 Mailing Address City State Zip

PROPERTY ADDRESS: 528 W31318 SUNSET DR Waukesha WI 53189

LEGAL DESCRIPTION: _____

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

INGROUND POOL

EXISTING STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: 20x40
INGROUND POOL

Total sq. ft. s (don't include basement) _____

Size of Lot: Average Width _____ Average Depth _____ Total Square Footage _____

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED. APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

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)

Project Description

Permit NO.

TAX KEY #

BUILDING PERMIT #

Zoning Permit #

COMMERCIAL ONE AND TWO FAMILY


General Building Permit Application

| | | |
|-------------------------------------|--|---|
| Owner's Name Brian Ransom | Mailing Address - Include City & Zip 528W31318 SUMMIT Waukesha 53189 | Telephone - Include Area Code [REDACTED] |
| Contractor's Name | Mailing Address - Include City & Zip | Telephone - Include Area Code |
| Estimated Cost | License Number DC: | License Number DCQ: |

| Permit Fees | | Quantity | Fee |
|---|---|----------|-----|
| RESIDENTIAL - 1 and 2 Family | | | |
| 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..... | | |
| COMMERCIAL - INDUSTRIAL | | | |
| New Building | See Fee Schedule..... | | |
| Remodel/Addition | \$13.00 per \$1000 of valuation \$300.00 Minimum..... | | |
| AGRICULTURAL BUILDING | | | |
| 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..... | | |
| MISCELLANEOUS | | | |
| 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 | | |
| Permit to start instruction of footings & foundation only | \$400.00 | | |
| RAZING Residential | \$150.00..... | | |
| Commercial | \$225.00..... | | |
| Other | | | |
| Minimum Permit Fees | Residential and Agricultural \$150 Commercial \$300 | | |
| Reinspection Fee \$125 | 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 _____ | |
| FEES | RECEIPT | PERMIT EXPIRATION: | PERMIT ISSUED BY MUNICIPAL AGENT |
| Inspection Fee _____ | CK # _____ | Permit Expires 12 months from date of issuance | Name _____ |
| NO REFUNDS | Date _____ | | Date _____ |
| ON PERMITS | From _____ | | Cert.No. _____ |
| | Rec.By _____ | | |

Preliminary Site Evaluation Application

Waukesha County Department of Parks & Land Use, Environmental Health Division
 515 W. Moreland Blvd., Room AC260 Waukesha, WI 53188 262-896-8300 FAX: 262-896-8298
 Email: spd@waukeshacounty.gov

| | |
|---|---|
| Date: <u>5/4/26</u> | Name of Property Owner: <u>BRIAN RANSOM</u> |
| Property Location: <u>528 W 21318 Sunset Dr, Waukesha, WI</u> | City, Town, Village of: <u>Waukesha</u> |
| Phone: [REDACTED] | Contractor Name: <u>BRIAN RANSOM</u> |
| Mailing: [REDACTED] | Phone: [REDACTED] FAX: [REDACTED] |

Improvement Description

(Indicate the Improvement Option that applies – "A", "B" or "C")

Option A – Please check from the list below:

- Swimming Pool
 Wood Deck
 Pole Building
 Outbuilding
 Garage
 Other

Attach survey, blueprints or plans to this application showing the dimensions and location of the proposed improvement on the property.

Option B

- Building Addition and/or remodeling
 No change in number of bedrooms

Land Division:

Creation of new land parcels that include an existing building served by a private sewage system.

Provide a description of the building and/or remodeling project.

Provide a survey showing the proposed land division, building location and the location of septic tank and soil absorption areas.

Option C

- Residential: Building Addition and/or remodeling that will result in an increase in number of bedrooms.

- Public/Commercial: Building addition and/or remodeling that will result in an increase, decrease or change of building use or operation. Please check the appropriate box below:

Existing number of bedrooms: _____

Increase in Building Usage: Same Usage:

Proposed number of bedrooms: _____

Decrease in Building Usage: Change of Use:

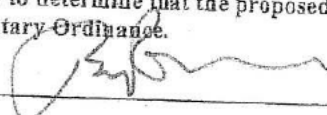
Provide a description of the building and/or remodeling project. Attach a survey, blueprints and/or plans of the proposed improvement or development to this application.

* May require a soil test pit and profile evaluation to determine whether the existing private sewage system is in an area having a high water table or bedrock condition. Assuring proper siting and installation of private sewage systems will help prevent contamination of groundwater. If the soil profile evaluation shows that the private sewage system is installed in unsuitable soils, it is understood that a code complying private sewage system shall be ordered installed regardless of whether a building permit is issued.

Private sewage systems that are "failing" by discharging sewage to the ground surface or backing up into the building will be ordered replaced with a code complying private sewage system.

By signing this form, I state that I am the property owner; I have read the above statement and agree to its conditions. I also give permission for a Waukesha County representative to enter my property to determine that the proposed improvement complies with Comm. 83, Wisconsin Administrative Code and Waukesha County Sanitary Ordinance.

BRIAN RANSOM



Printed Name of Property Owner

Property Owner Signature

| | | | |
|--|--|--|---------------------------------------|
| FEES: To be submitted with application | Make Checks Payable to: "Waukesha County" | For Department Use Only: | |
| Option "A" <u>\$56.00</u> | For improvements or remodeling projects involving more than one category, the fee will be based on the greater amount. | Received By: <u>MS</u> | Date: <u>5-13-26</u> |
| Option "B" \$72.00 | | Fees Due: <u>\$6.00</u> | Fees Paid: |
| Option "C" \$87.00 | | WC Zoning Jurisdiction: Yes <u>No</u> | Current on Maintenance: <u>Yes</u> No |

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: _____

| |
|---|
| Permit NO. |
| TAX KEY # |
| BUILDING PERMIT # |
| Zoning Permit # |
| Project Location (Building Address) |
| Project Description |
| <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE AND TWO FAMILY |

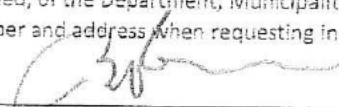
General Building Permit Application

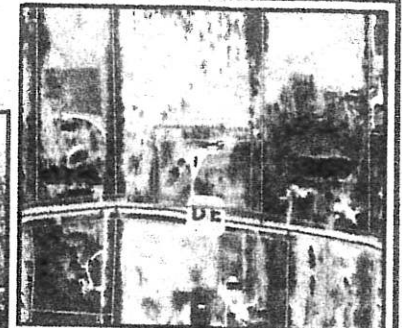
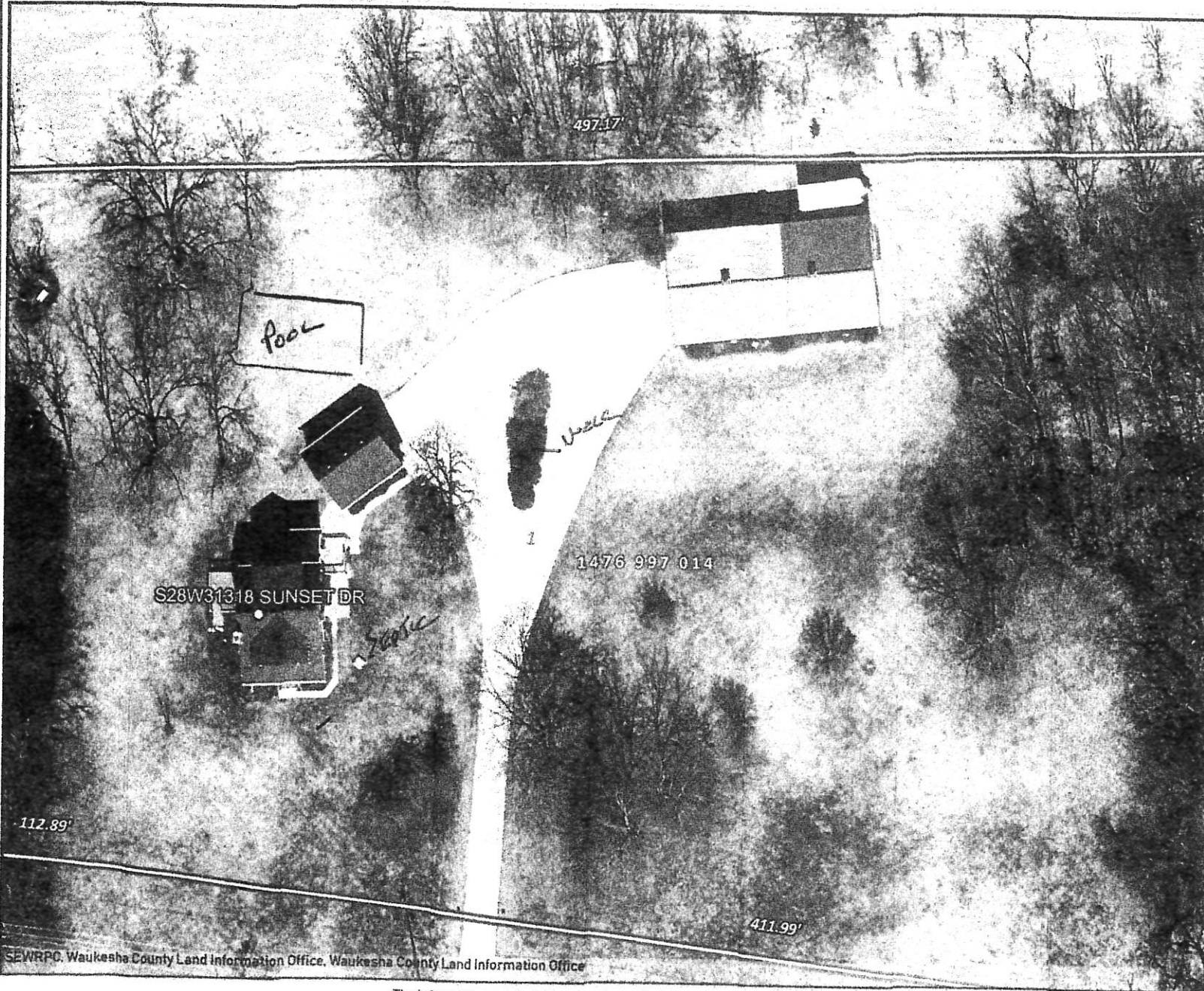
| | | |
|--------------------------------------|--|---|
| Owner Name Brian Rasmussen | Mailing Address - Include City & Zip 5280031318 Sumer 272 Waukesha 53189 | Telephone - Include Area Code [REDACTED] |
| Contractor's Name | Mailing Address - Include City & Zip | Telephone - Include Area Code |
| Estimated Cost | [REDACTED] | License Number DC: _____ DCC: _____ |

| Permit Fees | Quantity | Fee |
|---|----------|---|
| RESIDENTIAL- 1 and 2 Family | | |
| New Structure | | \$0.35 per sq 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 sq ft (all areas all levels) \$150 Minimum..... |
| COMMERCIAL - INDUSTRIAL | | |
| New Building | | See Fee Schedule..... |
| Remodel/Addition | | \$13.00 per \$1000 of valuation \$300.00 Minimum..... |
| AGRICULTURAL BUILDING | | |
| New Building | | \$0.20 per sq ft (all areas all levels) \$150.00 Minimum..... |
| Remodel/Addition | | \$9.00 per \$1000 of valuation \$150.00 Minimum..... |
| MISCELLANEOUS | | |
| Decks, each | | \$0.28 per sq 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 |
| Permit to start instruction of footings & foundation only | | \$400.00 |
| RAZING Residential | | \$150.00..... |
| Commercial | | \$225.00..... |
| Other | | |
| Minimum Permit Fees | | Residential and Agricultural \$150 Commercial \$300 |
| Reinspection Fee \$125 | | 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 |
| FEES | RECEIPT |
| Inspection Fee _____ | CK # _____ |
| NO REFUNDS | Date _____ |
| ON PERMITS | From _____ |
| | Rec.By _____ |
| | PERMIT EXPIRATION: |
| | Permit Expires 12 months from date of issuance |
| | PERMIT ISSUED BY MUNICIPAL AGENT |
| | Name _____ |
| | Date _____ |
| | Cert.No. _____ |



Legend

- Site Address
- Site Address Units
- Tax Parcels
- Conditional Zoning Changes
- Planned Unit Development
- Delafield Shoreland Overlay
- North Lake Overlay District
- C-1 Conservancy Overlay
- EC Environmental Corridor
- Shoreland Zoning
- Dam Failure Study
- Dam Failure Study
- Type
- GFP General Floodplain
- FF Flood Fringe District
- FW Floodway District
- County Zoning Area
- A-1 Agricultural District

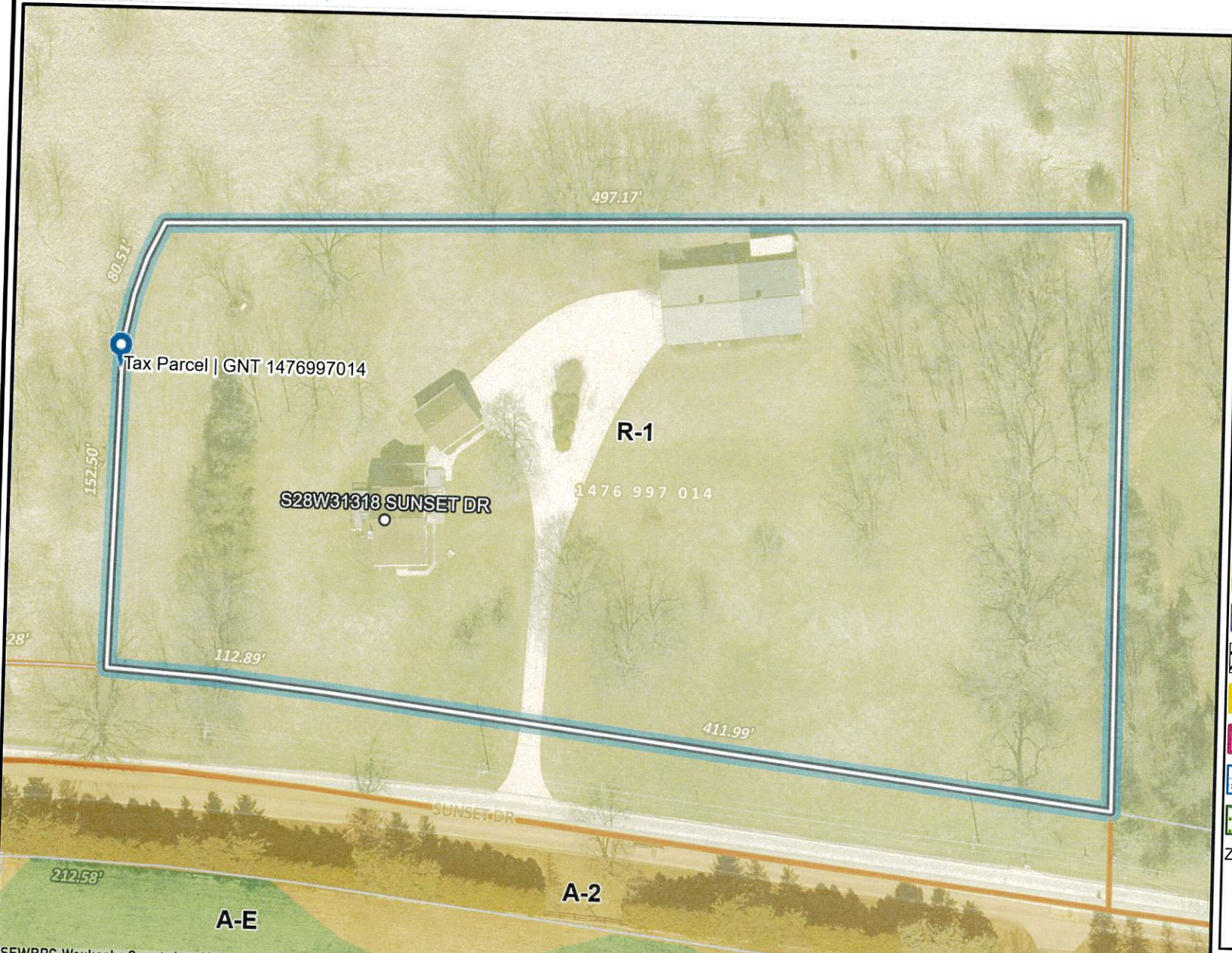
Notes

Printed Date: 5/13/2026 10:14 AM








SEWRPC, Waukesha County Land Information Office, Waukesha County Land Information Office







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



Legend

-  Site Address
-  Site Address Units
-  Tax Parcels
-  Assessor Plat Assessor
-  CSM CSM
-  Condominium Condomin
-  Subdivision Subdivisio

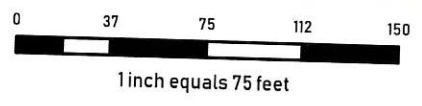
District Type

-  Historic Landmark
-  Historic District
-  Hydric Soil District
-  Planned Unit Development
-  Well Head Protection District
-  Town Wetland Overlay
-  Town Environmental

Zoning Districts

- A-1
- A-1a

SEWRPC, Waukesha County Land Information Office, Waukesha County LIS. A portion of the funding for this map set was provided by the Wisconsin Land Information Board Grant Program.



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Notes

Printed Date: 6/17/2026 11:15 AM



Staff Review

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: June 17, 2026
MTG DATE: June 22, 2026
RE: Number of Accessory Structure

BACKGROUND:

1. Petitioner/Agent: Ben Stricker
2. Property Owner: Same as above
3. Address: W281 S3485 Chukar Lane
4. Location:

PARCEL D CERT SURV 2640 Being part of the NE1/4 SEC 13 T6N R18E

5. Tax Key Number(s): 1489.982.007
6. Area: 3.227 AC
7. Town Zoning: R-1, Residential District

OVERVIEW:

The petitioner is requesting approval to construct a 38'x24' accessory structure. The applicant presently has the maximum two accessory structure per Section 19(B)(1). Therefore, per section 19(B)(1)(d) the applicant is requesting Plan Commission approval for a third accessory structure.

PLANNER COMMENTS:

Zoning: Section 19(B)(1) of the Town of Genesee code allows a maximum of two accessory structures. The applicant presently has a detached shed located west of home and chicken coop located behind the home. The proposed structure consists of a 28'x24' primary storage area and a 10'x24' lean to area. The total size of the existing and proposed structure is within the maximum allowed size by code.

The Town Plan Commission shall consider the purposes of the Zoning Code, the extent to which the structure would exceed the limits of the Zoning District requirements and the development patterns in the surrounding area, and the structure might have on neighboring properties when making a determination.

In reviewing the surrounding area there appears to be other properties in the area that have more than two accessory structures, including those located to the south at the end of Redtail Court.

This request would be consistent with the surrounding area and given the overall size of the property, proposed location of new structure, it should not have any detrimental impacts on the area.

STAFF RECOMMENDATION:

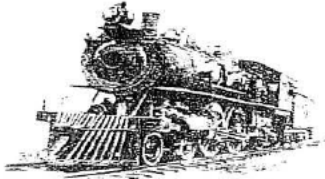
Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission to construct a 38'x24' accessory structure for the property located at W281 S3485 Chukar Lane, (1489.982.007) subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission during its June 22, 2026 meeting.

EXHIBIT:

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



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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1489.962.007

ZONING DISTRICT: R-1

APPLICANT NAME, MAILING ADDRESS & DATE:

Ben Stricker

Printed Name

W281 S 3485 Chukar Ln Waukegan, WI 53189

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Printed Name



City State Zip

Fax Email

PROPERTY ADDRESS:

LEGAL DESCRIPTION:

Parcel D CSM NO. 2690 133,057 S.F.

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

EXISTING STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

Size of Lot: Average Width _____

Average Depth _____

Total Square Footage _____

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed walls and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED. APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

Revised 7/24/15

Both of the undersigned state that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a zoning permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application, and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

Signature of Owner _____ Date _____

Signature of Agent _____ Date _____

Application (approved) (denied) by Zoning Administrator _____ Date _____

Conditions for approval or reasons for denial _____

Town Use Only

Fee Paid _____ Receipt No. _____ PSE Approved _____ BOA No. _____ PO No. _____

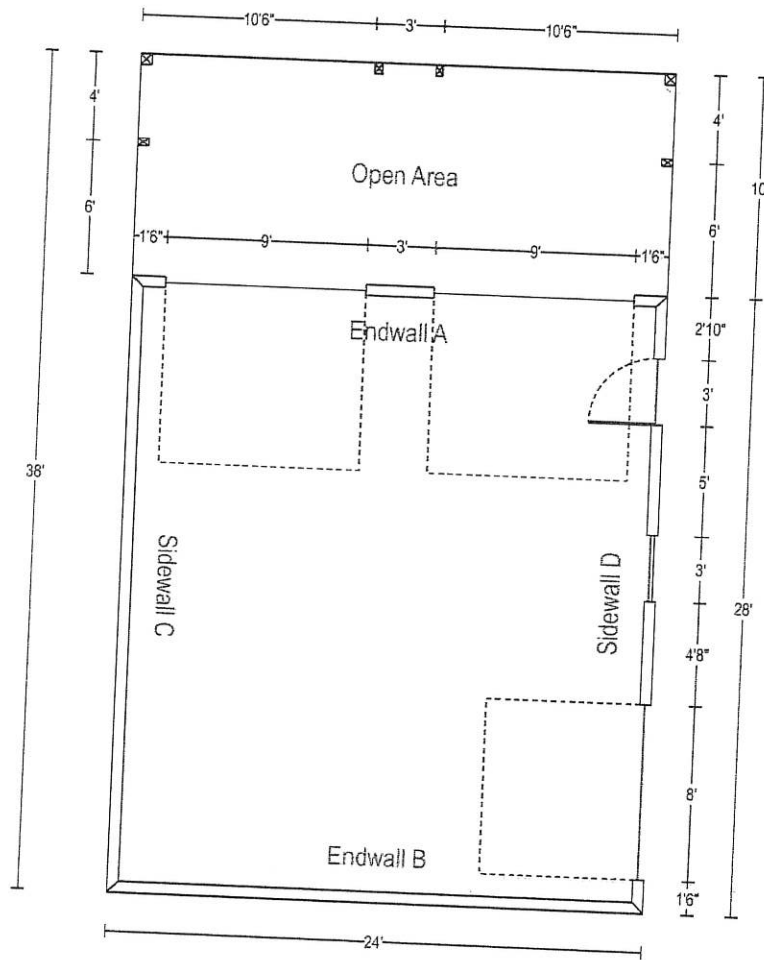
ZP No. _____ CU No. _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

Date: 5/15/2026 - 9:54 PM
Design ID: 326154689420
Estimate ID: 50915
Estimated Price: \$16,790.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

Garage Image



Date: 5/15/2026 - 9:54 PM
Design ID: 326154689420
Estimate ID: 50915
Estimated Price: \$16,790.49

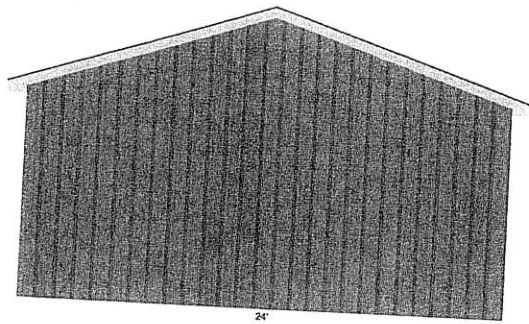
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

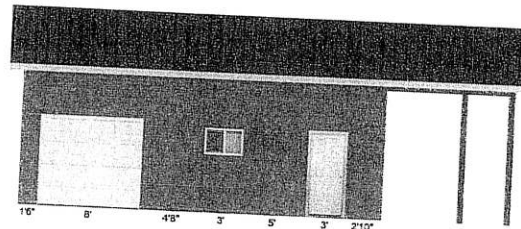
Dimensions

Wall Configurations

**Some items like wainscot, gutter, gable accents, are not displayed if selected.*



ENDWALL B



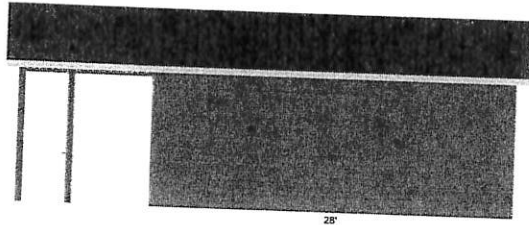
SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel
8X7 White Raised Panel Extension Spring
36"W x 24"H Performax™ Slider Window with Nailing Flange

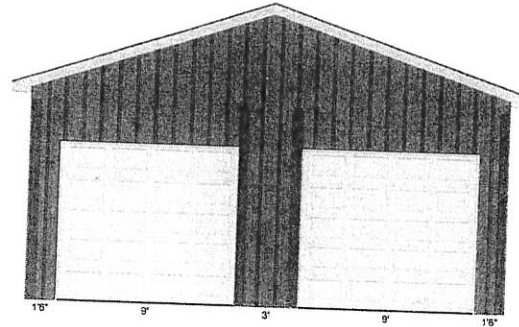
Date: 5/15/2026 - 9:54 PM
Design ID: 326154689420
Estimate ID: 50915
Estimated Price: \$16,790.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE



SIDEWALL C



ENDWALL A

9X8 White Raised Panel Extension Spring
9X8 White Raised Panel Extension Spring

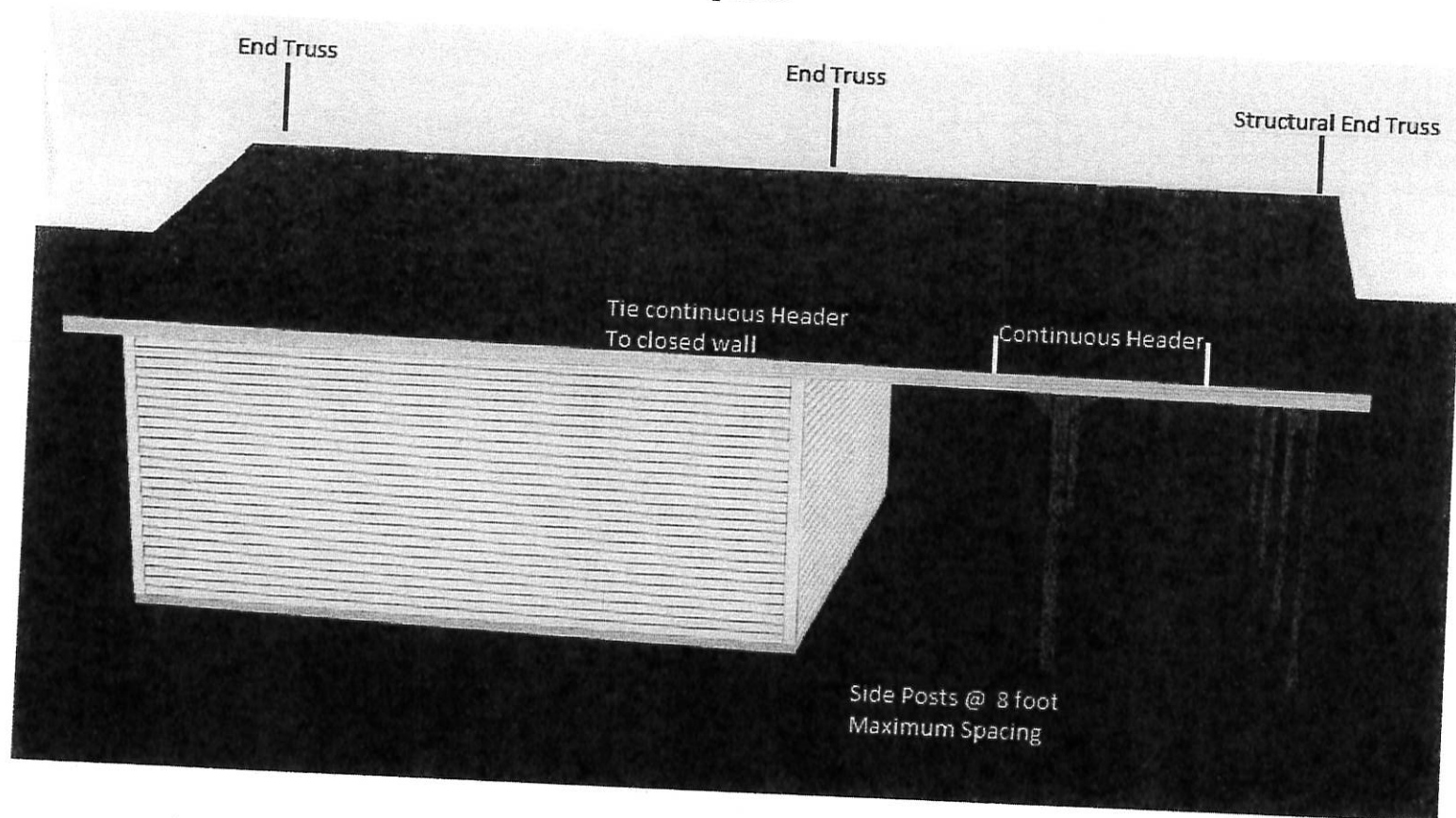
Date: 5/15/2026 - 9:54 PM
Design ID: 326154689420
Estimate ID: 50915
Estimated Price: \$16,790.49

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MENARDS®
Design & Buy™
GARAGE

Helpful Hints for Gable Porch Buildings

- Studs are estimated for the closed areas at 16" on center.
- Posts for the Open Area are estimated for 8 feet maximum spacing on the sides of the building.
- Posts are estimated with a combination of spacings when the open area of the building is not divisible by 8 (4, 6 or 8 feet on center).
- Posts for the end of the building are spaced at 10 feet on center maximum unless the overhead doors are added. When overhead doors are added the posts are positioned based on overhead door openings. No post is estimated if the door is less than 4 feet from the building corner.
- A continuous header is estimated to support trusses in the open area.
- The continuous header must tie to the closed area and be supported by the studs.
- Trusses are designed for 2 feet on center spacing, a structural end truss is estimated for the end of the open building, regular end trusses for the ends of the closed building and common trusses for the other areas.
- Siding is estimated on the gable of the wall between the open and closed area. Siding is not estimated for this area when a ceiling is added to the open area on the additional options.



Date: 5/15/2026 - 9:54 PM

Design ID: 326154689420

Estimate ID: 50915

Estimated Price: \$16,790.49

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

GARAGE

How to recall and purchase your design at home:

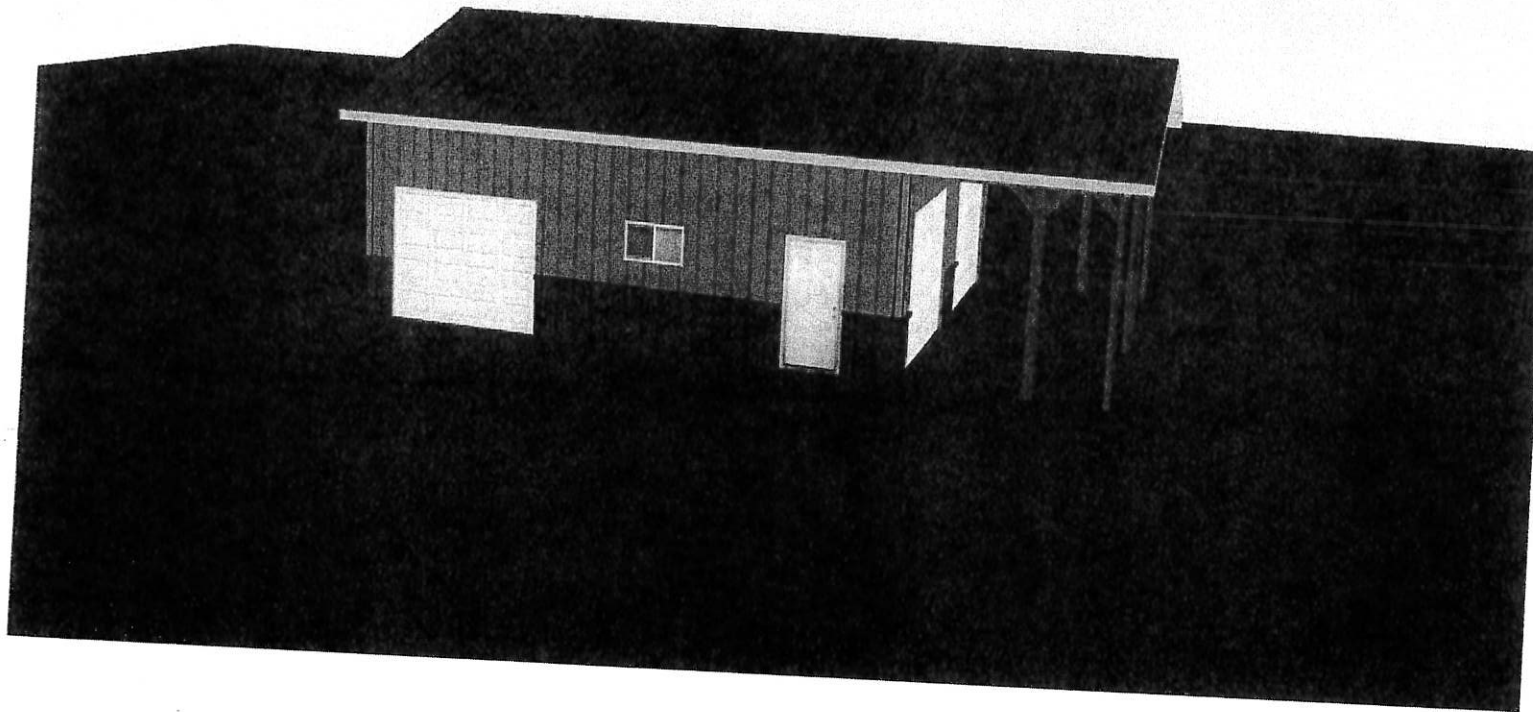


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 326154689420
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 326154689420 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



For other design systems search "Design & Buy" on Menards.com

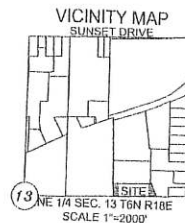
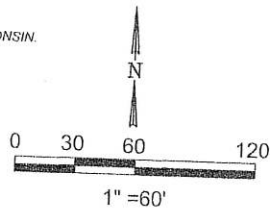
RUVIN BROS
 PROPERTY DESCRIPTION:
 PARCEL D OF CERTIFIED SURVEY MAP NO. 2640, RECORDED JULY 27, 1976, IN VOLUME
 19 OF CERTIFIED SURVEY MAPS ON PAGES 178, 179 AND 180 AS DOCUMENT NO. 960733,
 BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTEEN (13), TOWNSHIP
 SIX (6) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF GENESEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LEGAL NOTICE:

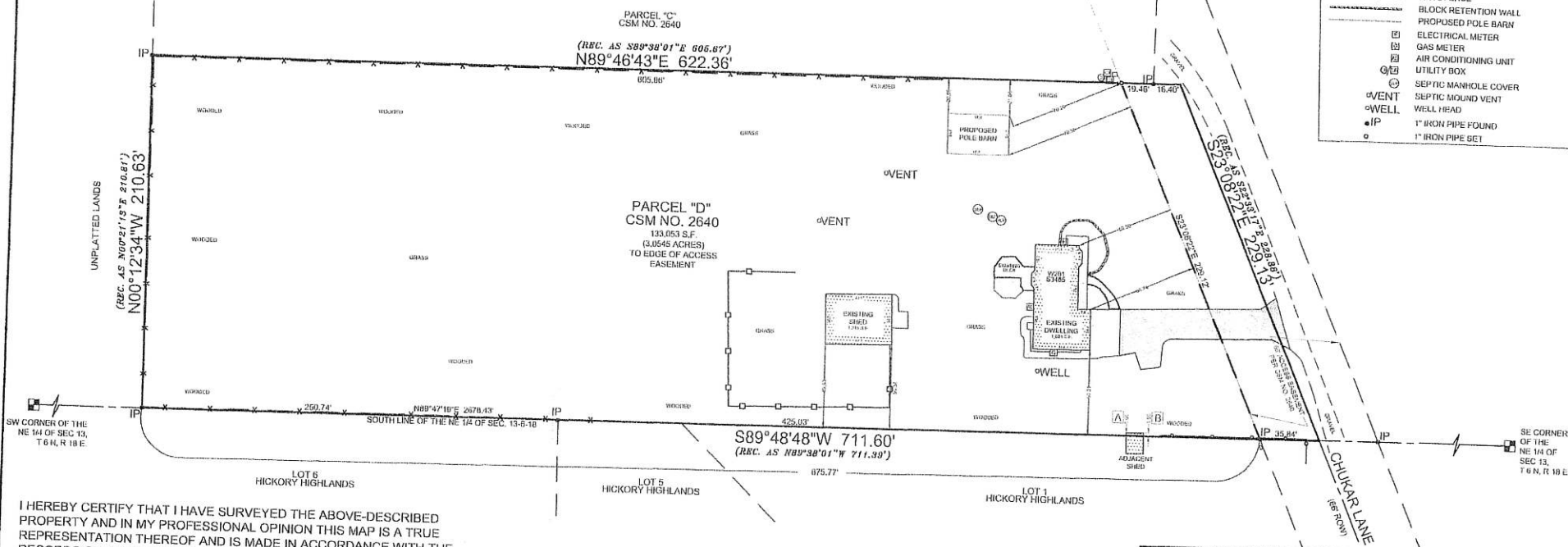
UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND
 AND THEN USE AND OR DISTRIBUTE THIS MAP WITHOUT EXPLICIT PERMISSION FROM ENDPOINT, OR
 THE SURVEYOR'S NAME NAMED ON THIS MAP MAY BE A FEDERAL OFFENSE IN VIOLATION OF
 COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

TITLE POLICY NOTE:

NO TITLE POLICY HAS BEEN PROVIDED, THEREFORE, DOES NOT GUARANTEE THE EXISTENCE,
 SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS
 THAT COULD OTHERWISE BE DISCLOSED IN AN ALTA/NSPS SURVEY.



| LEGEND | |
|--------|--------------------------|
| | PROPERTY LINE |
| | EXISTING BUILDINGS |
| | CONCRETE |
| | ASPHALT |
| | EDGE OF PAVEMENT / GRASS |
| | EDGE OF GRAVEL |
| | DECK RAILING |
| | WIRE FENCE |
| | WOODEN FENCE |
| | VINYL FENCE |
| | BLOCK RETENTION WALL |
| | PROPOSED POLE BARN |
| | ELECTRICAL METER |
| | GAS METER |
| | AIR CONDITIONING UNIT |
| | UTILITY BOX |
| | SEPTIC MANHOLE COVER |
| | SEPTIC MOUND VENT |
| | WELL HEAD |
| | 1\"/> |
| | 1\"/> |



| ENCROACHMENT TABLE | |
|--------------------|--|
| ITEM | DESCRIPTION |
| A | SHED ENCROACHES OVER SOUTH PROPERTY LINE 1.60' |
| B | SHED ENCROACHES OVER SOUTH PROPERTY LINE 1.95' |

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED
 PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE
 REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE
 RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS
 SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT
 FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE
 STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARD TO
 SURVEYS.

SIGNED

DRAFT

MARC C. PASSARELLI
 PROFESSIONAL LAND SURVEYOR S-2817

PLAT OF SURVEY

PREPARED FOR BEN STRICKER
 W281S3485 CHUKAR LANE
 GENESEE, WI

Endpoint Solutions

6871 S. Lovers Lane
 Franklin, WI 53132

Phone: (414) 427-1200

marcp@endpointcorporation.com

FIELD WORK BY: JE

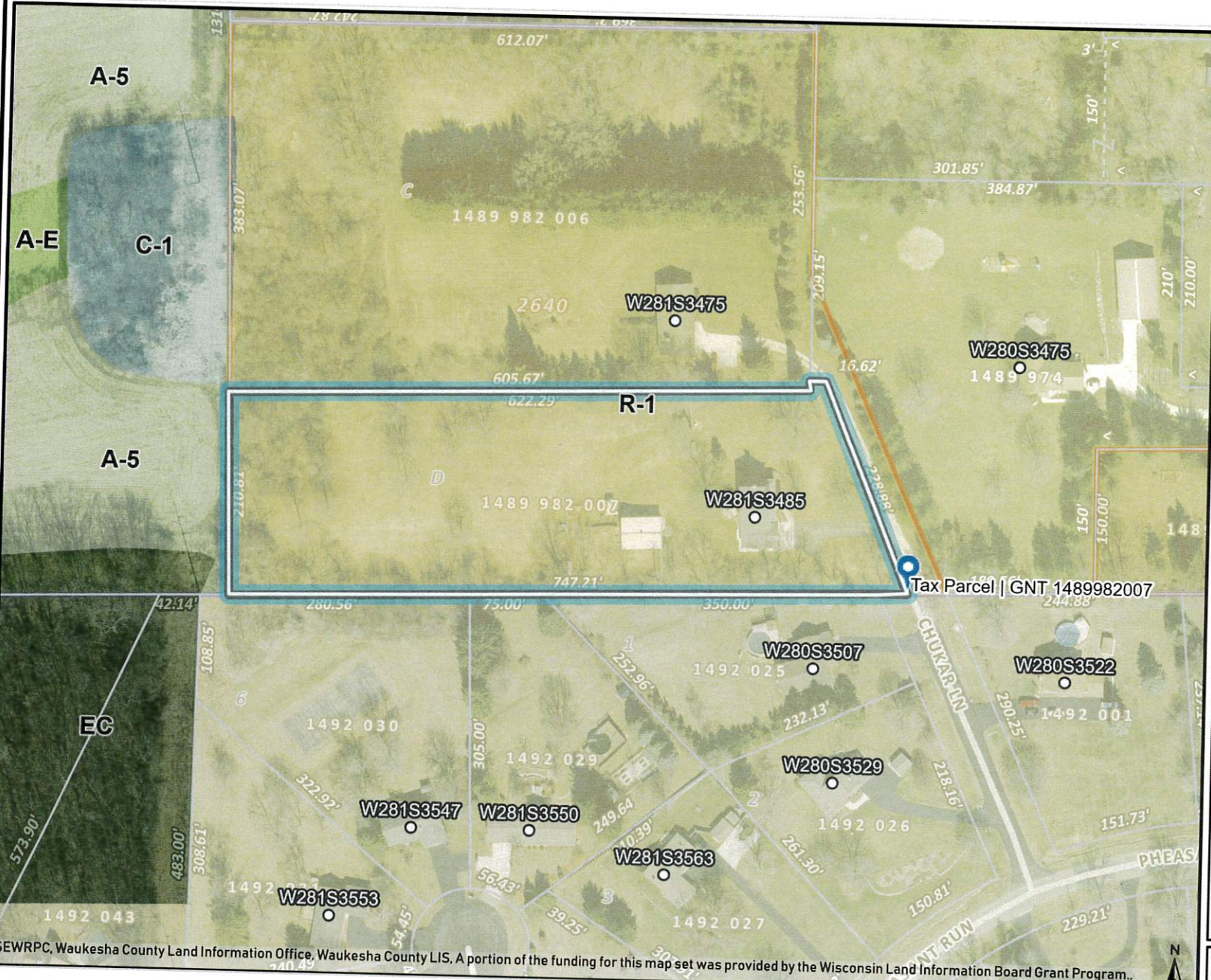
DRAWN BY: TJS

DATE: 4/30/2026








FIELD DATE: 4/24/2026

REVIEWED BY: MCP








PROJECT NO: 1444-001



Legend

-  Site Address
-  Site Address Units
-  Tax Parcels
-  Assessor Plat
-  CSM
-  Condominium
-  Subdivision

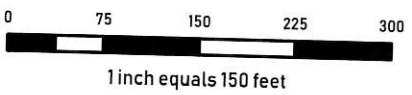
District Type

-  Historic Landmark
-  Historic District
-  Hydic Soil District
-  Planned Unit Development
-  Well Head Protection District
-  Town Wetland Overlay
-  Town Environmental

Zoning Districts

- A-1
- A-1a

SEWRPC, Waukesha County Land Information Office, Waukesha County LIS. A portion of the funding for this map set was provided by the Wisconsin Land Information Board Grant Program.



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

Notes

Printed Date: 6/17/2026 11:12 AM

229 DIMENSIONAL

Plat of Survey

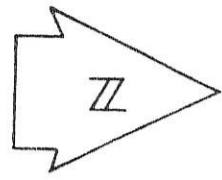
JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

WAUKESHA, WISCONSIN

FOR: BEN STRICKER

LEGAL DESCRIPTION: Parcel D of Certified Survey Maps as recorded in Volume 19 of Certified Survey Maps on pages 178-180 as Document No. 960733 and Map No. 2640, being part of the NE 1/4 of Section 13, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.



SCALE 1" = 100'

Bench Mark 100.00 (Assumed Datum) Top of pipe as shown.

106.0 - Existing elevation

Suggested Residence Grade: First Floor 109.0*

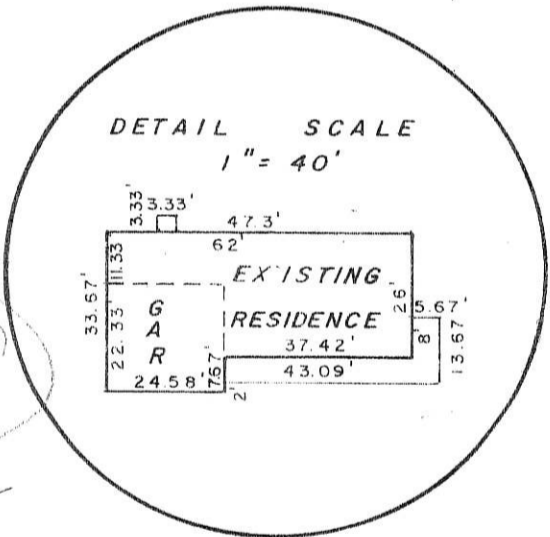
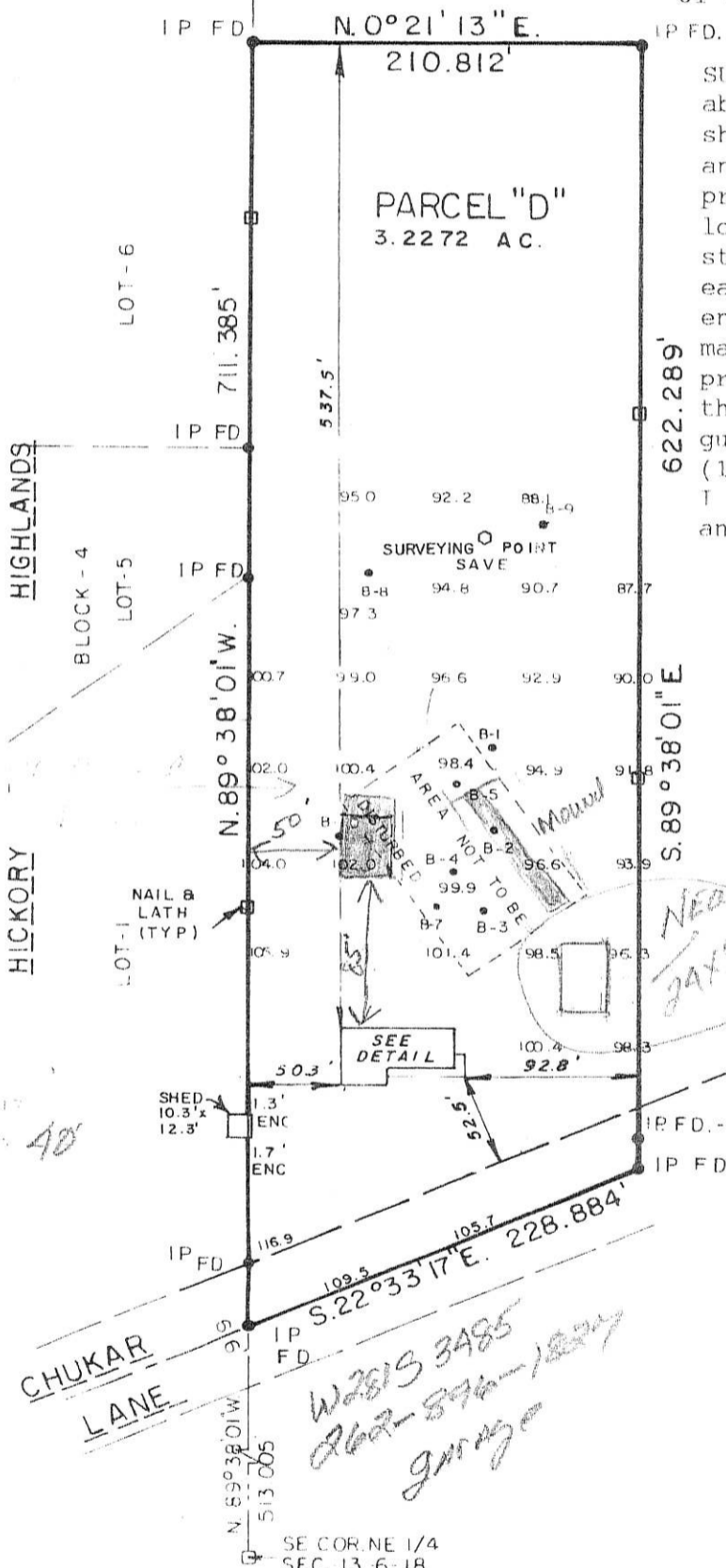
Top of Foundation 108.0*

*suggested grades only

● Iron pipes found as part of this survey.

REFERENCE MERIDIAN: The east line of the Northeast Quarter (NE 1/4) of Section 13, T6N, R18E is used as the reference meridian and has an assumed bearing of North 01°19'24" East.

SURVEY CERTIFICATE: I have surveyed the above described property and the map shown is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments if any. This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof and as to them I warrant the accuracy of said survey and map.



Top of Foundation 108.48
Garage Opening 107.90
12/21/95 - Basement constructed and located as shown.

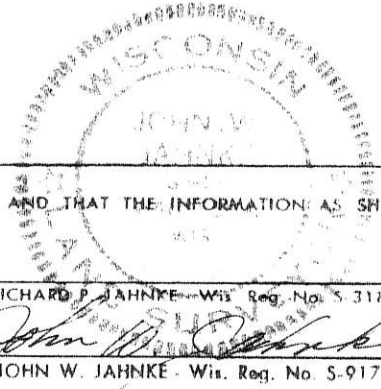
STATE OF WISCONSIN
COUNTY OF WAUKESHA

Ben Stricker

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF.
Revised 12/22/95 (Basement survey)

DATED THIS 12th DAY OF September 19 95

PLAT No P 5 Genesee 700A GENESSEE - 31 PAGE 53





Staff Review

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: June 16, 2026
MTG DATE: June 22, 2026
RE: Site Plan/Plan of Operation for Sunset Development

BACKGROUND:

1. Petitioner/Agent: Sunset Development (Andrew Faci)
2. Property Owner: Windcrest Farms, LLC Andrew Falci
3. Address: S34 W29945 Little John Drive
4. Location:
 5. LOT 7 CSM #9685 Being part of the NW1/4 & SW1/4 SEC 14 T6N R18E
6. Tax Key Number(s): 1494.997.027
7. Area: 1.510 AC
8. Town Zoning: M-1, Limited Industrial District

OVERVIEW:

The petitioner is requesting approval of a Site Plan / Plan of Operation to construct a 58'x70' storage building on the existing site. The building would be located in southwest corner of the site and be accessed via the existing drive aisle from Little John Drive.

PLANNER COMMENTS:

The proposed Site Plan / Plan of Operation review includes the following:

Zoning: The zoning for the property is M-1 Limited Industrial District. The applicant has identified the building for storage but may find a tenant for the building in the future. The use will need to be consistent with the allowed uses of the M-1 district and be subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission. The area surrounding the subject site is made up of industrial uses to the north, east and south. Single family homes zoned A-2 are located immediately west of the subject site. The applicant has indicated a gravel drive area adjacent to the single-family residential area. Staff has concerns with that being in close proximity to residential. Plan Commission may want to consider requiring a combination of fencing and landscaping to limit the impacts on the adjoining property, especially if the applicant instead for any storage on the gravel area.

Employees: The applicant listed employees as up to (4) employees, but that may change should a tenant rent the buiding. This raises concerns about what a future use could be and what its

impact may be on the adjoining properties. Plan Commission will want the applicant to explain in greater detail any intended future use and number of employees during a Plan Commission meeting.

Hours of Operation: The applicant has indicated the hours of operation from 7am-6pm Monday through Friday.

Site Plan: The proposed second structure appears to meet the M-1 requirements for offsets, setback and Floor Area Ratio.

Parking: The plans provided include 4 additional parking spaces. However, without specifying a use for the structure a determination on code compliance cannot be made. Ultimately, it is Plan Commission discretion to determine if the provided parking is sufficient for the proposed use.

Landscaping: The applicant has not proposed any landscaping as part of the project. Given the nature of the area landscaping is largely not warranted, however, the Glacial Drumlin Trail immediately north of the subject site some minimal landscaping may benefit the overall visual impact of the development.

Site Lighting: The applicant has not provided a photometric plan and has not indicated any lighting as part of the development.

Elevations: The applicant has not provided building elevations for the future building for Plan Commission consideration.

Signage: No signs proposed at this time.

Overall

Plan Commission will need to determine if sufficient information has been provided to approve the requested Plan of Operation and Site Plan. If sufficient information has not been provided in their determination, they may want to table the request to the July meeting to provide the applicant with time to submitted additional information.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission **Recommends Approval of** the Site Plan / Plan of Operation for Sunset Development for outbuilding on the property located at S34 W29945 Little John Drive, (1494.997.027) subject to the following conditions:

1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on June 22, 2026. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission

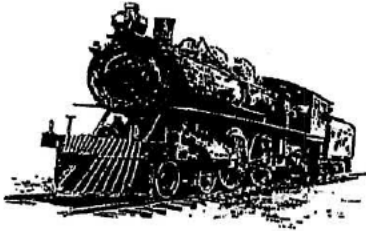
2. A complete set of state approved building plans shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
3. The new buildign shall be used for storage only. Any other use shall require the owner or applicant to apply for a new Site Plan / Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission.
4. Outdoor storage shall only be permitted as outline with the Plan of Operation request.
5. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.
6. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
7. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
8. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
9. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
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: Sunset Development
 BUSINESS ADDRESS: 534 W 29945 Little John Dr. WksH/A
 PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____
 REQUEST FOR: Storage Building

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

ANDREW FALCI
 Printed Name _____ Date _____
860 BAINSMERE DR ELMO GROVE WI
 Mailing Address _____

ANDREW FALCI
 Printed Name _____ Date 5/15/26
860 BAINSMERE DR ELMO GROVE WI
 Mailing Address _____

...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.

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

Number of parking spaces on the site? 4 additional

Number of loading docks on the site? N/A

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? ~~2020~~ VEHICLES, UP TWO 4, and EQUIPMENT - trailer - 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.

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

MON - FRIDAY 7AM - 6PM

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

Full-Time 4 Part-Time _____ Seasonal _____

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?

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? PRIVATE - Holding Tank

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.).

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

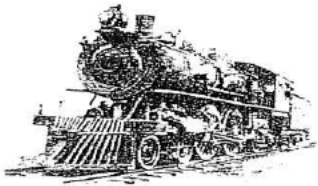
If yes, Date. _____

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 _____

19. Expected date of occupancy: 11-1-26 To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)



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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1494-997-027

ZONING DISTRICT: M-1

APPLICANT NAME, MAILING ADDRESS & DATE:

ANDREW FALLI
 Printed Name

860 PRINSMERE DR
 Mailing Address

ELM GROVE WI 53122
 City State Zip

[REDACTED] mail

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

SAME
 Printed Name

[REDACTED]
 Mailing Address

[REDACTED]
 City State Zip

[REDACTED] Phone Fax Email

PROPERTY ADDRESS:

LEGAL DESCRIPTION: LOT #7 #9685 SW 1/4 NW 1/4 SW 1/4 SEC 15 T6 R8E
 DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

CONSTRUCT 58x70x16 WOOD FRAMED OUTBUILDING

EXISTING STRUCTURE(S)

Principal Structure:

Width 60 Depth 128 Height 14-24
 1 Story X 2 Story _____ Split Level _____
 No. of Bedrooms N/A No. of Bathrooms 2
 Floor Area: 1st Floor 7,680 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: None

Total sq. ft. s (don't include basement) 7680

Size of Lot: Average Width _____

Average Depth _____

PROPOSED STRUCTURE(S)

Principal Structure:

Width 58 Depth 70 Height 16-24
 1 Story X 2 Story _____ Split Level _____
 No. of Bedrooms N/A No. of Bathrooms 1
 Floor Area: 1st Floor 4060 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) 4060

Total Square Footage 1,510 AC

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED. APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

450.00
 #150.00
 #100.00

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)

Project Description

Permit NO.

TAX KEY # 1494-997-026

BUILDING PERMIT #

Zoning Permit #

534 W29945 Little John Dr
Waukesha, WI 53189

Construct - wood framed outbldg

COMMERCIAL ONE AND TWO FAMILY


General Building Permit Application

Owner's Name: Andrew Falci
Mailing Address: 534 W29945 Little John Dr Waukesha, WI 53189
Contractor's Name: CEBINE
Mailing Address: 534 W29837 Little John Dr, WI #1
Estimate Cost: 350,000
License Number: [REDACTED]
Telephone: [REDACTED]

| Permit Fees | Quantity | Fee |
|---|----------|---|
| RESIDENTIAL- 1 and 2 Family | | |
| 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..... |
| COMMERCIAL - INDUSTRIAL | | |
| New Building | | See Fee Schedule..... |
| Remodel/Addition | | \$13.00 per \$1000 of valuation \$300.00 Minimum..... |
| AGRICULTURAL BUILDING | | |
| 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..... |
| MISCELLANEOUS | | |
| 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 |
| Permit to start Instruction of footings & foundation only | | \$400.00 |
| RAZING Residential | | \$150.00..... |
| Commercial | | \$225.00..... |
| Other | | |
| Minimum Permit Fees | | Residential and Agricultural \$150 Commercial \$300 |
| Reinspection Fee \$125 | | 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: 5-28-26

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






S34W29945 Little John Drive



Legend

-  Site Address
-  Site Address Units
-  Tax Parcels
-  Assessor Plat Assessor
-  CSM CSM
-  Condominium Condomin
-  Subdivision Subdivisio

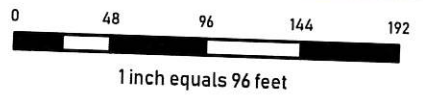
District Type

-  Historic Landmark
-  Historic District
-  Hydric Soil District
-  Planned Unit Development
-  Well Head Protection District
-  Town Wetland Overlay
-  Town Environmental

Zoning Districts

- A-1
- A-1a

SEWRPC, Waukesha County Land Information Office, Waukesha County LIS. A portion of the funding for this map set was provided by the Wisconsin Land Information Board Grant Program.



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Notes

Printed Date: 6/17/2026 11:09 AM

PLAT OF SURVEY

OF
 LOT 7 OF CERTIFIED SURVEY MAP NO. 9685, RECORDED ON DECEMBER 8, 2003 IN VOLUME 89 OF CERTIFIED SURVEY MAPS ON PAGES 170-177 AS DOCUMENT NO. 3105687, BEING A RE-DIVISION OF LOT 7 AS RECORDED IN CERTIFIED SURVEY MAP NO. 9680, RECORDED ON OCTOBER 29, 2003 IN VOLUME 89 OF CERTIFIED SURVEY MAPS ON PAGES 51-58 AS DOCUMENT NO. 3091137 AND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 6 NORTH, RANGE 18 EAST, TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

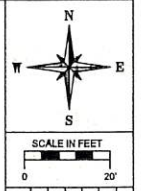
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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 811 OR 1-800-242-8511 TOLL FREE
 WIS STATUTE 183.0176(1)(4) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc. Etc.

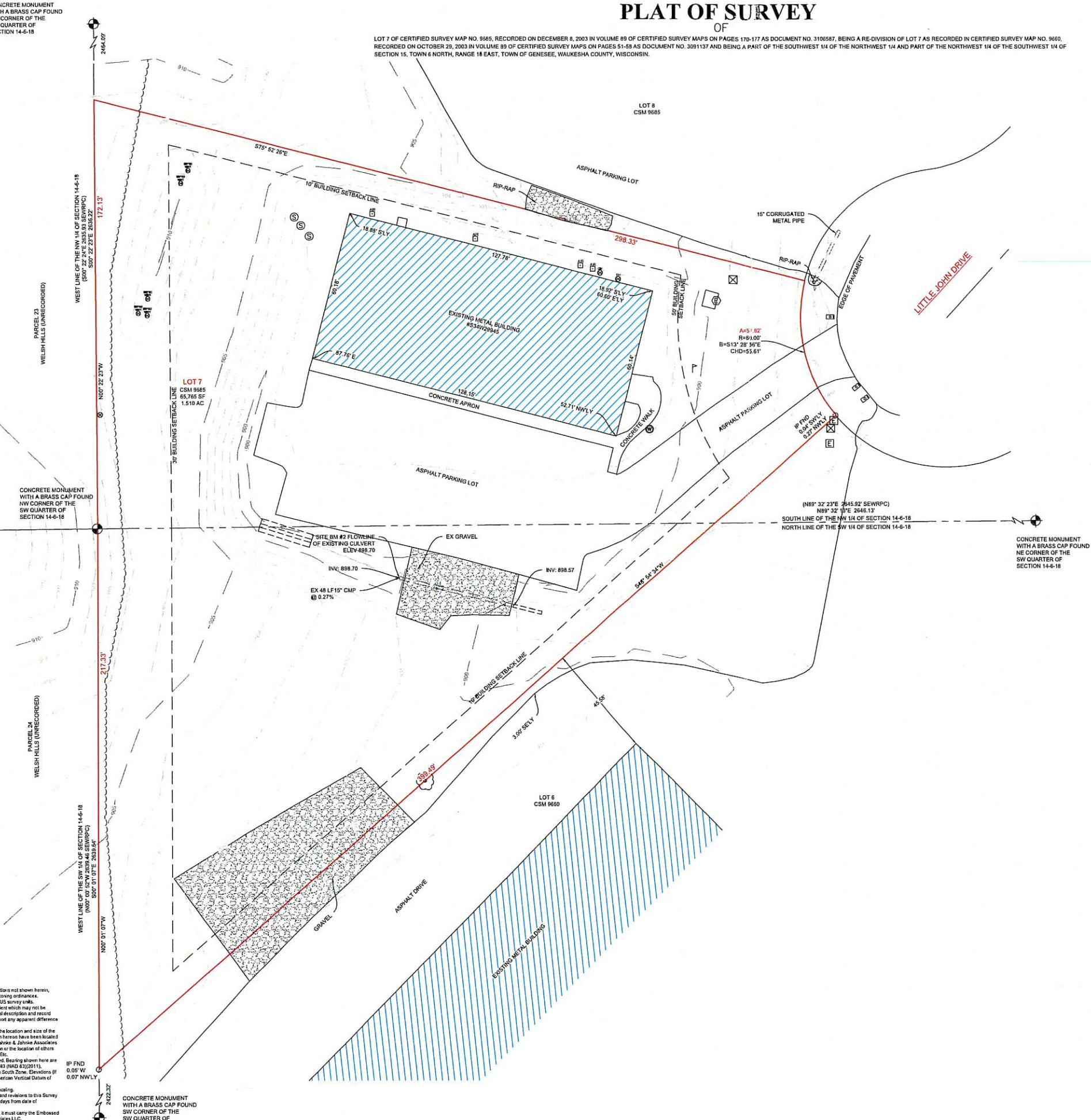


| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
| | | |
| | | |

| | |
|----------------------------------|--------------------|
| CHECKED BY: MR. DATE: 04/04/2026 | CLIENT CEB INC. |
| DRAWN BY: JR. DATE: 04/04/2026 | |

PROJECT
 SS4W29945 LITTLE JOHN DRIVE, WAUKESHA, WI 53189

JAHNKE & JAHNKE ASSOCIATES, LLC.
 ENGINEERS • PLANNERS • SURVEYORS
 CONNECT • EMPOWER • DESIGN
 WWW.JAHNKEANDJAHNKE.COM
 526 BELLEFOND ROAD, WAUKESHA, WI 53189
 PHONE: (262) 542-5737, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM



- ABBREVIATIONS:**
- 12.37 = MEASURED DISTANCE
 - (12.37) = RECORDED DISTANCE
 - A = ARC OF CURVE
 - AC = ACRES
 - ASPH = ASPHALT
 - B = BEARING
 - BM = BENCHMARK
 - CALC = CALCULATED DISTANCE
 - CONC = CONCRETE
 - CHORD = CHORD LENGTH
 - CHORD = CHORD
 - CSM = CERTIFIED SURVEY MAP
 - CT.H. = COUNTY TRUNK HIGHWAY
 - D = DELTA
 - DEG = DEGREE OF CURVE
 - E = EAST
 - E.LY = EASTERLY
 - EL = ELEVATION
 - EX. = EXISTING
 - EXC. = EXCAVATION
 - F.F.E. = FINISH FLOOR ELEVATION
 - F.F.C. = FENCE
 - FND = FOUND
 - G.F.E. = GARAGE FLOOR ELEVATION
 - GND = GROUND
 - INVT = INVERT
 - IRON PIPE = IRON PIPE
 - IRON ROD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - N = NORTH
 - NLY = NORTHERLY
 - NE = NORTHEAST
 - NELY = NORTHEASTERLY
 - NO. = NUMBER
 - NW = NORTHWEST
 - NWLY = NORTHWESTERLY
 - PG. = PAGE
 - QTR = QUARTER
 - R = RADIUS
 - REC = RECORDED
 - RET. = RETAINING WALL
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - S.LY = SOUTHERLY
 - SE = SOUTHEAST
 - SELY = SOUTHEASTERLY
 - S.T.H. = STATE TRUNK HIGHWAY
 - SW = SOUTHWEST
 - SWLY = SOUTHWESTERLY
 - SUR = SURVEYED
 - U.S.A. = UNITED STATES HIGHWAY
 - VAR = VARIES
 - W = WEST
 - WLY = WESTERLY

LEGEND:

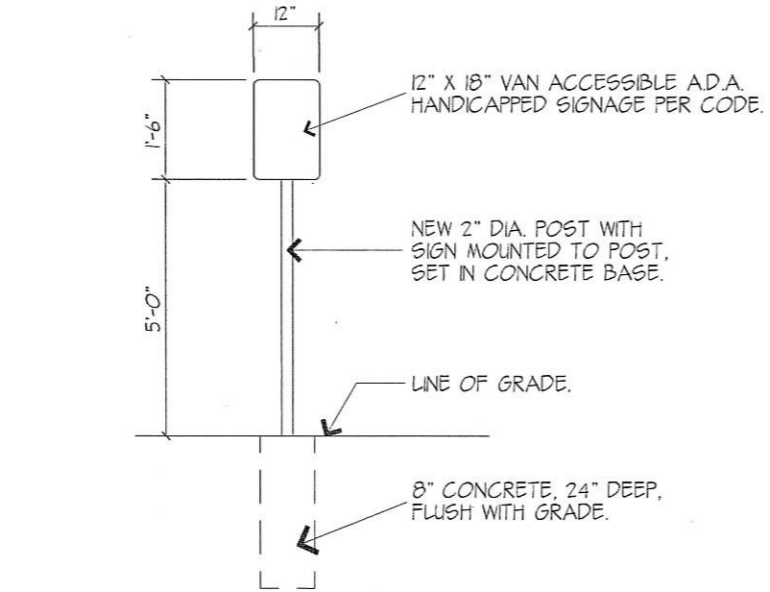
- SECTION CORNER MONUMENT
- CHISELED CROSS FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- FIRE HYDRANT
- GAS VALVE
- AIR CONDITIONER
- ELECTRIC METER
- GAS METER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- POWER POLE
- MAILBOX
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- COMBINED SEWER MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- GUY WIRE
- LIGHT POLE
- SIGN
- WATER VALVE
- OVERHEAD WIRES
- BUREAU OF ELECTRICAL SERVICES
- FENCE LINE
- COMMUNICATIONS
- TELEPHONE LINE
- GAS LINE
- FIBER OPTICS
- SANITARY SEWER (SAN)
- STORM SEWER (STO)
- WATER MAIN
- TREE LINE
- UNDERGROUND COMBUSTIBLE GAS LINE

SURVEY NOTES:

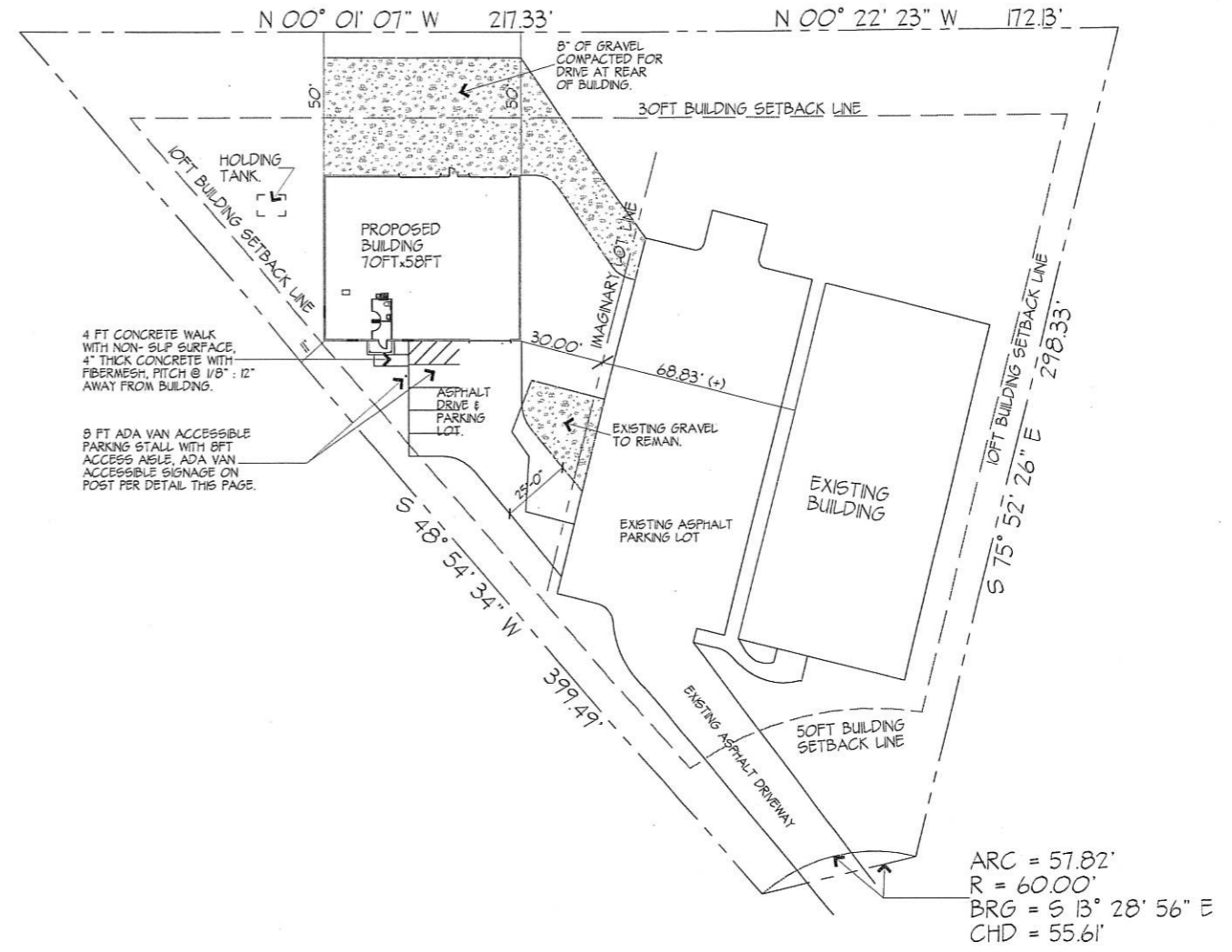
- Date of this Survey field work: 02/25/2026
- Building lines, easements and other restrictions not shown hereon, should refer to deed, the policy and local zoning ordinance.
- All dimensions shown are in decimal feet, US survey units.
- Legal description was obtained from the deed which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent differences to the surveyor.
- Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon has been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates, LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc. Etc.
- Reference bearing is assumed unless noted. Bearing shown here are based on the North American Datum of 1983 (NAD 83) (2011). Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
- No measurements are to be assumed by scaling.
- Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
- To ensure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates, LLC.
- Per scope of this survey, not all improvements are shown.

STATE OF WISCONSIN ss.
 COUNTY OF WAUKESHA)
 I CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.
 DATED AT WAUKESHA, WISCONSIN THIS 29th DAY OF MAY, 2026.
 BY: MOHAMMAD I. RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126





A.D.A. PARKING SIGN
NO SCALE



ALL WORK SHALL BE DONE IN ACCORDANCE TO STATE AND LOCAL CODES AS WELL AS IN A PROFESSIONAL AND WORKMANSHIP MANNER.

SOL BEARING IS ASSUMED TO BE 2,000 P.S.F. AS ALLOWED PER CODE. NOTIFY ENGINEER / DESIGNER IMMEDIATELY IF UNUSUAL OR UNSTABLE SOL OF LOWER CAPACITY IS ENCOUNTERED SO APPROPRIATE FOOTING REDESIGN MAY OCCUR PRIOR TO PLACING CONCRETE FOR FOOTINGS.

ALL FOOTINGS SHALL REST ON UNDISTURBED SOL.

ALL CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS. USE AIR ENTRAINMENT FOR ALL EXTERIOR EXPOSED CONCRETE.

ALL CONCRETE STOOPS TO PITCH AWAY FROM BUILDING @ 1/4" PER FOOT MAXIMUM WITH NON-SLP SURFACE FOR ADA ACCESS.

ALL ADA PARKING STALLS AND ACCESSIBLE AREAS TO BE PITCHED @ 2% MAXIMUM GRADE IN ANY ONE DIRECTION.

WOOD ROOF TRUSSES MANUFACTURER TO SUBMIT STAMPED DRAWINGS AND ENGINEERING TO ENGINEER OF RECORD PRIOR TO INSTALLATION FOR REVIEW, APPROVAL AND STATE SUBMITAL PRIOR TO INSTALLATION.

WOOD POLE BARN MANUFACTURER TO SUBMIT STAMPED DRAWINGS AND ENGINEERING TO ENGINEER OF RECORD PRIOR TO INSTALLATION FOR REVIEW, APPROVAL AND STATE SUBMITAL PRIOR TO INSTALLATION.

PLUMBING, ELECTRICAL AND HVAC DESIGNS TO BE BY WINNING CONTRACTOR. EACH TRADE IS RESPONSIBLE FOR THEIR OWN DRAWINGS, ENGINEERING AND DESIGN. EACH TRADE RESPONSIBLE FOR LOCAL AND STATE SUBMITAL AND APPROVAL.

STRUCTURAL CONVENTIONAL LUMBER TO BE S-P-F #2 OR BETTER:
Fb single = 1,000 P.S.I. Fb snow = 125 P.S.I. E = 1,400,000 P.S.I.
STRUCTURAL COLUMN LUMBER TO BE S-P-F #1 OR BETTER:
Fb single = 1,100 P.S.I. Fb snow = 2,180 P.S.I. E = 1,700,000 P.S.I.

STRUCTURAL MICROLAM MATERIAL:
Fb single = 2,600 P.S.I. Fb snow = 2,990 P.S.I. E = 1,900,000 P.S.I.

STRUCTURAL PARALLAM MATERIAL:
Fb single = 2,700 P.S.I. Fb snow = 3,335 P.S.I. E = 2,000,000 P.S.I.

STRUCTURAL STEEL MATERIAL:
Fb = 26,000 P.S.I. E = 29,000,000 P.S.I.

ULTIMATE WIND SPEED = 15 MPH FOR RISK CATEGORY I
WIND EXPOSURE CATEGORY = B
WIND IMPORTANCE FACTOR - CATEGORY 2 = 1.0
WIND EXTERIOR PRESSURE COEFFICIENTS C_{pe} - PER ASCE 7 FIGURE 6-4, ROOF ANGLE = 10°
FOR MAIN BUILDING COMPONENTS
WIND EXTERIOR PRESSURE COEFFICIENTS C_{pe} - PER ASCE 7 FIGURE 6-5a FOR WALLS AND FIGURE 6-5b FOR ROOFS FOR BUILDING COMPONENTS AND CLADDING

PROPOSED BUILDING AREA = 4,060 S.F. & 31 S.F. COVERED ENTRY AREA
PROPOSED BUILDING USE: B - BUSINESS & S-1 - MODERATE HAZARD STORAGE
BUILDING CONSTRUCTION TYPE - 5 B - UNPROTECTED
ALLOWABLE AREA: B = 9,000 S.F. & S-1 = 9,000 S.F.
ALLOWABLE AREA (EACH USE EQUAL) - 9,000 S.F. + S-1 = 18 PER STORY
ALLOWABLE HEIGHT (B USE) - 2 STORY & 40 FT TALL
ALLOWABLE HEIGHT (S-1 USE) - 1 STORY & 40 FT TALL (CONTROLS)
18 = 0 S.F. (BUILDING IS NOT SPRINKLERED)

TENANT SPACE POSSIBLE AREA USE BREAK DOWN = 360 S.F. OF B USE & 3,700 S.F. OF S-1 USE
TENANT SPACE POSSIBLE OCCUPANT LOADING:
BUSINESS: 360 S.F. / 100 S.F. / PERSON = 4 PEOPLE
STORAGE: 3,700 S.F. / 500 S.F. / PERSON = 8 PEOPLE
TOTAL LOAD: 12 PEOPLE TOTAL

TOTAL OCCUPANT LOAD OF BUILDING OF 12 IS UNDER 15 PEOPLE SO PER 2102.2 EXCEPTION #2 SEPARATE TOILET ROOMS ARE NOT REQUIRED SO 1 UN-SEX TOILET ROOM IS SUPPLIED.

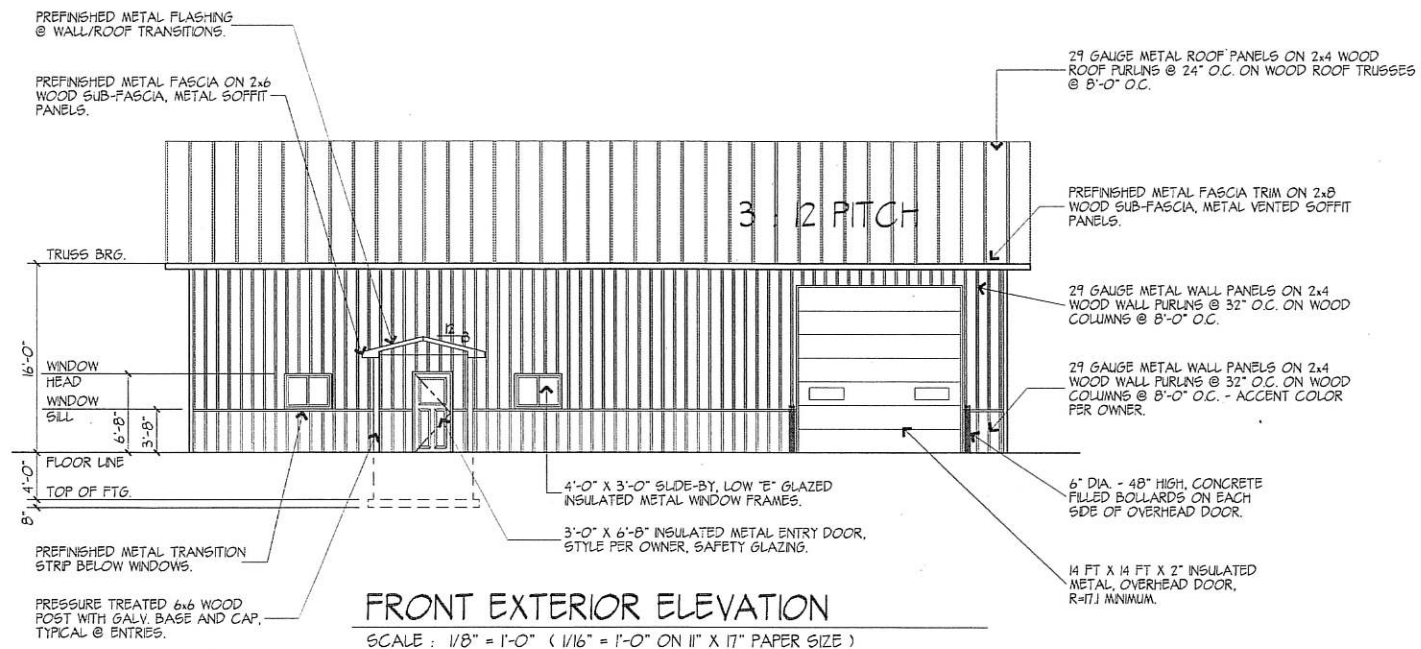
- ONE SITE PLAN, INDEX OF DRAWINGS & GENERAL NOTES.
- TWO FOOTING AND FOUNDATION PLAN & COLUMN BASE DETAILS, FLOOR PLAN & NOTES.
- THREE EXTERIOR ELEVATIONS, ROOF FRAMING PLAN & NOTES.
- FOUR WALL SECTIONS & TOILET ROOM DETAILS.

| | |
|---|--|
| THIS DRAWING AND THE INFORMATION CONTAINED THEREON IS THE EXCLUSIVE PROPERTY OF CONTROLLED ENVIRONMENT BUILDINGS AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN AUTHORIZATION. | |
| Customer | SUNSET DEVELOPMENT |
| Description | SITE PLAN, INDEX OF DRAWINGS, GENERAL NOTES & BUILDING INFO. |
| CEB CONTROLLED ENVIRONMENTAL BLDGS. L.L.C. - NORTH PRAIRIE, WI | DRAWN BY: P.A.M. CHECKED: |
| SCALE: 1" = 30'-0" | JOB NO. DRAWING NO. REV. |
| DATE: 05.06.2026 | CEB - 1201 W 1 of 4 1 |

GENERAL NOTES

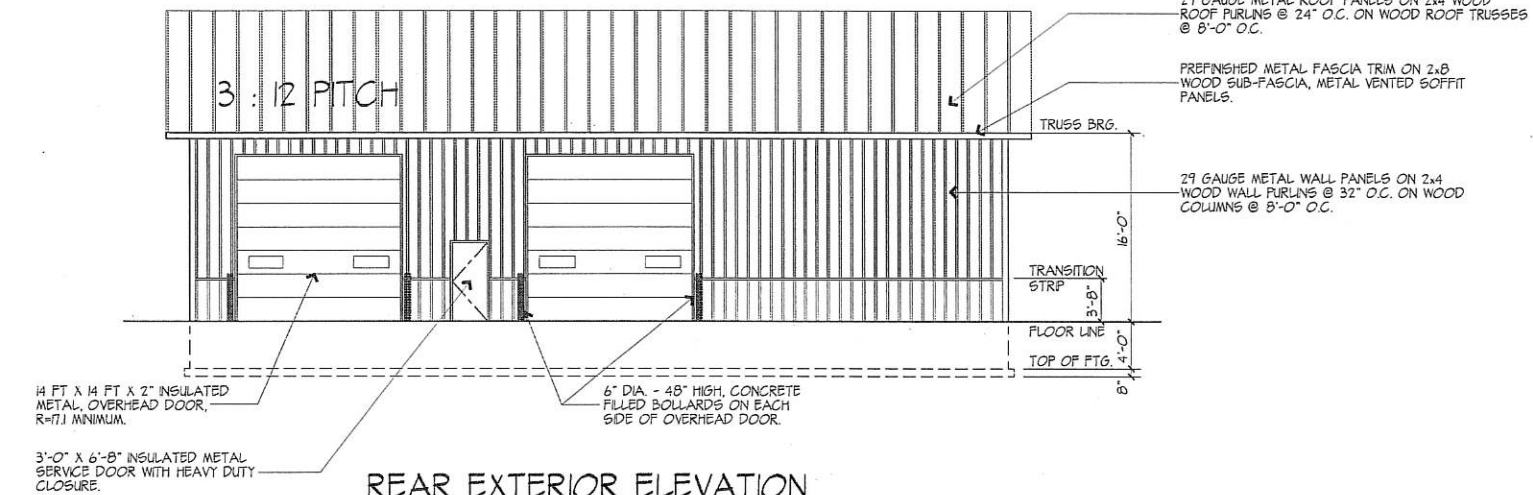
BUILDING INFORMATION

INDEX OF DRAWINGS



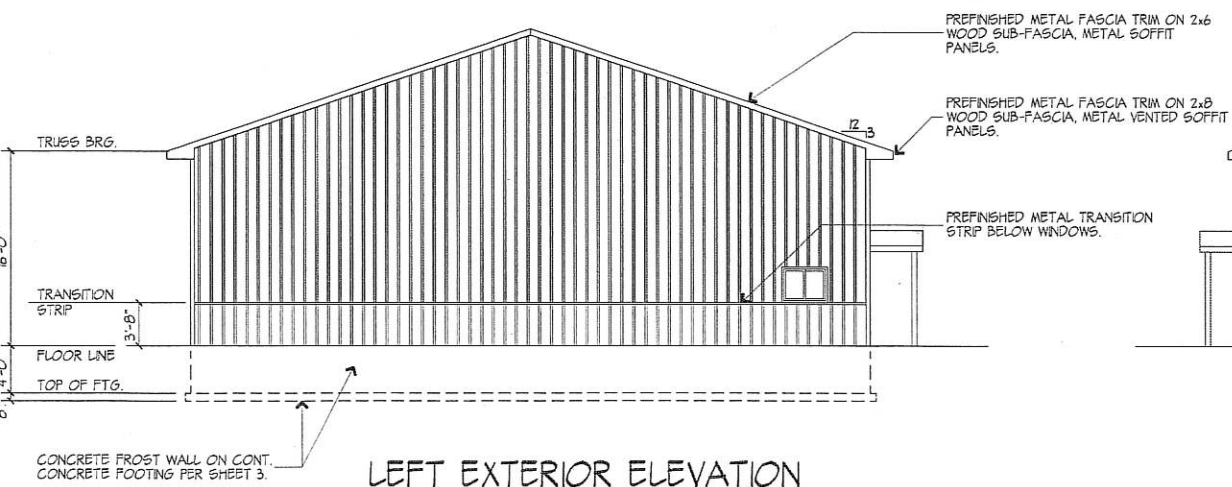
FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 11" X 17" PAPER SIZE)



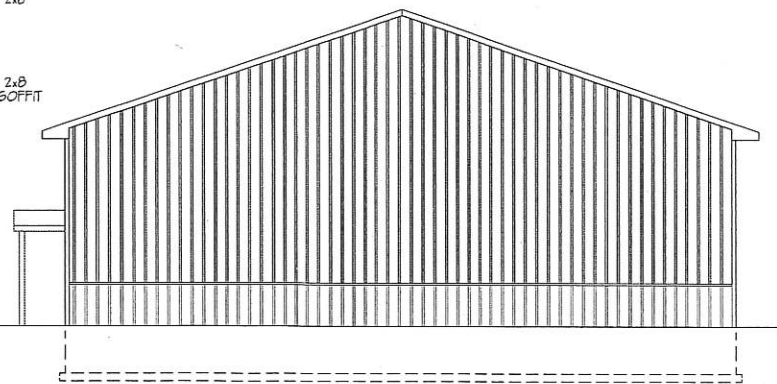
REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 11" X 17" PAPER SIZE)



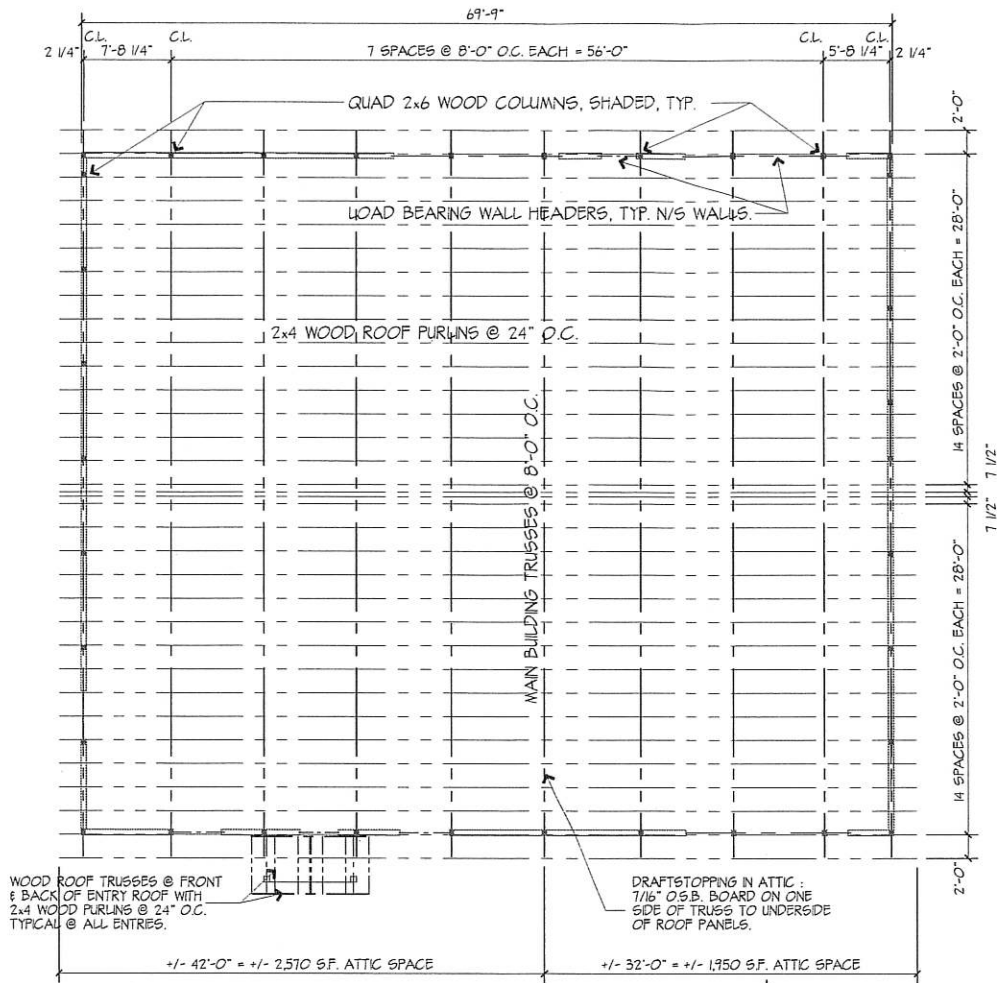
LEFT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 11" X 17" PAPER SIZE)



RIGHT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 11" X 17" PAPER SIZE)



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0" (1/16" = 1'-0" ON 11" X 17" PAPER SIZE)



ROOF LOADING :

- SNOW LOAD $P_g = 30 \text{ #/S.F.}$
- SNOW LOAD $P_s = 23.1 \text{ #/S.F.}$
- UNBALANCED SNOW LOAD = 42 #/S.F.
- METAL ROOF PANELS = 1 #/S.F.
- ROOF TRUSSES = 3 #/S.F.
- ROOF PURLINS = 1 #/S.F.
- ROOF INSULATION = 2 #/S.F.
- MISC. MECHANICAL = 3 #/S.F.
- CEILING = 2 #/S.F.

LUMBER SCHEDULE :

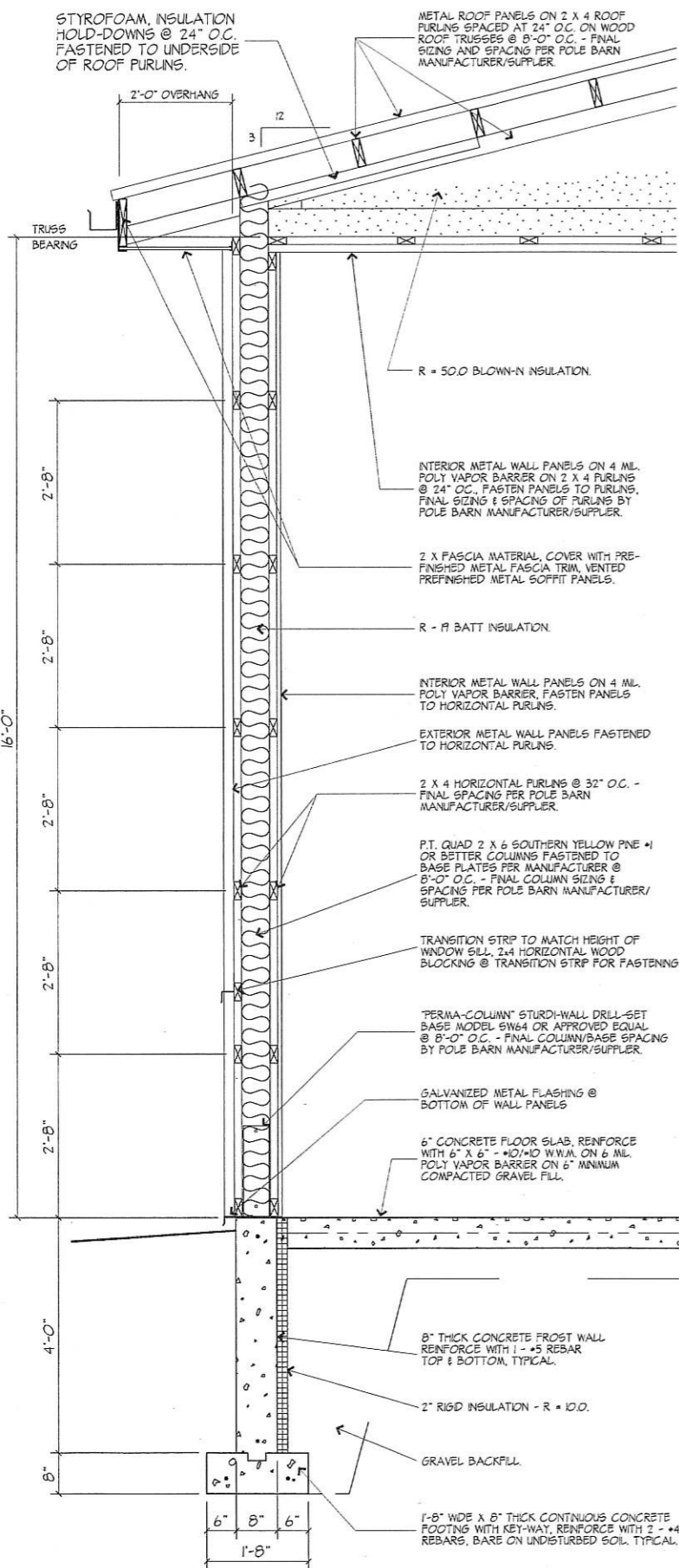
- BUILDING COLUMNS :
2x6 S-Y-P #1 OR BETTER
- ROOF PURLINS :
2x4 S-P-F #2 OR BETTER
- SERVICE DOOR & WINDOW OPENING SHOULDERS :
2x6 S-P-F #2 OR BETTER
- OVERHEAD DOOR SHOULDERS :
2x6 S-Y-P #1 OR BETTER

LINTEL SCHEDULE :

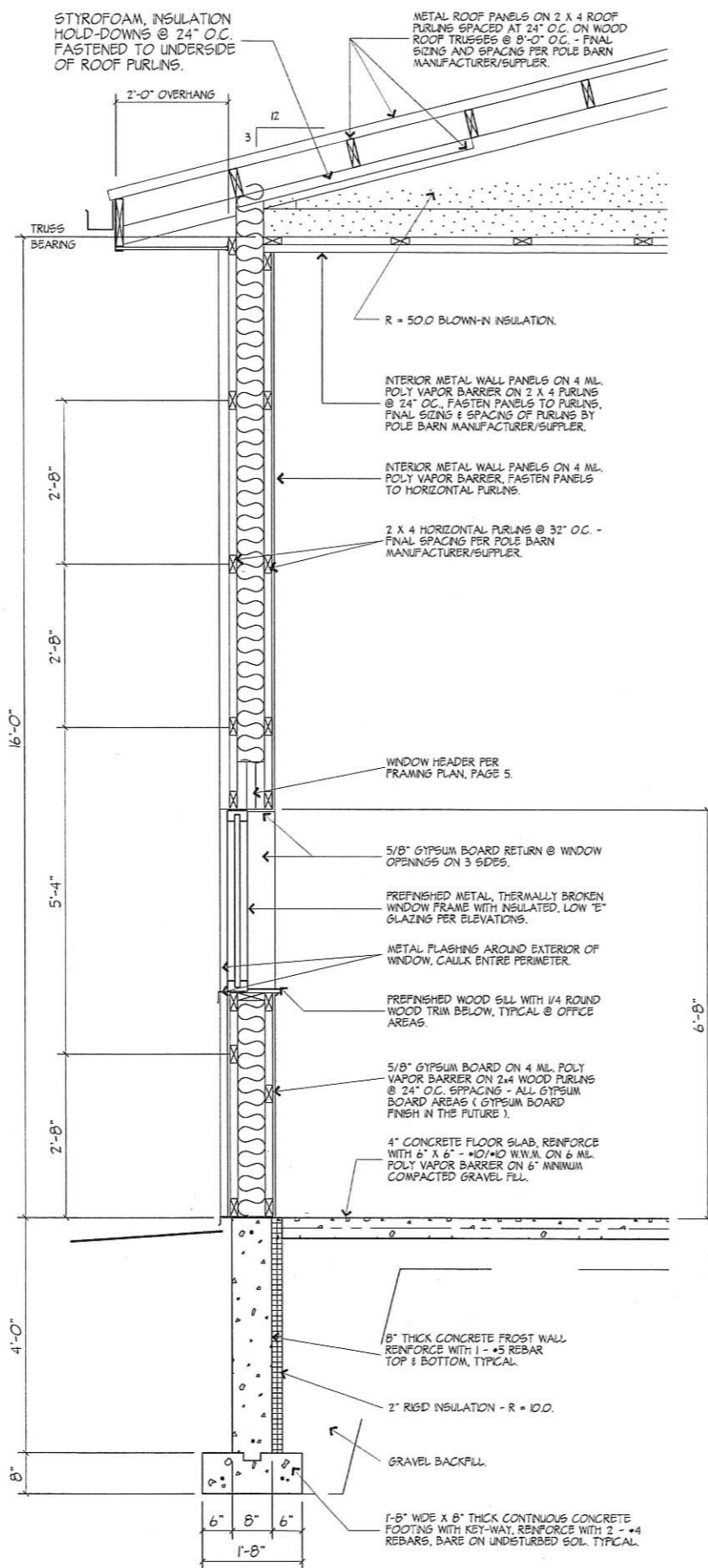
- LOAD BEARING WALL LINTELS (NORTH & SOUTH WALLS) :
3'-4" DOOR OPENING - 3 - 9 1/4" L.V.L.
4'-4" WINDOW OPENING - 3 - 9 1/4" L.V.L.
14'-0" OVERHEAD DOOR - 3 - 14" L.V.L.
3'-4" OPENING - 1 SHOULDER
4'-4" WINDOW OPENING - 1 SHOULDER
14'-0" OVERHEAD DOOR - 2 SHOULDERS
- NON-LOAD BEARING WALL LINTELS (EAST & WEST WALLS) :
4'-4" WINDOW OPENING - 2 - 2 X 12 S-P-F #2 OR BETTER
4'-4" WINDOW OPENING - 1 SHOULDER

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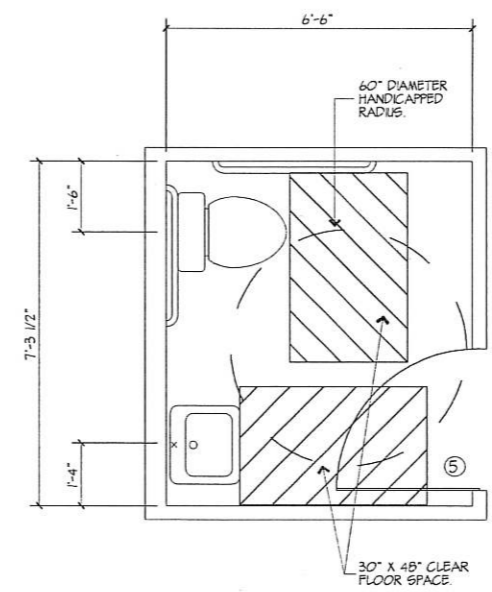
| | | | |
|---------------------|--|--------------------|----------|
| Customer | SUNSET SEPTIC - POLE BLDG | | |
| Description | EXTERIOR ELEVATIONS, ROOF FRAMING PLAN & NOTES | | |
| CEB | CONTROLLED ENVIRONMENTAL BLDGS. L.L.C. - NORTH PRAIRIE, WI | DRAWN BY: P.A.M. | CHECKED: |
| SCALE: 1/8" = 1'-0" | JOB NO: CEB - 1201 W | DRAWING NO: 3 of 4 | REV. 1 |
| DATE: 05.05.2026 | | | |



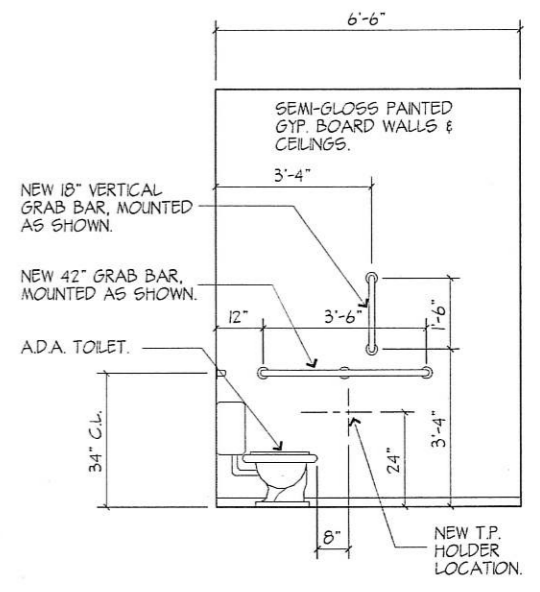
A WALL SECTION SHOP AREA
SCALE: 3/4" = 1'-0"



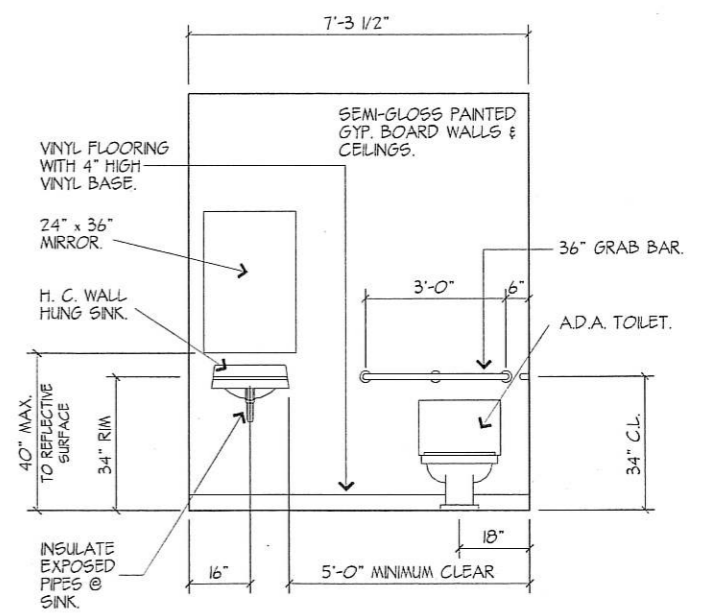
B WALL SECTION OFFICE AREA
SCALE: 3/4" = 1'-0"



DETAIL TOILET ROOM
SCALE: 1/2" = 1'-0"



TOILET ROOM ELEVATION
SCALE: 1/2" = 1'-0"



TOILET ROOM ELEVATION
SCALE: 1/2" = 1'-0"

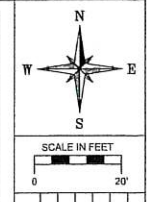
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| | | | |
|------------------|--|--------------------|----------|
| Customer | SUNSET SEPTIC - POLE BLDG | | |
| Description | WALL SECTIONS & TOILET DETAILS. | | |
| CEB | CONTROLLED ENVIRONMENTAL BLDGS. L.L.C. - NORTH PRAIRIE, WI | DRAWN BY: P.M.M. | CHECKED: |
| SCALE: VARES | JOB NO: CEB - 1201 W | DRAWING NO: 4 of 4 | REV: 1 |
| DATE: 05.05.2026 | | | |

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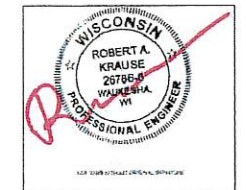
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 811 OR 1-800-242-8511 TOLL FREE
 WIS STATUTE 183.217(1) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 1-414-259-1181

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LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- EX. IRON ROD FOUND
- EX. IRON PIPE FOUND
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. UNKNOWN MANHOLE
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- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. BOLLARD (BOL)
- EX. WATER VALVE
- EX. OVERHEAD WIRES
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- EX. FENCE LINE
- EX. COMMUNICATIONS
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SANITARY SEWER (SAN)
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE

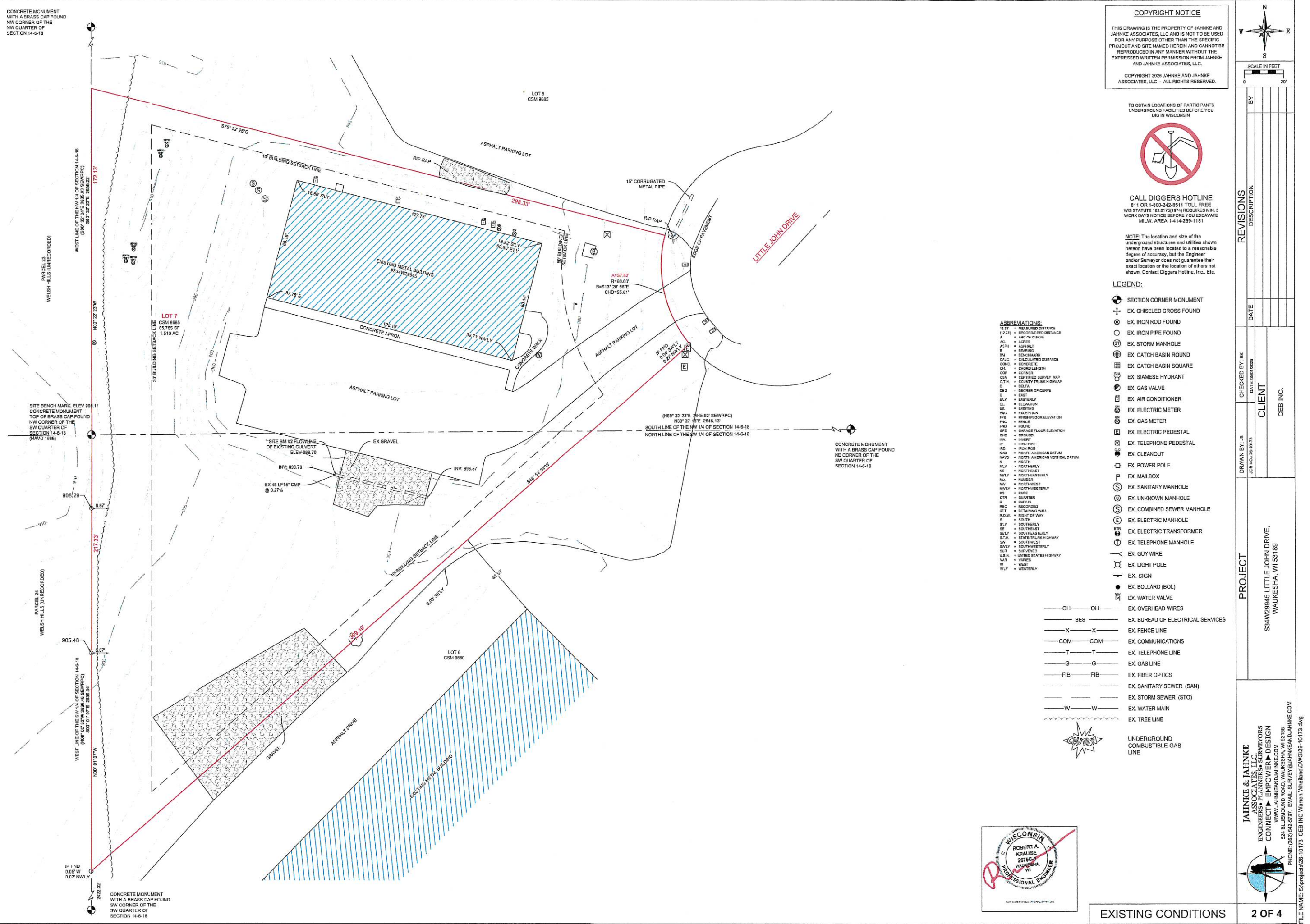
- ABBREVIATIONS:**
- 12.22 = MEASURED DISTANCE
 - (12.22) = RECORDED DISTANCE
 - A = ARC OF CURVE
 - AC = ACRES
 - ASPH = ASPHALT
 - B = BEARING
 - BM = BENCHMARK
 - CALC = CALCULATED DISTANCE
 - CONC = CONCRETE
 - CH = CHORD LENGTH
 - COR = CORNER
 - CSM = CERTIFIED SURVEY MAP
 - C.T.H. = COUNTY TRUNK HIGHWAY
 - D = DELTA
 - DEG = DEGREE OF CURVE
 - E = EAST
 - ELY = EASTERLY
 - EL = ELEVATION
 - EX. = EXISTING
 - EXC = EXCERPTION
 - FPE = FINISH FLOOR ELEVATION
 - FNC = FENCE
 - FOUN = FOUND
 - GFE = GARAGE FLOOR ELEVATION
 - GRND = GROUND
 - IP = IRON PIPE
 - IPD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - NADV = NORTH AMERICAN VERTICAL DATUM
 - N = NORTH
 - NLY = NORTHERLY
 - NE = NORTHEAST
 - NELY = NORTHEASTERLY
 - NW = NORTHWEST
 - NWLY = NORTHWESTERLY
 - PG = PAGE
 - QTR = QUARTER
 - R = RADIUS
 - REC = RECORDED
 - RET = RETAINING WALL
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - SLY = SOUTHERLY
 - SE = SOUTHEAST
 - SELY = SOUTHEASTERLY
 - S.T.H. = STATE TRUNK HIGHWAY
 - SW = SOUTHWEST
 - SWLY = SOUTHWESTERLY
 - SUR = SURVEYED
 - U.S.H. = UNITED STATES HIGHWAY
 - VAR = VARIES
 - W = WEST
 - WLY = WESTERLY



CONCRETE MONUMENT WITH A BRASS CAP FOUND NW CORNER OF THE NW QUARTER OF SECTION 14-6-18

SITE BENCH MARK ELEV 804.11 CONCRETE MONUMENT TOP OF BRASS CAP FOUND NW CORNER OF THE SW QUARTER OF SECTION 14-6-18 (NAVD 1988)

CONCRETE MONUMENT WITH A BRASS CAP FOUND NE CORNER OF THE SW QUARTER OF SECTION 14-6-18



| REVISIONS | DESCRIPTION | DATE |
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| CHECKED BY: MK | DATE: 09/10/2025 |
| DRAWN BY: JB | JOB NO.: 25-10173 |
| CLIENT | |
| CEB INC. | |

| |
|---|
| PROJECT |
| S34W29845 LITTLE JOHN DRIVE, WAUKESHA, WI 53188 |

JAHNIKE & JAHNIKE ASSOCIATES, LLC
 ENGINEERS • PLANNERS • SURVEYORS
 CONNECT • EMPOWER • DESIGN
 WWW.JAHNIKEANDJAHNIKE.COM
 524 BLUEMOUND ROAD, WAUKESHA, WI 53188
 PHONE: (262) 542-5787, EMAIL: SURVEY@JAHNIKEANDJAHNIKE.COM

CONCRETE MONUMENT WITH A BRASS CAP FOUND NW CORNER OF THE NW QUARTER OF SECTION 14-6-18

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SCALE IN FEET
0 20'

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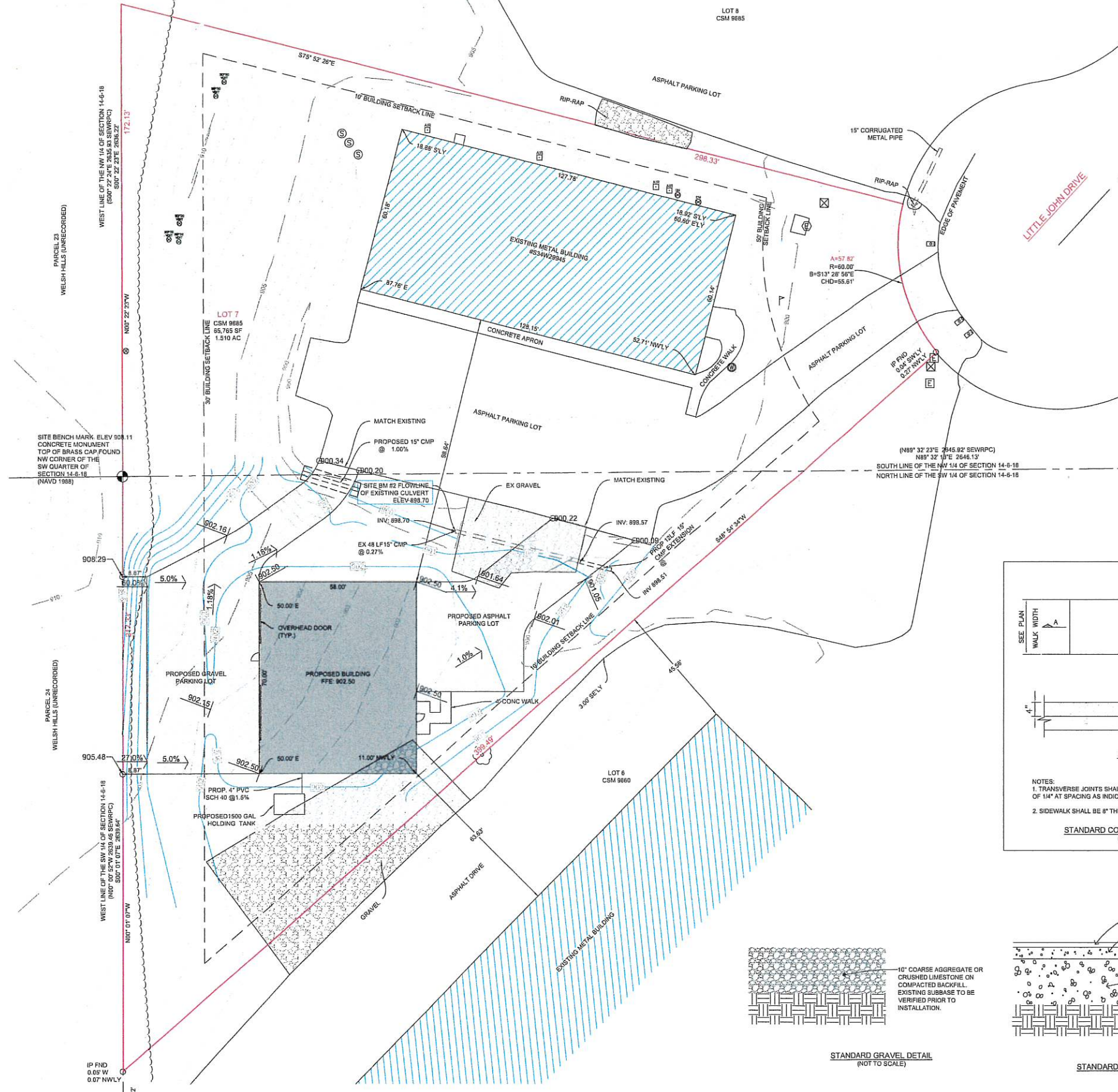
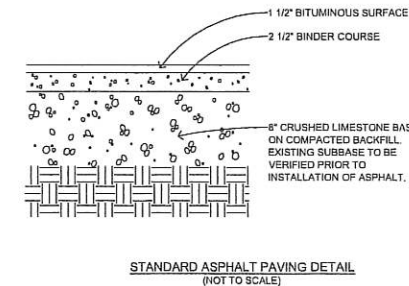
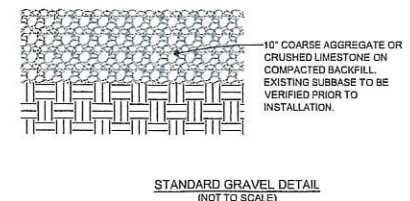
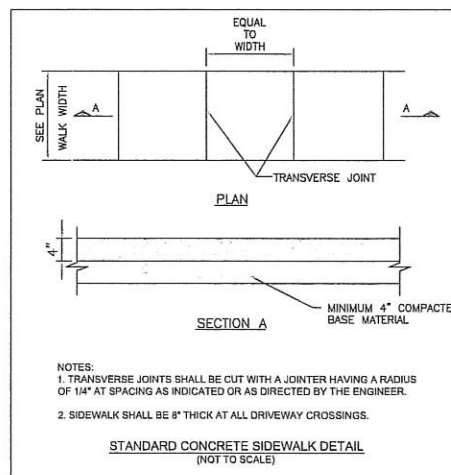
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- ⊕ EX. STORM SEWER (STO)
- ⊕ EX. WATER MAIN
- ⊕ EX. TREE LINE

- ABBREVIATIONS:**
- 1227 = MEASURED DISTANCE (12.27)
 - A = ARC OF CURVE
 - AC = ACRES
 - ASPH = ASPHALT
 - B = BEARING
 - BM = BENCHMARK
 - CALC. = CALCULATED DISTANCE
 - CONC. = CONCRETE
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 - IP = IRON PIPE
 - IRD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - NAVIG = NORTH AMERICAN VERTICAL DATUM
 - N = NORTH
 - NLY = NORTHERLY
 - NE = NORTHEAST
 - NELY = NORTHEASTERLY
 - NO. = NUMBER
 - NW = NORTHWEST
 - NWLY = NORTHWESTERLY
 - PA. = PAIR
 - QTR. = QUARTER
 - R = RADIUS
 - REC. = RECORDED
 - RET. = RETAINING WALL
 - R.O.W. = RIGHT OF WAY
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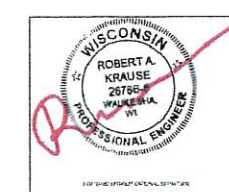
REVISIONS

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CHECKED BY: RK
DATE: 06/10/2025
DRAWN BY: JB
JOB NO.: 25-10173

CLIENT
CEB INC.

PROJECT
S34W29845 LITTLE JOHN DRIVE,
WAUKESHA, WI 53188

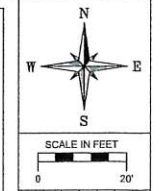


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 - ⊕ EX STORM SEWER (STO)
 - ⊕ EX WATER MAIN
 - ⊕ EX TREE LINE
 - ⊕ UNDERGROUND COMBUSTIBLE GAS LINE
 - ⊕ SILT FENCE

- ABBREVIATIONS:**
- 12.33 MEASURED DISTANCE (12.33)
 - A RECORDED DISTANCE
 - A ARC OF CURVE
 - AC ACRES
 - ASPH ASPHALT
 - B BEARING
 - BM BENCHMARK
 - CALC CALCULATED DISTANCE
 - CONC CONCRETE
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 - CSM CERTIFIED SURVEY MAP
 - CTH COUNTY TRUNK HIGHWAY
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 - SW SW
 - SWLY SOUTHWESTERLY
 - SUR SURVEYED
 - U.S.H. UNITED STATES HIGHWAY
 - VAR VARIES
 - W WEST
 - WLY WESTERLY

REVISIONS

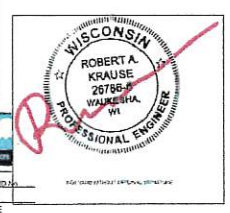
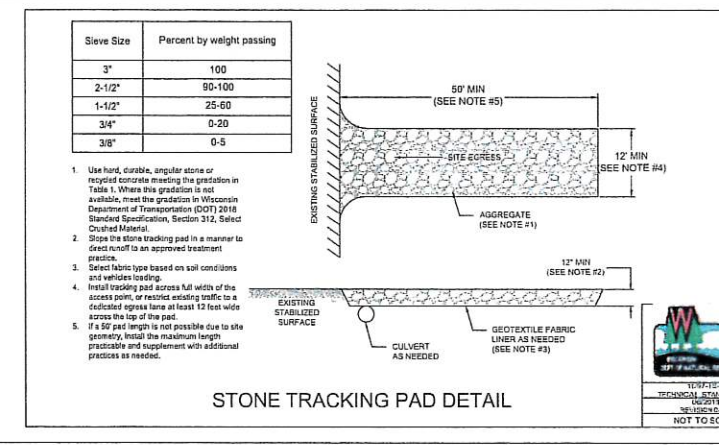
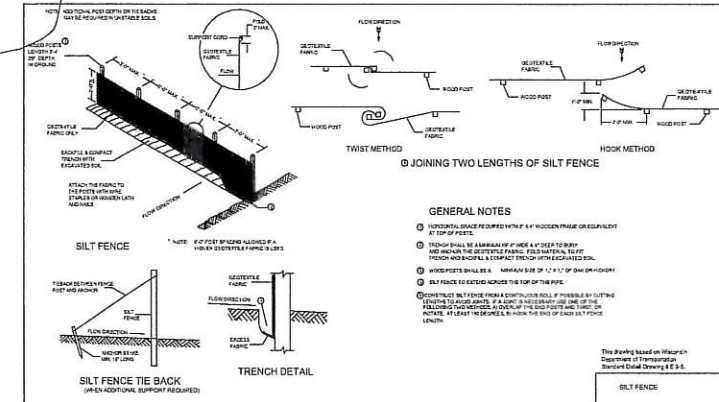
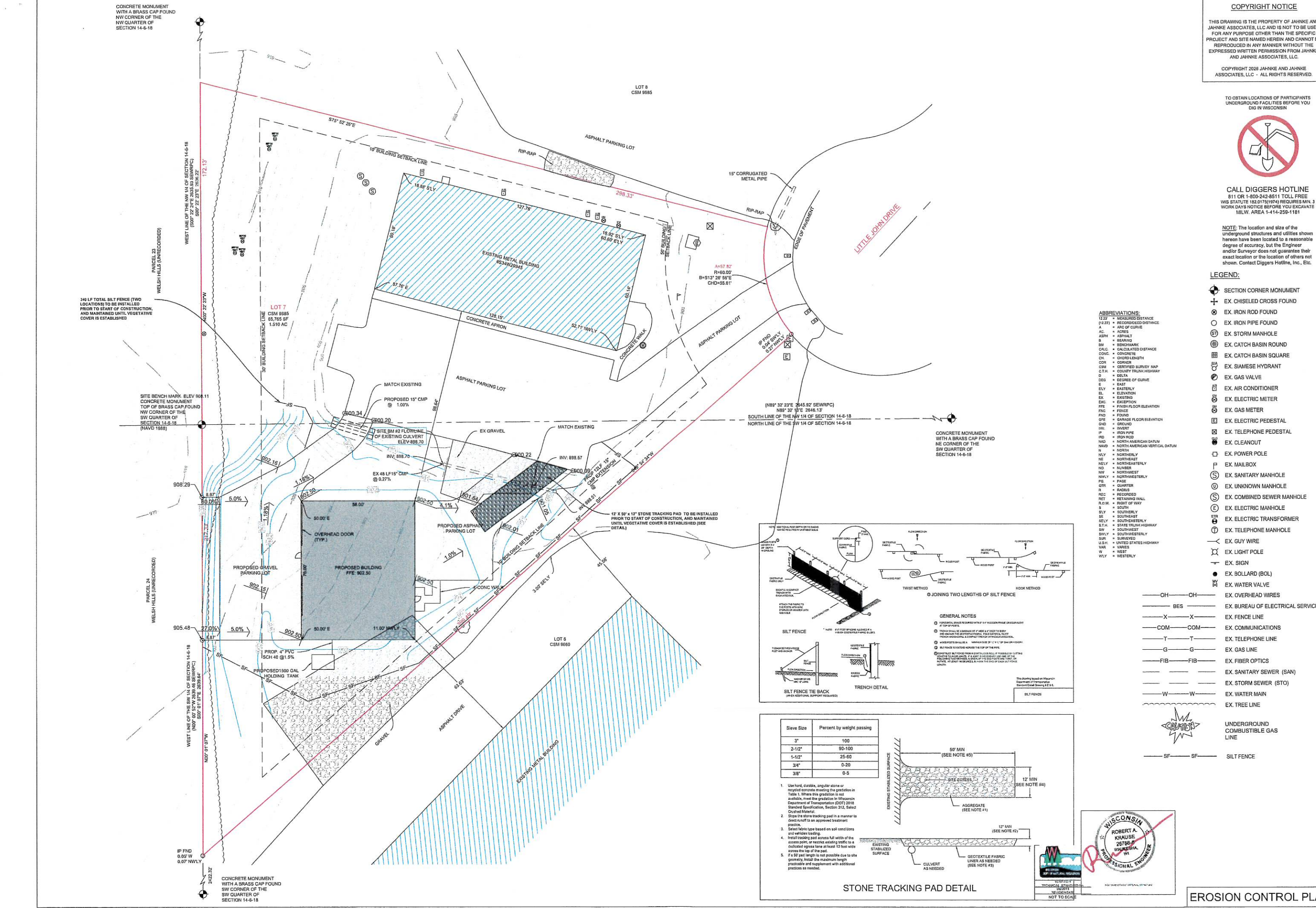
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CHECKED BY: RK
 DATE: 08/12/25

CLIENT
 CEB INC.

PROJECT
 S34W29945 LITTLE JOHN DRIVE,
 WAUKESHA, WI 53189

JAHNKE & JAHNKE ASSOCIATES, LLC
 ENGINEERS • PLANNERS • SURVEYORS
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 WWW.JAHNKEANDJAHNKE.COM
 524 BLUEMOUND ROAD, WAUKESHA, WI 53188
 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
 FILE NAME: S:\projects\25-10173_CEB INC Warren Village\land\DWG\25-10173.dwg



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: June 17, 2026
MTG DATE: June 22, 2026
RE: Modification of approved building footprint – Lot 11 Genesee Preserve

BACKGROUND:

1. Petitioner/Agent: Robert Dignan
2. Property Owner: Same as above
3. Address: W296 S5930 Ancient Oak Trail
4. Location:
LOT 11 GENESEE PRESERVE Being part of the SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4
OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T6N R18E
5. Tax Key Number(s): 1579.011
6. Area: 27.318 AC
7. Town Zoning: R-1, Residential District, A-E Exclusive Agricultural Conservancy District, C-1 Conservancy District

OVERVIEW:

The petitioner is requesting approval from the Town of Genesee Plan Commission and Town of Genesee Town Board to amend the previously approved buildable area envelope as established on the plat for Genesee Preserve. The plat included a note that only allows modification of the approved building envelopes with Town Plan Commission and Town Board approval. The proposed change would result in a slight overall reduction in the buildable area envelope from 0.701 acres to 0.695 acres.

PLANNER COMMENTS:

Plat: As part of the platting process for Genesee Preserve specific building envelopes were established. This was done to preserve the significant amount of environmental corridor and conservancy areas which existed within the proposed subdivision. The records indicate the inclusion of specific buildable area envelopes, played a major role in the subdivision being approved as it exists. The development required a zone change in order to proceed, the zone change was conditionally approved, in part due to the predetermined buildable areas, without those building area being predefined the zone change and subsequent subdivision likely would not have been approved in its current 16 lot configuration. The plat note was included to limit the ability to change

the approved buildable area envelopes, requiring both Plan Commission and Town Board approval to do so. The use of approved building envelopes has been used elsewhere in the Town and will likely play a major role in future development of environmentally sensitive areas. Plan Commission will need to consider what the larger impact of this request may have.

The applicant's lot is the only lot that has not yet been built on. All other lots in the subdivision have adhered to the originally approved buildable area envelopes as established during the initial project approval. Staff over the years received inquiries from property owners wanting to build outside of the approved envelopes, but upon discussion all prior owners ultimately built within the approved areas. The petitioner is seeking to be the sole owner within the subdivision to not adhere to the buildable areas as originally approved. No information has been provided by the applicant to justify changing the buildable area outside of a desire to build an alternative home design and layout. From staff perspective, given the original considerations involved in determining the buildable area envelopes and the role it played in receiving approval for the subdivision, staff cannot support a change to the buildable area for the final lot when all other owners were held to the same standard. Insufficient justification has been presented by the applicant to justify the proposed change.

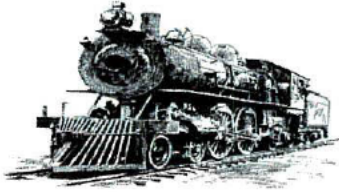
STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission denies the buildable area amendment for the property located at W296 S5930 Ancient Oak Trail, (1579.011).

EXHIBIT:

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



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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1579011

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Robert T. Dignan
 Printed Name
 942 S. Waterville Lake Rd. Summit WI 5306
 Mailing Address City State Zip
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert T. Dignan
 Printed Name
 Same
 Mailing Address City State Zip
 Phone Fax Email

PROPERTY ADDRESS: W296S5930 Ancient Oak Trail, Genesee, WI 53189

LEGAL DESCRIPTION: LOT 11 GENESSEE PRESERVE & UNDIV INTEREST IN OUTLOTS 1 & 3 BEING PT SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4 OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T8N R18E :: ALSO SUBJECT TO A CONSERVATION EASEMENT RECORDED AS DOC #4682183 ON 02/18/2022

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

We are requesting an adjustment to the existing "building envelope" that is on file for Tax Key GNT 1579011.

Attached is a CSM Exhibit prepared by Matthew O'Rourke, of LandTech, outlining both the existing and proposed building envelopes.

EXISTING STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

Size of Lot: Average Width approx. 80-85'

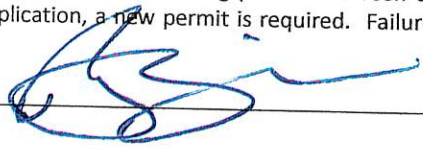
Average Depth approx. 360'

Total Square Footage 30,554

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. **SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED.** APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

Revised 7/24/15

Both of the undersigned state that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a zoning permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

Signature of Owner  _____ Date 5-30-2026

Signature of Agent _____ Date _____

Application (approved) (denied) by Zoning Administrator _____ Date _____

Conditions for approval or reasons for denial _____

Town Use Only

Fee Paid _____ Receipt No. _____ PSE Approved _____ BOA No. _____ PO No. _____

ZP No. _____ CU No _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

Preliminary Site Evaluation Application

Waukesha County Department of Parks & Land Use, Environmental Health Division
 515 W. Moreland Blvd., Room AC260 Waukesha, WI 53188 262-896-8300 FAX: 262-896-8298
 Email: sod@waukeshacounty.gov

| | | | |
|--|---|---|------|
| Date: May 30, 2026 | Name of Property Owner: Robert & Christine Dignan Trust | | |
| Property Location: W296S5930 Ancient Oak Trail | | City, Town, Village of: Town of Genesee | |
| Phone: 262.903.0060 | Email: bdignan@mac.com | Contractor Name: Not applicable | |
| Mailing Address & Zip: 942 S. Waterville Lake Rd., Summit, WI. 53066 | | Phone: | FAX: |

Improvement Description:

(Indicate the Improvement Option that applies – "A", "B" or "C")

Option A – Please check from the list below:

Swimming Pool
 Wood Deck
 Pole Building
 Outbuilding
 Garage
 Other

ADJUSTMENT
TO BUILDING
ENVELOP

Attach survey, blueprints or plans to this application showing the dimensions and location of the proposed improvement on the property.

Option B

Building Addition and/or remodeling
 No change in number of bedrooms

Provide a description of the building and/or remodeling project.

Land Division:

Creation of new land parcels that include an existing building served by a private sewage system.

Provide a survey showing the proposed land division, building location and the location of septic tank and soil absorption areas.

Option C

Residential: Building Addition and/or remodeling that will result in an increase in number of bedrooms.

Existing number of bedrooms: _____

Proposed number of bedrooms: _____

Provide a description of the building and/or remodeling project. Attach a survey, blueprints and/or plans of the proposed improvement or development to this application.

Public/Commercial: Building addition and/or remodeling that will result in an increase, decrease or change of building use or operation. Please check the appropriate box below:

Increase in Building Usage: Same Usage:

Decrease in Building Usage: Change of Use:

* May require a soil test pit and profile evaluation to determine whether the existing private sewage system is in an area having a high water table or bedrock condition. Assuring proper siting and installation of private sewage systems will help prevent contamination of groundwater. **If the soil profile evaluation shows that the private sewage system is installed in unsuitable soils, it is understood that a code complying private sewage system shall be ordered installed regardless of whether a building permit is issued.**

Private sewage systems that are "failing" by discharging sewage to the ground surface or backing up into the building will be ordered replaced with a code complying private sewage system.

By signing this form, I state that I am the property owner; I have read the above statement and agree to its conditions. I also give permission for a Waukesha County representative to enter my property to determine that the proposed improvement complies with Comm. 83, Wisconsin Administrative Code and Waukesha County Sanitary Ordinance.

Robert Dignan

Printed Name of Property Owner


 Property Owner Signature

| FEES: To be submitted with application | Make Checks Payable to: "Waukesha County" | For Department Use Only: | | |
|---|--|--------------------------|------------|----|
| Option "A" \$56.00 | For improvements or remodeling projects involving more than one category, the fee will be based on the greater amount. | Received By: | Date: | |
| Option "B" \$72.00 | | Fees Due: | Fees Paid: | |
| Option "C" \$87.00 | | WC Zoning Jurisdiction: | Yes | No |
| | | Current on Maintenance: | Yes | No |

To the Members of the Town of Genesee Board & the Town of Genesee Planning Commission,

The purpose of this document is to provide some additional explanation with regard to our request to make an adjustment to the boundary that separates the current building envelope from the secondary environmental corridor on lot 11 of the Genesee Preserve subdivision. The property is listed at 27.295 acres, of which roughly 24 acres falls under a conservation easement with the Waukesha County Land Conservancy (WCLC). Of the remaining three acres not under the easement, 0.701 acres is currently designated as a building envelope, with the remaining 2.3 acres designated as Secondary Environmental Corridor.

At the time that we purchased this property, our primary goal for this land was two-fold:

1. Build our ADA accessible retirement home that we can enjoy for the remainder of our lives, and,
2. Return the land to its historical environmental status, which includes Oak Savannah, transitional prairie, and spring fed fen wetland (in the area that is governed by the conservancy).

After we acquired the property in February 2025, we filed a forestry plan (as required) and immediately beginning to eradicate invasive buckthorn on the non-conservancy portion of the property. The original building envelope was fairly logical as it was the only portion of the entire 27 acres that was not consumed by buckthorn at the time of development. With the buckthorn on those three acres removed, however, we quickly discovered that there is a more efficient way to lay out any future development of this property. After consultation with the folks at the WCLC, we feel that we have a better solution, both from an environmental and long-term property value standpoint.

We are requesting this change for the following reasons:

- It is our intention to build a home and an outbuilding, subject to the Genesee Building Code, and the rules of the Genesee Preserve HOA. As we are working to design this, we are finding that the current building envelope is significantly limiting our ability design a property layout that integrates into the land with the least amount of intrusion. The adjustment, as requested, will allow us to minimize the amount of land that is affected, and will decrease the amount of impermeable surface that is necessary.
- In working with our builder, we have developed a preliminary layout that will allow us to effectively mirror the layout of our neighbors, Brian and Brigitte Dugan. By taking this approach, we believe that we will create an outcome that is more environmentally conducive, while also being less visually intrusive for our neighbors. If we attempt to utilize the current building envelope, the only way to way to lay out the buildings would be in a line extending for much of the envelope. As a result, much of the benefit of the environmental corridor on the west end of the property ends up being lost. Additionally, our neighbors to the west (GNT 1579012) would end up with a view of our building structures, and not into the Conservancy area. By shortening the building

envelope and consolidating the structures more closely with the Dugans, we effectively increase the usable secondary environmental corridor space and improve the aesthetics for our neighbors.

- One of the shared goals that we have with the WCLC is to improve the long-term biodiversity of the entire parcel, while attempting to return the entire 27 acres to the condition that it was in 1843. A significant component of this process includes improving the timber status. We are very fortunate to have a healthy, growing stand of Shagbark Hickory trees within the secondary environmental corridor on this property, as well as a few small oaks and a black walnut near the road. Throughout the upper 3 acres, however, we also have an overly abundant population of black cherry and eastern cedar trees. While neither of these species is considered invasive, the WCLC has indicated that they are also not considered desirable for the restoration. If this adjustment is approved, there are nine trees, numbered #100-106, as well as #108 & #127, on the survey map, that I expect we would eventually remove. Specifically, these are six black cherry trees and three Eastern cedars. To immediately compensate for the loss of any of these trees, we would propose adding three Burr Oak trees, with a trunk diameter of 2.5'-3.0" sourced locally from Piala's nursery. It should also be noted that we have received approval from the WCLC to add an additional 2-3 Swamp White Oak trees of the same size to the WCLC Conservancy area that is now cleared of buckthorn. In future years, as we file additional forestry plans, the goal will be to continue to replace less desirable species with higher quality native species.
- By reconfiguring the building envelope to the new proposed version, we will be able to position our conventional septic field further away from the Dugans' property, reducing any likelihood of future issues with their well. Under the current building envelope, all of the layout solutions that have presented themselves would necessitate placing the septic field immediately adjacent to our property line with the Dugans, on the south edge of the property. While this would still be within code, they have expressed apprehension about this issue. We would prefer to be good neighbors, and give them some extra peace of mind that our septic field will never become a problem with their existing well.

What this request does not do:

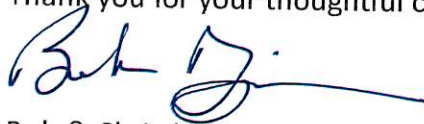
- This request does not ask either the Planning Commission or Town Board to grant any type variance, waiver, or conditional use permission that would in any way be inconsistent with current Town Code.
- This request does not increase the size of the building envelope. In fact, the building envelope actually decreases from .701 acres to .695 acres.
- This proposal does not have any sort of negative environmental impact on either the secondary environmental corridor, nor on the 24 acres of fen wetland that is governed

by the easement agreement. In fact, it represents the next step in continuing to improve the natural habitat and functionality of the wildlife corridor, and allows us to move forward with the prairie restoration in the coming months. Attached to this document is a letter of support from Allison Heine de Romero, the Executive Director of the Waukesha County Land Conservancy. As our partner in this process, we most value their opinion since they are the stakeholder with the most to potentially lose.

- This proposal does not result in a condition that negatively impacts the grade or runoff qualities of the property. Regardless of the building envelope that we are allowed to use, the 890' elevation will likely be the primary location for the residential structure. If forced to use the current envelope, we would likely see a total drop of four feet, to 886' of elevation, over the footprint of the structures that would be built. In comparison, if we can utilize the proposed building envelope, the expectation is that the structures would not need to extend beyond the 888' line, resulting in less vertical change over the entire building footprint. While both of these are workable, we would prefer to minimize the amount of grade change that is necessary so that the property retains its natural drainage.

In closing, I wanted to be very clear about our long-term intentions. When my wife and I discovered the listing for this property, we very quickly realized that this could become the last great project of our lifetime. While the Waukesha County Land Conservancy is the legal steward for the majority of the acreage for our property, I believe that our motivation is as strong as that of the WCLC, and we are certainly blessed with a greater level of resources that we can dedicate to improving this property. We hope that the Planning Commission and Town Board share our desire to see this property improve as a habitat for our native flora and fauna, while also fitting hand-in-glove with the existing homes of our neighbors in the Genesee Preserve neighborhood.

Thank you for your thoughtful consideration,

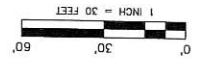


Bob & Christine Dignan
942 S. Waterville Lake Rd.
Summit, WI 53066

Attachments: Certified Survey Map Exhibit including the proposed building envelope
Certified Survey Map Exhibit displaying current (red) and proposed (green) building envelope
Letter of Support from Waukesha County Land Conservancy
Google Map (hi res) photo of property at Acquisition (pre-clearing)
EOS.com (low res) photo of property as of May 30, 2026
Map (preliminary) with preferred location of residence & outbuilding

| TAG | TRUNK DIAMETER | TREE SPECIES | TAG | TRUNK DIAMETER | TREE SPECIES |
|-----|----------------|--------------|-----|----------------|------------------|
| 100 | 8 | BLACK CHERRY | 124 | 8 | AMERICAN BIRCH |
| 101 | 8 | BLACK CHERRY | 125 | 8 | BLACK CHERRY |
| 102 | 8 | BLACK CHERRY | 126 | 8 | SHADBLOW HICKORY |
| 103 | 8 | BLACK CHERRY | 127 | 8 | BLACK CHERRY |
| 104 | 8 | BLACK CHERRY | 128 | 8 | BLACK CHERRY |
| 105 | 8 | BLACK CHERRY | 129 | 8 | BLACK CHERRY |
| 106 | 8 | BLACK CHERRY | 130 | 8 | BLACK CHERRY |
| 107 | 8 | BLACK CHERRY | 131 | 8 | SHADBLOW HICKORY |
| 108 | 8 | BLACK CHERRY | 132 | 8 | BLACK CHERRY |
| 109 | 8 | BLACK CHERRY | 133 | 8 | BLACK CHERRY |
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| 117 | 8 | BLACK CHERRY | 141 | 8 | BLACK CHERRY |
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| 125 | 8 | BLACK CHERRY | 149 | 8 | BLACK CHERRY |
| 126 | 8 | BLACK CHERRY | 150 | 8 | BLACK CHERRY |
| 127 | 8 | BLACK CHERRY | 151 | 8 | BLACK CHERRY |
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| 131 | 8 | BLACK CHERRY | 155 | 8 | BLACK CHERRY |
| 132 | 8 | BLACK CHERRY | 156 | 8 | BLACK CHERRY |
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| 135 | 8 | BLACK CHERRY | 159 | 8 | BLACK CHERRY |
| 136 | 8 | BLACK CHERRY | 160 | 8 | BLACK CHERRY |
| 137 | 8 | BLACK CHERRY | 161 | 8 | BLACK CHERRY |
| 138 | 8 | BLACK CHERRY | 162 | 8 | BLACK CHERRY |
| 139 | 8 | BLACK CHERRY | 163 | 8 | BLACK CHERRY |
| 140 | 8 | BLACK CHERRY | 164 | 8 | BLACK CHERRY |
| 141 | 8 | BLACK CHERRY | 165 | 8 | BLACK CHERRY |
| 142 | 8 | BLACK CHERRY | 166 | 8 | BLACK CHERRY |
| 143 | 8 | BLACK CHERRY | 167 | 8 | BLACK CHERRY |
| 144 | 8 | BLACK CHERRY | 168 | 8 | BLACK CHERRY |
| 145 | 8 | BLACK CHERRY | 169 | 8 | BLACK CHERRY |
| 146 | 8 | BLACK CHERRY | 170 | 8 | BLACK CHERRY |
| 147 | 8 | BLACK CHERRY | 171 | 8 | BLACK CHERRY |
| 148 | 8 | BLACK CHERRY | 172 | 8 | BLACK CHERRY |
| 149 | 8 | BLACK CHERRY | 173 | 8 | BLACK CHERRY |
| 150 | 8 | BLACK CHERRY | 174 | 8 | BLACK CHERRY |

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WISCONSIN (NAD 83) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 36 (2011) AND REFERENCED TO THE 25-6-18 MEASURED AS N89°28'45"W.



LEGEND
 ○ FOUND 3/4 REBAR OR NOTED FOUND PIPE
 ○ CON. TREE WITH TAG ID
 ○ DECID. TREE WITH TAG ID
 ○ PROPOSED TREE

CURVE/ARC LENGTH/RADIUS DELTA ANGLE/CHORD BEARING/CHORD LENGTH
 C2 183.98' 116.00' 178.42' N 21°59'44" W 82.33'
 C1 170.83' 165.00' 161.20' N 21°59'44" W 82.33'

NOTES:
 • THE PURPOSE OF THIS MAP IS TO CHANGE LIMITS OF BUILD-ABLE AREA.
 • ALL PARCELS NOT SHOWN.
 • A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 • CONTOURS SHOWN PER WAUKESHA COUNTY GIS.



UNITTECH
 LAND SURVEYING & LAND PLANNING
 6055 W. KENNEDY DRIVE
 WISCONSIN, WI 53189
 WWW.LANDTECH-WI.COM
 (262) 367-7599

REV. ADDED PROPOSED TREES (04/29/2026 NG)
 REV. 53189 WUKESHA, WISCONSIN TAX KEY: GNT 1579011
 DRAWN BY TJW CHECKED BY MTO

CLIENT: ROBERT DIGMAN
 PROJECT: BUILDING PAD EXHIBIT
 DRAWING: 25312_EXHIBIT.DWG

DATE: 12/19/2025
 JOB NO.: 25312
 SHEET: 1 OF 1

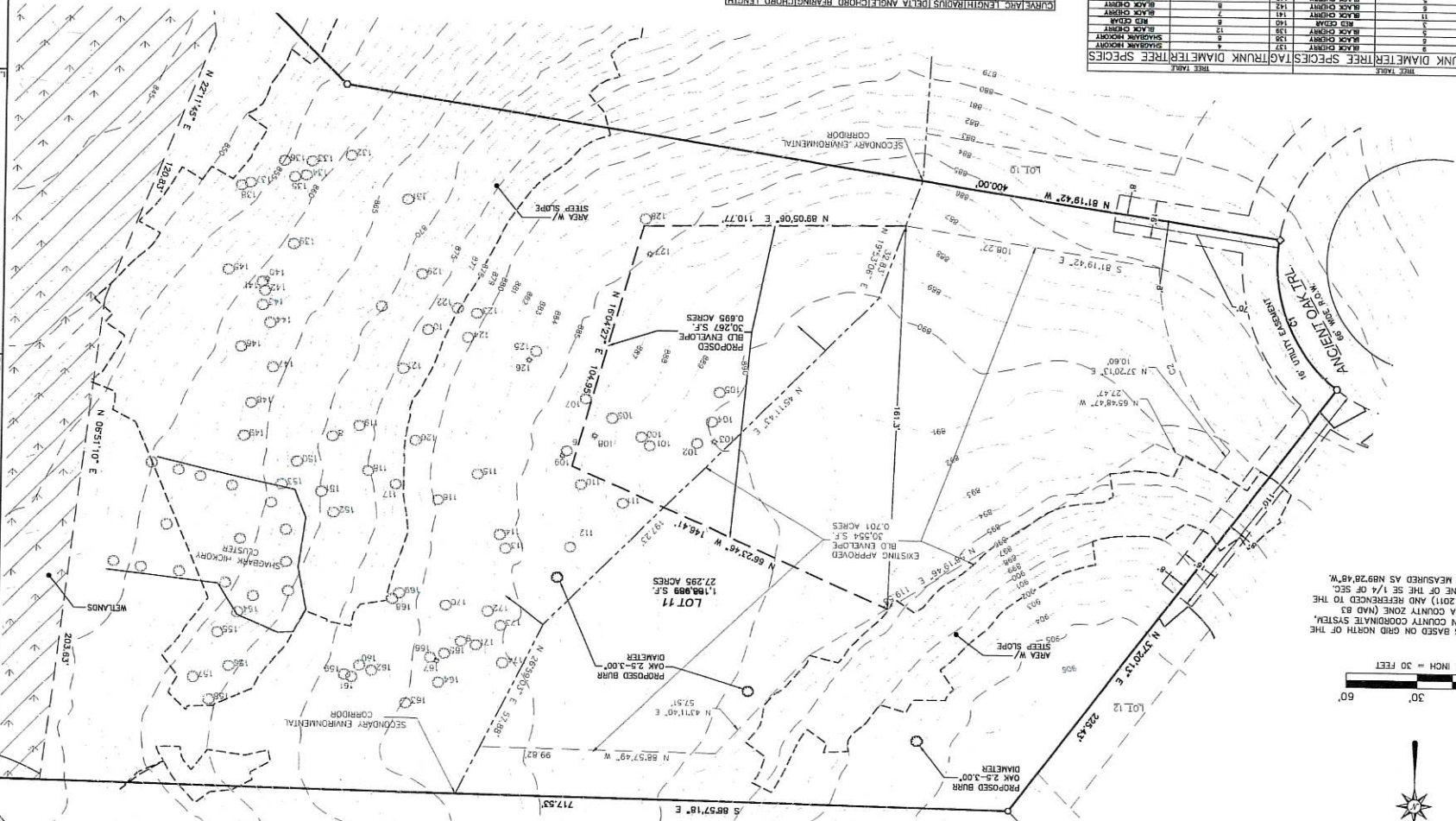


EXHIBIT
 LOT 11 IN GENESSE PRESERVE, PART OF THE SE 1/4 AND THE SW 1/4 OF THE NW 1/4, AND THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND THE NW 1/4 AND THE SE 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENESSE, WAUKESHA COUNTY, WISCONSIN.



LAND CONSERVANCY

P.O. Box 2572
Brookfield, WI 53008

May 15, 2026

Dear Members of the Planning Commission and Town Board,

I am writing to express my support for the proposed adjustment to the building envelope on Lot #11 within the Genesee Preserve subdivision. Having reviewed the proposal and considered input from various stakeholders, it is evident the revised building envelope would not have a significant environmental impact.

Waukesha County Land Conservancy is a land trust committed to protecting and caring for environmentally significant land and water. We have a vested interest in the property as we hold a conservation easement on a portion of it and we protect neighboring parcels. I believe this change is a responsible and reasonable step forward that balances development needs with environmental considerations.

Thank you for your attention and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Allison Heine de Romero".

Allison Heine de Romero

Executive Director

Waukesha County Land Conservancy is a non-profit land trust committed to protecting and caring for environmentally significant land and water for future generations.

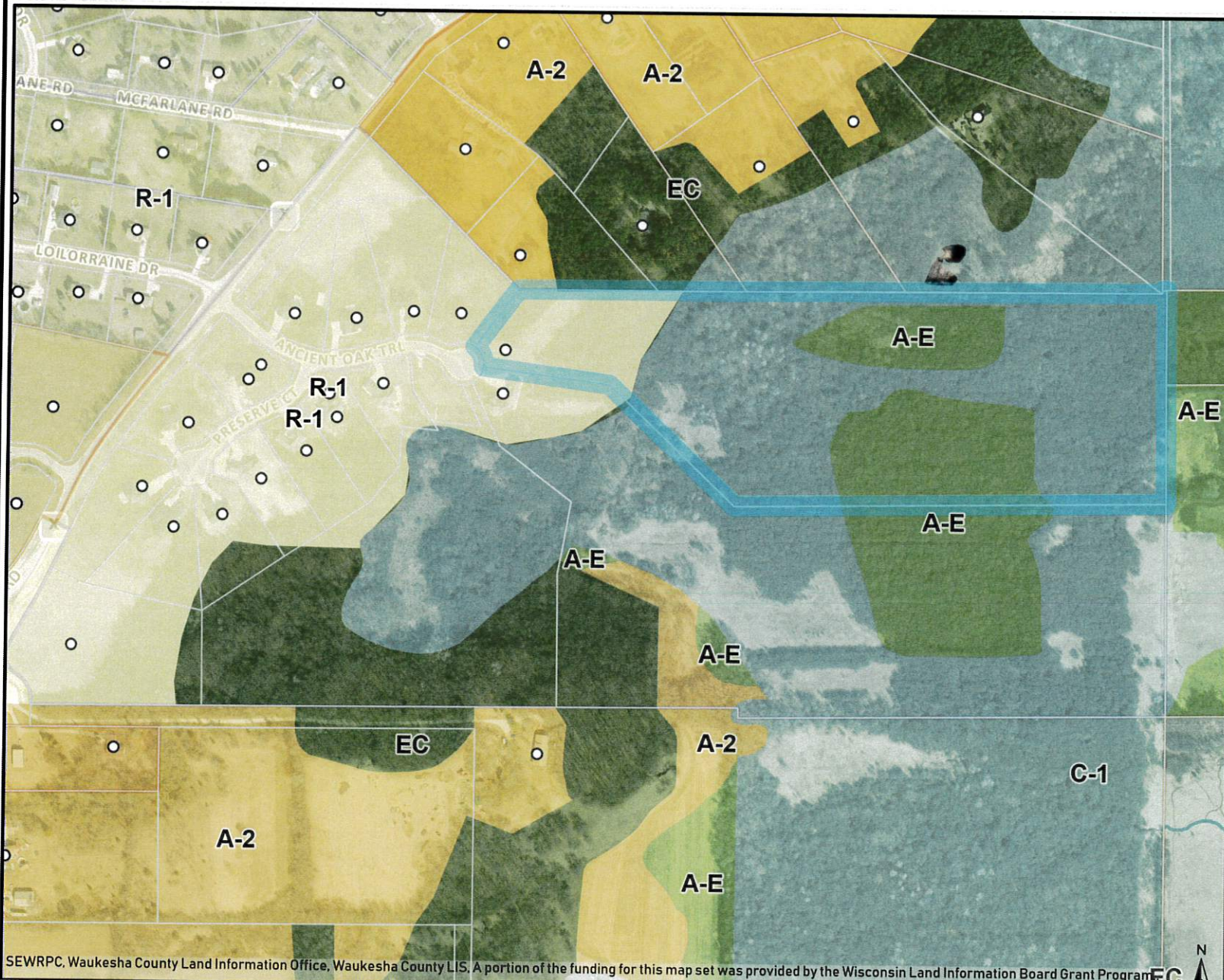
waukeshalandconservancy.org

LOT 11 AT ACQUISITION

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft



Legend

- Site Address
- Tax Parcels
- Assessor Plat Assessor
- CSM CSM
- Condominium Condomin
- Subdivision Subdivisio

District Type

- Historic Landmark
- Historic District
- ▨ Hydric Soil District
- ▨ Planned Unit Development
- Well Head Protection District
- Town Wetland Overlay
- Town Environmental

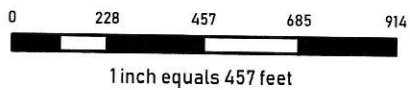
Zoning Districts

- A-1
- A-1a
- A-2

Notes

Printed Date: 6/17/2026 11:04 AM

SEWRPC, Waukesha County Land Information Office, Waukesha County LIS. A portion of the funding for this map set was provided by the Wisconsin Land Information Board Grant Program.



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

LOT 11 = MOST RECENT IMAGERY (LOW RES)



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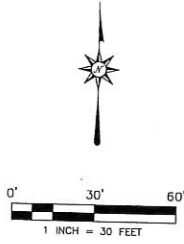
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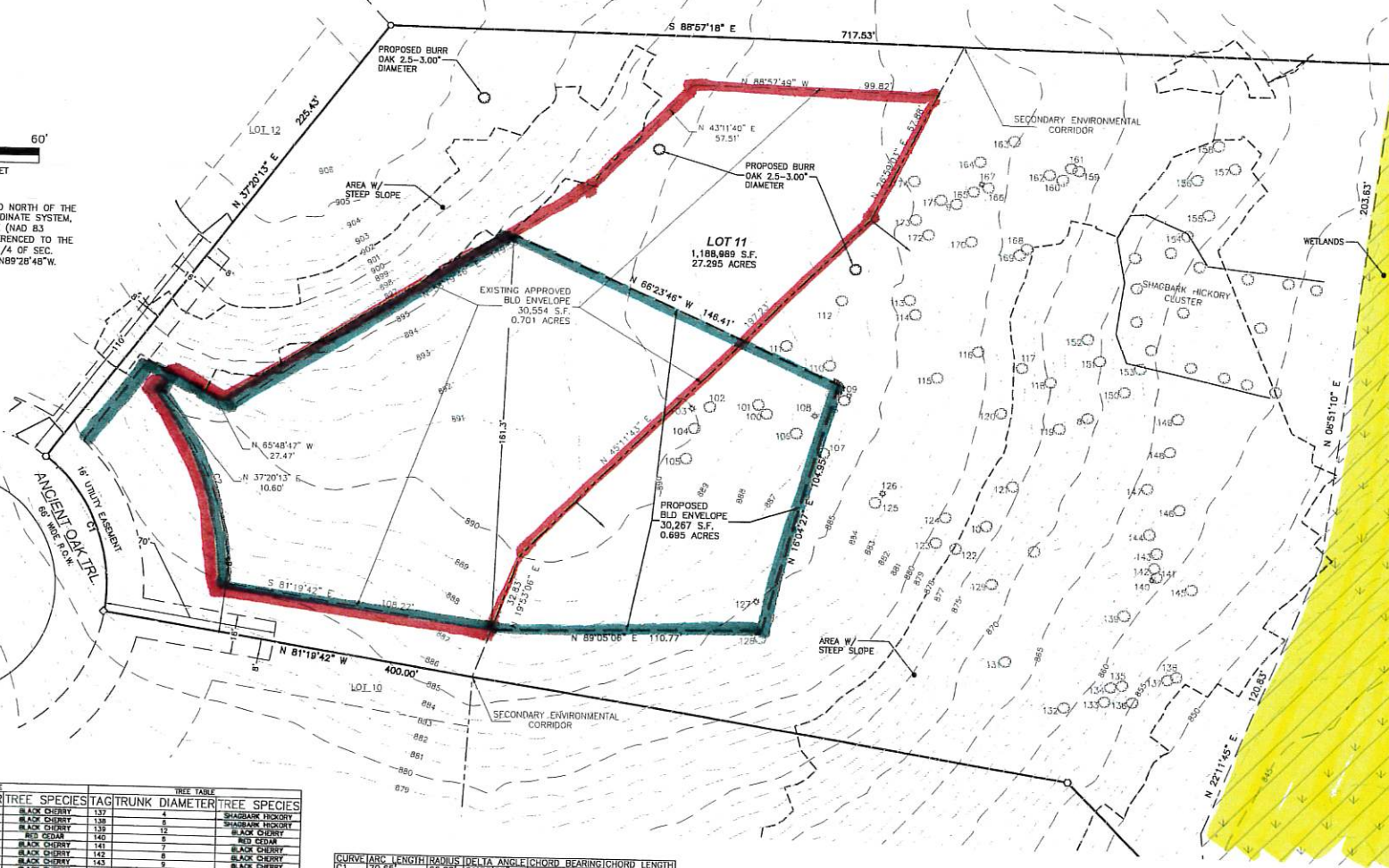


EXHIBIT

LOT 11 IN GENESEE PRESERVE, PART OF THE SE 1/4 AND THE SW 1/4 OF THE NW 1/4, AND THE NE 1/4 AND NW 1/4 OF THE SW 1/4, AND THE NW 1/4 AND THE SE 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 35-6-18 MEASURED AS N89°28'48\"



| TREE TABLE | | | TREE TABLE | | |
|------------|----------------|------------------|------------|----------------|------------------|
| TAG | TRUNK DIAMETER | TREE SPECIES | TAG | TRUNK DIAMETER | TREE SPECIES |
| 100 | 2 | BLACK CHERRY | 137 | 4 | SHAGBARK HICKORY |
| 101 | 6 | BLACK CHERRY | 138 | 8 | SHAGBARK HICKORY |
| 102 | 5 | BLACK CHERRY | 139 | 8 | BLACK CHERRY |
| 103 | 5 | RED CEDAR | 140 | 12 | BLACK CHERRY |
| 104 | 11 | BLACK CHERRY | 141 | 9 | RED CEDAR |
| 105 | 6 | BLACK CHERRY | 142 | 9 | BLACK CHERRY |
| 106 | 5 | BLACK CHERRY | 143 | 8 | BLACK CHERRY |
| 107 | 8 | BLACK CHERRY | 144 | 8 | BLACK CHERRY |
| 108 | 4 | RED CEDAR | 145 | 10 | BLACK CHERRY |
| 109 | 3 | RED CEDAR | 146 | 8 | BLACK CHERRY |
| 110 | 5 | BLACK CHERRY | 147 | 7 | BLACK CHERRY |
| 111 | 6 | BLACK CHERRY | 148 | 11 | SHAGBARK HICKORY |
| 112 | 13 | BLACK CHERRY | 149 | 9 | SHAGBARK HICKORY |
| 113 | 5 | BLACK CHERRY | 150 | 9 | SHAGBARK HICKORY |
| 114 | 5 | BLACK CHERRY | 151 | 7 | SHAGBARK HICKORY |
| 115 | 4 | BLACK CHERRY | 152 | 8 | SHAGBARK HICKORY |
| 116 | 4 | BLACK CHERRY | 153 | 4 | RED OAK |
| 117 | 7 | BLACK CHERRY | 154 | 25 | SH SNAKED |
| 118 | 5 | BLACK CHERRY | 155 | 7 | BLACK CHERRY |
| 119 | 8 | BLACK CHERRY | 156 | 7 | BLACK WALNUT |
| 120 | 4 | BLACK CHERRY | 157 | 12 | BLACK OAK |
| 121 | 5 | SHAGBARK HICKORY | 158 | 0 | SHAGBARK HICKORY |
| 122 | 7 | BLACK CHERRY | 159 | 12 | BLACK CHERRY |
| 123 | 8 | BLACK CHERRY | 160 | 6 | BLACK CHERRY |
| 124 | 4 | BLACK CHERRY | 161 | 4 | BLACK CHERRY |
| 125 | 6 | AMERICAN ELM | 162 | 4 | BLACK CHERRY |
| 126 | 5 | BLACK CHERRY | 163 | 4 | BLACK CHERRY |
| 127 | 9 | RED CEDAR | 164 | 4 | BLACK CHERRY |
| 128 | 8 | RED CEDAR | 165 | 6 | BLACK CHERRY |
| 129 | 10 | BLACK CHERRY | 166 | 3 | WHITE PINE |
| 130 | 7 | BLACK CHERRY | 167 | 4 | BLACK CHERRY |
| 131 | 8 | SHAGBARK HICKORY | 168 | 4 | BLACK CHERRY |
| 132 | 8 | SHAGBARK HICKORY | 169 | 4 | BLACK CHERRY |
| 133 | 8 | SHAGBARK HICKORY | 170 | 4 | BLACK CHERRY |
| 134 | 8 | SHAGBARK HICKORY | 171 | 8 | BLACK CHERRY |
| 135 | 10 | SHAGBARK HICKORY | 172 | 6 | BLACK CHERRY |
| 136 | 8 | SHAGBARK HICKORY | 173 | 6 | BLACK CHERRY |
| 137 | 8 | BLACK CHERRY | 174 | 6 | AMERICAN ELM |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 70.55 | 86.00 | 161°20'08" | N 21°59'44" W | 167.33 |
| C2 | 181.98 | 116.00 | 141°28'42" | N 21°59'44" W | 182.15 |

LEGEND

| | |
|---|-----------------------------|
| ○ | FOUND 3/4 REBAR OR NOTED |
| ○ | FOUND 1" IRON PIPE OR NOTED |
| ○ | FOUND SPIKE |
| ○ | DECID. TREE WITH TAG ID |
| ○ | CON. TREE WITH TAG ID |
| ○ | PROPOSED TREE |

- NOTES:
- THE PURPOSE OF THIS MAP IS TO CHANGE LIMITS OF BUILD-ABLE AREA.
 - FULL PARCEL NOT SHOWN
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - CONTOURS SHOWN PER WAUKESHA COUNTY GIS



| | | | |
|----------|--------------------------------------|------------|------------|
| CLIENT | ROBERT DIGNAN | CHECKED BY | MTD |
| PROJECT | W29655930 ANCIENT OAK TRL | DRAWN BY | TJW |
| LAYOUT | WAUKESHA, WISCONSIN | DATE | 12/18/2025 |
| DRAWING | EXHIBIT | JOB NO. | 25312 |
| | 25312_EXHIBIT.DWG | SHEET | 1 OF 1 |
| REV. | ADDED PROPOSED TREES (04/29/2026 NG) | | |
| REV. | | | |
| REV. | | | |
| REV. | | | |
| TAX KEY: | GN1 1579011 | | |

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Rosebury Farms
Company: _____
Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

_____ The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

2. The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby agrees they are in compliance with all terms and conditions of the same.

_____ The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Kathleen Joyce
Name
member
Title
S63W30124 Rd X
Mukwonago WI 53149
Mailing Address

6/15/26
DATE

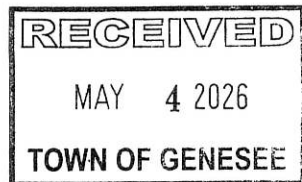
Name

Title

Mailing Address

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656



CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Skylar Briant
Company: Walk This Way srb LLC
Reason for Review: Annual Review

1. SB The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

___ The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

2. SB The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby agrees they are in compliance with all terms and conditions of the same.

___ The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Skylar Briant
Name

Owner
Title

W28753238 Bethesda Church Rd
Waukesha, WI 53189
Mailing Address

1 May '26
DATE

Name

Title

Mailing Address

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Stephanie Seitz
Company: Hoovers House All Dog Rescue
Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

2. The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby agrees they are in compliance with all terms and conditions of the same.

The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Stephanie Seitz
Name

Manager
Title

S47 W30760 State Rd 59
North Prairie, WI 53153
Mailing Address

5-12-26
DATE

Name

Title

Mailing Address

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Gregory A. Gapinski
Company: _____
Reason for Review: Annual Review ~~_____~~

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

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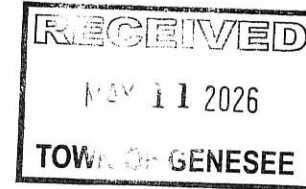
Greg Gapinski
Name
Owner
Title
S48 W28946 Parke Ln W
Waukesha WI 53189
Mailing Address

5/10/26
DATE

Kathleen Gapinski
Name
Owner
Title
S48 W28946 Parke Ln W.
Waukesha, WI 53189
Mailing Address

5/10/26
DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656



CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Gerald + Linda Gardipee
Company: _____
Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

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I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Gerald Gardipee
Name

Linda Gardipee
Name

Title
W287 S3160 Bethesda Ch. Rd
Waukesha WI 53189
Mailing Address

Title
W287 S3160 Bethesda Church Rd
Waukesha WI 53189
Mailing Address

4-30-26
DATE

4-30-26
DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Bryce Fleischman
Company: Neighborhood Services
Reason for Review: ~~Annual Review~~

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

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I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Bryce Fleischman
Name

owner
Title

Neighborhood Services@yahoo.com
Mailing Address

5/18/2020
DATE

Name

Title

Mailing Address

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Faith Harrington
Company: Genesee Pet Resort
Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

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The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Faith Harrington
Name

Name

Manager
Title

Name

Title

S40w23178 State Rd 59
Mailing Address

Title

Waukesha, WI 53189
Mailing Address

Mailing Address

DATE

5/28/26

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656



CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: JEREMY KASTNER & TINA KASTNER

Company: _____

Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

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The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Name

JEREMY KASTNER

Title

W33053794 Honeysuckle DR
DOUSMAN WI 53118

Mailing Address

4/29/2026

DATE

Name

TINA KASTNER

Title

W33053794 Honeysuckle DR
DOUSMAN WI 53118

Mailing Address

4/29/2026

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: _____
Company: Foremos + Sjalou
Reason for Review: Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

2. The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby agrees they are in compliance with all terms and conditions of the same.

The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Jessica Kupke
Name
owner
Title
W328 S3850 Mesa Tr 1
Dousman, WI 530
Mailing Address 53118

5.28.26
DATE

Name

Title

Mailing Address

DATE

TOWN OF GENESEE
S43 W31391 Hwy. 83
PO BOX 242
Genesee Depot, WI 53127
(262)968-3656

CONDITIONAL USE PERMIT REVIEW SHORT FORM

Permittee: Steven P. Williams
Company: Wern Valley
Reason for Review: ~~X~~ Annual Review

1. The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby agrees that there have been no changes made to the same.

The undersigned, having reviewed a copy of the Plan of Operation for the aforementioned permit, hereby state that changes have been made to the Plan of Operation and those changes are indicated below.

2. The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby agrees they are in compliance with all terms and conditions of the same.

The undersigned, having reviewed a copy of the Conditional Use Order for the aforementioned permit, hereby state that they are not in compliance with all terms and conditions of the same and the items not in compliance are shown below.

I (we), the undersigned, do swear to or affirm that all statements contained herein are true and correct to the best of my (our) knowledge.

Steven P Williams

Name

Owner

Title

S36W29657 Wern Valley
Waukesha WI 53184

Mailing Address

June 5 '26

DATE

Name

Title

Mailing Address

DATE

TOWN OF GENESEE PLAN COMMISSION MEETING

May 27th, 2026

MINUTES

6:00 p.m.

The Plan Commission meeting was called to order at 6:00 p.m. Present was Town Chairman Tesch and Plan Commission Members Engelking, Toole, Christiansen, and Buck. Absent was Town Board member Yatzeck and Plan Commission member Fedak. Also present were Planner Lyons and Deputy Clerk Workman.

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- 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)** Mr. Jabbs was present for his request. Planner Lyons spoke about the request and how even though it would still make another non-conforming lot, the CSM makes it more conforming than it currently sits as two. Engelking made a motion to recommend approval to the Town Board based on Planner Lyons' report dated May 20th, 2026. The motion was seconded by Christiansen. The motion was approved 5-0.
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)** Englking made a motion to recommend approval to Town Board for the waiver for an A-2 lot under 3 acres. The motion was seconded by Christiansen. The motion was approved 5-0.
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)** Planner Lyons stated that the request is for a temporary fireworks stand and that the Town Board has already approved the fireworks permit for the petitioner. The stand will run from June 23rd- July 5th. Engelking made a motion to approved the site plan/plan of operation based on Planner Lyons' report dated May 20th, 2026. The motion was seconded by Toole. The motion was approved 5-0.
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)** Planner Lyons stated that this sign was for RP Rents and it is a comparable size to most other signs surrounding them. Engelking made a motion to approve the site plan/plan of operation amendment for RP Rents based on the conditions in Planner Lyons' report dated May 20th, 2026. The motion was seconded by Christiansen. The motion was approved 5-0.
6. **Discussion/Action- Approval of April 27th, 2026 Plan Commission Minutes and April 27th, 2026 Public Hearing Minutes** Christiansen made a motion to approved both sets on minutes. The motion was seconded by Toole. The motion was approved 5-0
7. **Update on Pending Enforcement Matters** Deputy Clerk Workman stated that the couple violations have been getting the cleaning up of the property done.

8. **Correspondence** Town Chairman Tesch reported that he did a conditional use inspection for Genesee Pet Suites concerning the number of dogs. He found that the number of dogs did not exceed the permitted number and everything seemed to be in good order.
9. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Toole. The motion was approved 5-0. The meeting was adjourned at 6:19 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
June 1st, 2026