

TOWN OF GENESEE PLAN COMMISSION MEETING

S43 W31391 HWY. 83

GENESEE DEPOT, WI 53127

(262) 968-3656

July 27th, 2026

AGENDA

IMMEDIATELY FOLLOWING JOINT PUBLIC HEARING FOR A CONDITIONAL USE REQUEST FOR BECKY FEDAK AND PETER GERMAN FOR A SINGLE RUSTIC CAMPSITE AND OUTDOOR EVENTS;

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- Site Plan/Plan of Operation Amendment for River Glen Church. The property is described as being a part of the NW ¼ of Section 15 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **S31W30601 Sunset Drive** (GNT 1498-999-002).
3. Discussion/Action- Site Plan/Plan of Operation Amendment for Flyn' Frog Fabrication and Performance. The property is described as being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **S34 W29939 Little John Drive**. (GNT 1494-997-025)
4. Discussion/Action- Accessory Building over 1,600 sq feet for Kenneth Wangerin. The property is described as being a part of SW ¼ of Section 20 and a part of the NE ¼ of Section 19 T6N R18E in the Town of Genesee, Waukesha County. More specifically, the property is located at **W328S4485 Spring Ridge Ln**. (GNT 1518-037)
5. Discussion/Action- Certified Survey Map for Allen Shook. The properties are described as being part of the SW ¼ and NW ¼ of Section 7T6N R18E in the Town of Genesee, Waukesha County. More Specifically the properties are located at **W339S2576 Hwy C** (GNT 1466-995) & **W339S2546 Hwy C** (GNT 1466.996).
6. Discussion/Action – Waiver for A-5 lots under 300' minimum average lot width for Allen Shook & Sharon Renner. The properties are described as being part of the SW ¼ and NW ¼ of Section 7T6N R18E in the Town of Genesee, Waukesha County. More Specifically the properties are located at **W339S2576 Hwy C** (GNT 1466-995) & **W339S2546 Hwy C** (GNT 1466.996).
7. Discussion/Direction to staff- on Section 19 (C) (2) Town of Genesee Zoning Code
8. Discussion/Direction to Staff- Comprehensive Plan Amendment Draft Public Participation Plan
9. Discussion/Direction to Staff- Comprehensive Plan Amendment Draft Public Engagement Survey
10. Discussion/Action- Approval of June 22nd, 2026 Plan Commission Minutes
11. Update on Pending Enforcement Matters
12. Correspondence
13. Adjourn

Rachel Workman
Deputy Clerk
July 8th, 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.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Town of Genesee Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division, on **July 27, 2026 at 6:00 pm** at the Genesee Town Hall, located at S43 W31391 Hwy 83, Genesee Depot, WI 53127, to consider the Conditional Use request **(CU143) of Rebecca Fedak and Peter German (owners)** for a single rustic campsite and outdoor events pursuant to the Waukesha County Shoreland Protection Ordinance and to consider the Conditional Use request for an Agritourism use per Section 40(B)(30) Agritourism of the Town of Genesee Zoning Code.

The subject property is described as part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59, North Prairie, WI 53153-9435 (Tax Key No. GNT 1551.999.003).

For additional information regarding this public hearing, please contact Kassie Slotty, Senior Land Use Specialist, of the Waukesha County Planning and Zoning Division at (262) 896-8072 or Mark Lyons, Town of Genesee Planner at (262) 968-3656.

All interested parties will be heard.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd.
Waukesha, WI 53188

Legal notice to be published in the
West Now on
Wednesday, July 8, 2026, and
Wednesday, July 15, 2026

RECEIVED 02/03/2026
DEPT PARKS & LAND USE

Property is presently used as Home, farm, recreation

NOTICE OF PUBLIC HEARING

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The subject property is described as part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59, North Prairie, WI 53153-9435 (Tax Key No. GNT 1551.999.003).

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WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

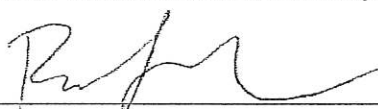
Dale R. Shaver, Director
515 W. Moreland Blvd.
Waukesha, WI 53188

Legal notice to be published in the
West Now on
Wednesday, July 8, 2026, and
Wednesday, July 15, 2026

The following information **must be** submitted with this application:

1. **One electronic copy** of a detailed and accurate site plan/map or plat of survey (preferred) drawn **TO SCALE**, showing the **subject property**, its location, length, and direction of each boundary thereof, the **location and existing use(s) of all buildings and structures thereon**, and the **principal use of the property**.
2. Any **supplemental information** deemed necessary for a reasonable understanding of the proposed conditional use depending on the type of conditional use requested, e.g., detailed description of the use or operation, topographical information, cross sections, elevations, etc.
3. A **filing fee** payable to the Waukesha County Department of Parks and Land Use (inquire as to the current fee amount).

The undersigned owner hereby certifies that **all** of the above statements, information and attachments contained herein (site plan/survey, plans, exhibits, etc.) are true and accurate to the best of his or her knowledge and belief. By signing this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to **inspect** the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as your acceptance of the wetland statement included on your Property Owner letter issued with your zoning permit, as applicable.

Signature of Owner 

Date of Filing 02.02.2026

Signature of Applicant see above

Date of Filing _____

Pearl Forge Conservancy

Agritourism Plan of Operation

1. Executive Summary

Pearl Forge Conservancy requests Conditional Use Permit approval for a low-intensity, agritourism operation on an existing farm and conservation property in the Town of Genesee. Proposed uses are reservation-based, limited in scale, subordinate to the agricultural and conservation use of the property, and designed to minimize traffic, noise, environmental disturbance, and impacts to neighboring properties. Agricultural production continues and no requested use removes the land from long-term agricultural viability. The use preserves open space, supports farm viability, and introduces low-impact rural experiences consistent with the property's setting.

This application does not include public use of the barn. The barn is not proposed as an event space or assembly use under this permit.

2. Property Overview

The 82-acre property includes a homestead area, agricultural fields, and conservation/restoration areas. The agricultural land remains in production. Establishment of a conservation easement and habitat stewardship remain core long-term priorities at the site.

3. Uses Requested

1. One rustic campsite
2. Outdoor educational/private events

Not requested at this time:

- Camper/RV rental
- Indoor (i.e. barn) public occupancy
- Festivals or large public events

Hours of Operation

Campsite

- Check-in: 3:00 PM–8:00 PM
- Quiet hours: 10:00 PM–7:00 AM
- Check-out: 11:00 AM

Events / Day Use

- Setup no earlier than 9:00 AM
- ~~Guest arrival no earlier than 10:00 AM~~
- Event conclusion by 9:00 PM
- Site cleared by 10:00 PM

4. Occupancy Limits

- Campsite: 1 party, maximum 6 guests
- Small classes/retreats: 25 guests
- Larger private events: 50 guests maximum
- Total persons onsite (excluding owners/residents/staff): 50 maximum

5. Frequency Limits

- Maximum 2 events per week
- Maximum 20 events annually with over 25 attendees
- No more than 1 event per day
- No simultaneous event and campsite use in campsite area, unless if used by same private party

6. Campsite Operations

- One designated rustic tent campsite (Figure 2)
- Advance reservations only; no walk-ins
- Portable restroom facilities provided
- Pack-in/pack-out waste policy
- Campfire only in approved fire ring when conditions allow
- Campsite host rules provided at booking and onsite

7. Event Operations

Examples include yoga, art classes, nature education, private celebrations, acoustic music, farm dinners, and retreats.

- Private reservation-based use only
- No open-admission festivals
- No recurring nightlife uses
- Noise levels in compliance with local ordinances
- Licensed vendors/caterers for food and drink, when applicable
- Portable restroom and handwashing facilities will be provided and located in close proximity to wherever the event is taking place
- Events will mostly occur near the pond (Figure 2) and within the open space to the north and west of the barn (Figure 3)
- No use of the barn for events under this permit

8. Parking & Traffic

Traffic is limited by reservations, attendance caps, onsite parking only, and event management procedures. No roadside parking is permitted.

Parking and Vehicle Management Plan

- All parking is onsite only; no roadside parking is permitted
- Maximum attendance is capped at 50 guests; expected peak vehicles: 20–25
- A designated grass parking area adjacent to the existing north-south grassed drive will be clearly defined using posts, temporary striping, or mowed boundaries. The specific location of the designated event parking may shift along this designated area depending on the location of the event. (Figure 4)
- Parking will be organized a single row with standard 9' x 18' stalls
- Emergency access lanes will be maintained at all times, free of parked vehicles (Figure 5)
- For events over 25 attendees, a designated parking attendant will direct vehicles to assigned areas
- If parking capacity is reached, no additional vehicles will be permitted onsite

ADA Accessibility

- At least one accessible parking space will be provided on the most level, firm, and stable surface available, located closest to the primary activity area
- Accessible routes will be maintained to activity areas to the extent practicable for a rural property

Traffic Management

- All guest will enter the property via the gravel driveway entrance on County Highway ZZ (Figure 1)
- Reservation-based scheduling limits arrivals
- Staggered arrival times will be encouraged for larger events
- No more than one event per day
- No simultaneous use of event areas for separate groups

Surface and Stormwater Considerations

- Parking areas are low-intensity, seasonal grass-based systems, not permanent paved lots
- Any future installation of impervious surfaces will be subject to separate review and permitting

9. Barn Use (Clarified)

The barn is not proposed for, nor included in, this Conditional Use Permit request for agritourism activities.

No public agritourism events, commercial gatherings, weddings, concerts, or assembly uses are proposed within the barn under this application.

The barn may be used on a limited and occasional basis for incidental agricultural and conservation-related activities, such as:

- Farm tours
- Educational field visits
- Conservation partner site visits
- Small group discussions associated with on-site agricultural operations

These activities are:

- Non-commercial in nature
- Accessory to the primary agricultural use of the property
- Not open to the general public
- Not separately advertised or rented

Incidental barn use will not occur concurrently with agritourism events authorized under this permit.

Any future proposal to use the barn for public events, rentals, or expanded assembly use would require a separate review and approval process and compliance with all applicable building and fire codes.

10. Environmental Protections

- Existing conservation goals will be enforced. Conservation easement will limit activities to low impact.
- No facilities in wetlands
- Sensitive habitat areas protected
- Guests limited to designated use areas
- Dark-sky lighting only
- Amplified sound limited and ended by 8:00 PM
- Compliance with any required shoreland, floodplain, wetland, or corridor setbacks

11. Public Health, Safety, & Emergency Access

- Required sanitation facilities, waste handling, and licensed food service practices will be provided as applicable. Any additional state/county approvals required will be obtained before operation.
- Posted address at entrance.

- Maintained emergency access lane and turnaround area. Emergency vehicles will be able to access the property from County Highway ZZ or State Highway 59. There is ample open space for emergency vehicle turnarounds in the pond area. (Figure 5)
- First aid kit onsite
- Fire extinguisher available
- Emergency contact available during operations
- Compliance with fire department directives and burn restrictions

12. Good Neighbor Policy

- Direct contact provided for concerns
- Prompt response to complaints
- Noise, parking, and trespass rules communicated to guests
- Respect for neighboring residences emphasized in all bookings
- All designated event areas setback over 100' from property line with existing tree line providing natural screening
- Operations are intentionally small-scale, mostly seasonal, reservation-based, and capped by attendance and event frequency limits.
- Quiet hours, event end times, limited amplified sound, and guest conduct rules reduce nuisance potential.
- Notice given to neighbors prior to any larger events

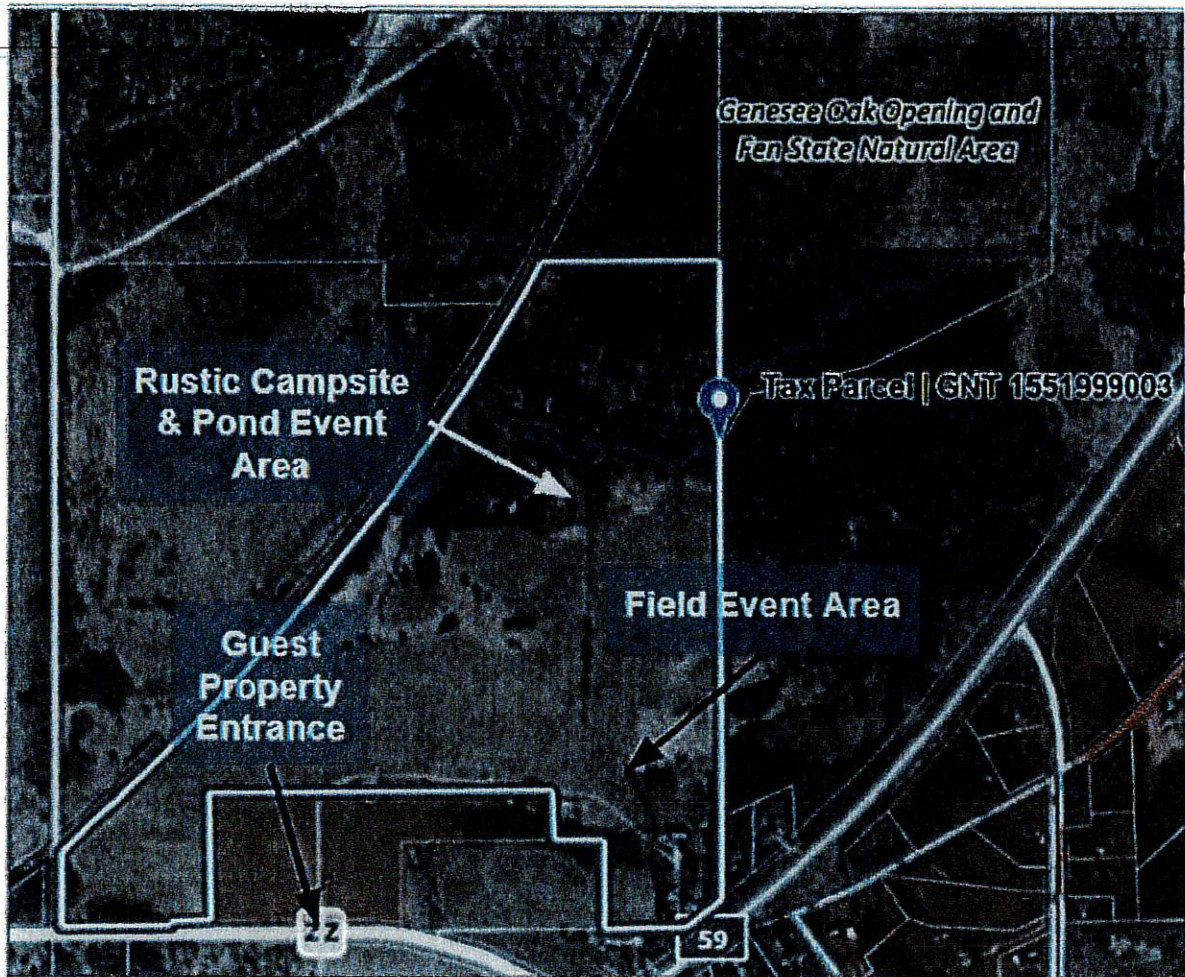


Figure 1. Site Overview

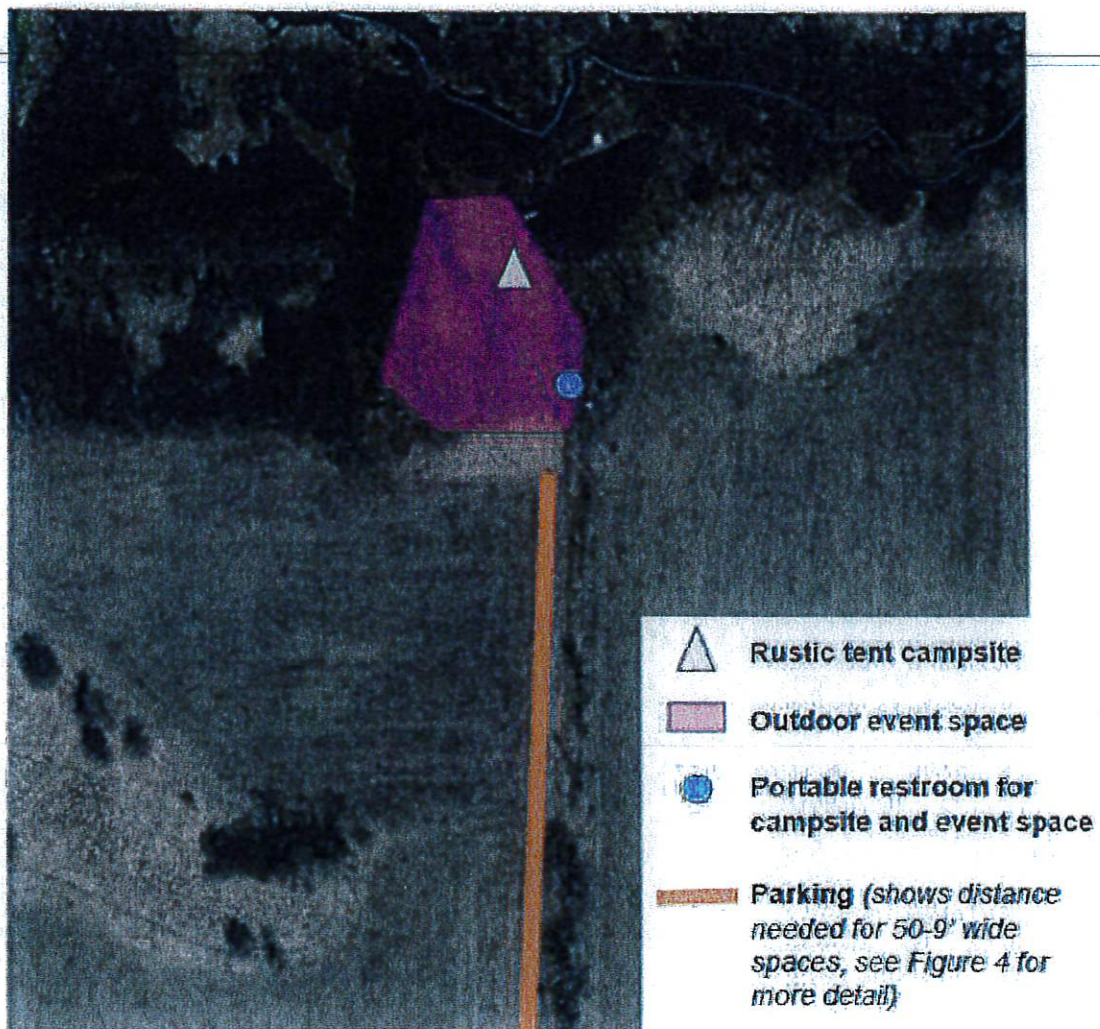


Figure 2. Pond Area Site Plan



Figure 3. Field Event Space Site Plan

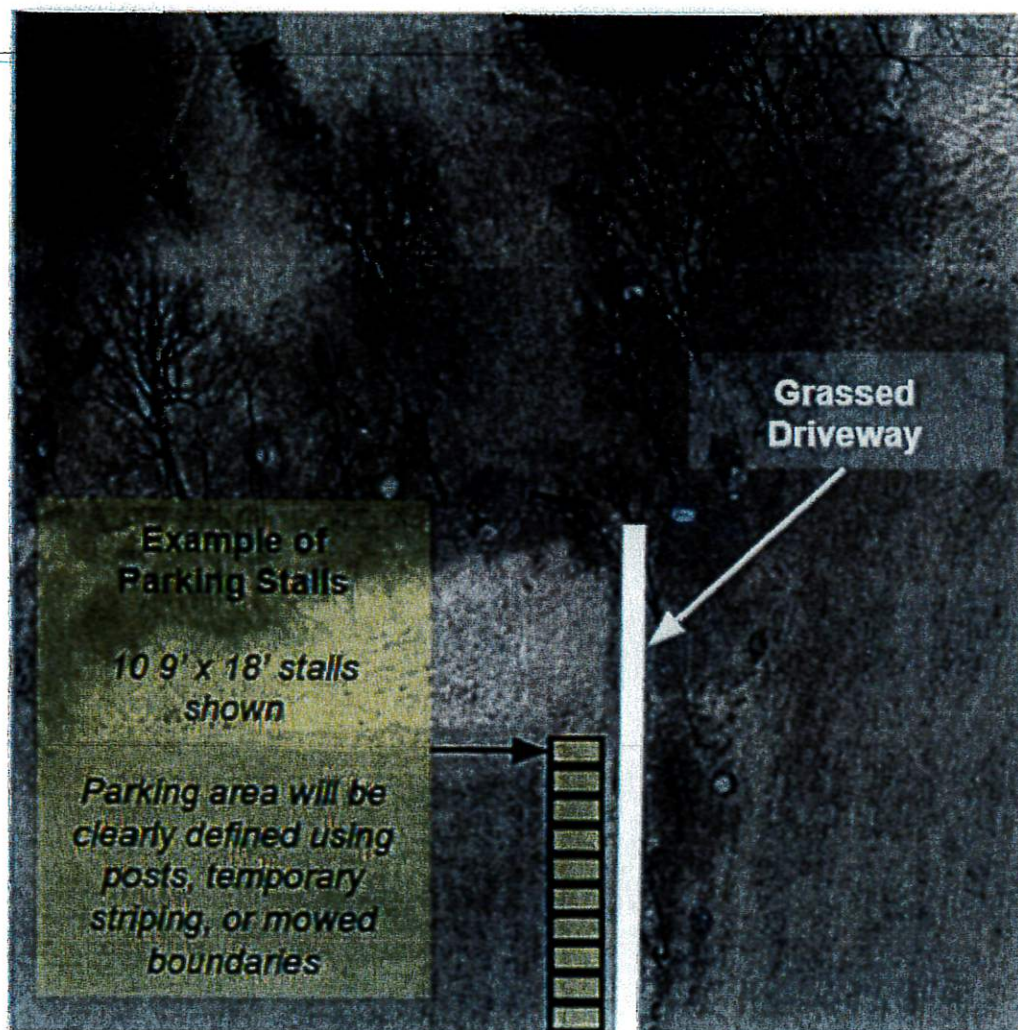


Figure 4. Parking

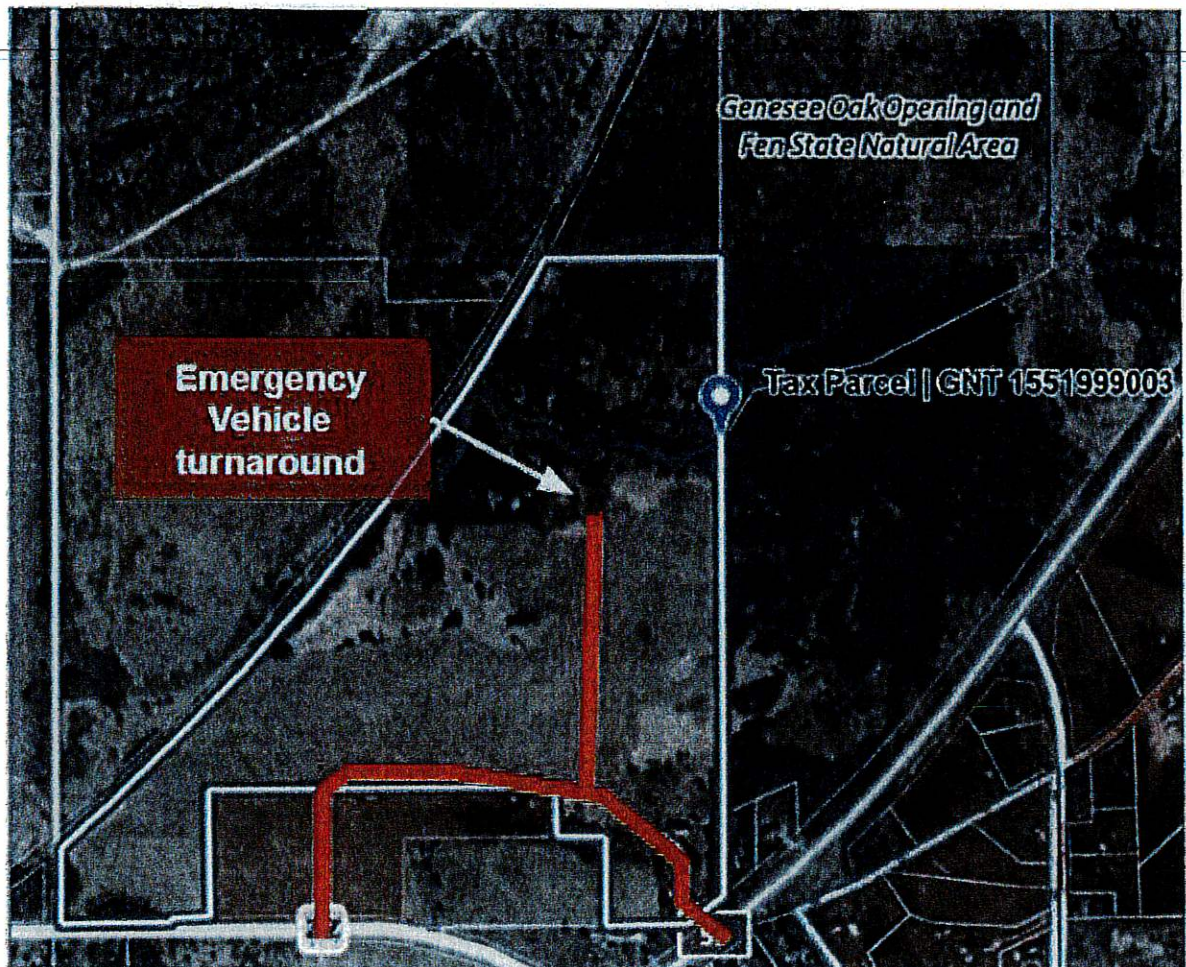


Figure 5. Emergency Access

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: July 15, 2026
MTG DATE: June 29, 2026
RE: Site Plan/Plan of Operation for Amendment for a new sign at River Glen Church

BACKGROUND:

1. Petitioner/Agent: Innovative Signs (Kristin Gardella)
2. Property Owner: River Glen Christian Church Inc.
3. Address: S31 W30601 Sunset Drive
4. Location:
PARCEL 1 CERT SURV 9206, Being part of the NW1/4 SEC 15 T6N R18E
5. Tax Key Number(s): 1498.999.002
6. Area: 41.47 AC
7. Town Zoning: A-2 - Rural Home District, C-1 Conservancy District

OVERVIEW:

The petitioner is requesting approval of a Site Plan / Plan of Operation amendment to add an additional wall sign to the north side of the building. The owner is proposing to add an additional sign to adequately promote River Park within the building, which functions as a youth activity and play space within the building and is open to the public. Chapter 478-5(B) specifies institutional signs shall be subject to review and approval by the Town Plan Commission.

PLANNER COMMENTS:

The Towns ordinance does not specify an allowed number of signs or size of signs allowed for institutional uses. The proposed wall sign is 54.16 sq. ft. in size. The building also has an existing wall sign located on the east end of the north building façade. The new sign is proposed at the west end of the north building façade and will be visible from Sunset Drive.

The north building façade is approximately 350' long. The proposed wall sign is proportional to the hexagon building element on which it is proposed. Given the large separate distance between the two wall sign and the scale of the building façade, the proposed sign should have no adverse impacts.

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:

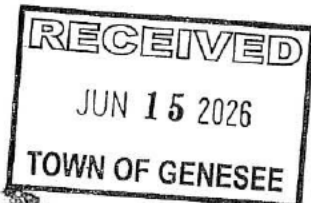
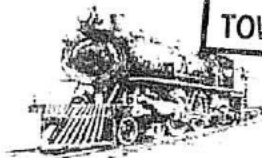
The Town of Genesee Plan Commission **Recommends Approval of** the Site Plan / Plan of Operation amendment for River Glen Christian Church Inc. for a 54.16 sq. ft. wall sign the property located at S31 W30601 Sunset Drive, (1498.999.002) subject to the following conditions:

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 July 27, 2026
2. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
3. 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.
4. 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.
5. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
6. 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.
7. 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.
8. 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.
9. 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.
10. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this 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.

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

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) 968-3800

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1498999002

ZONING DISTRICT: A-2

APPLICANT NAME, MAILING ADDRESS & DATE:

River Glen
Printed Name
531 W30601 Sunset Dr. Waukesha

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Same
Printed Name

Phone _____ Fax _____ Email _____
City _____ State _____ Zip _____

PROPERTY ADDRESS:

531 W30601 Sunset Waukesha WI 53186

LEGAL DESCRIPTION:

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

New Sign: RIVER PARK
located on North Elevation
non illuminated, 3" deep channel letters, painted white

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):

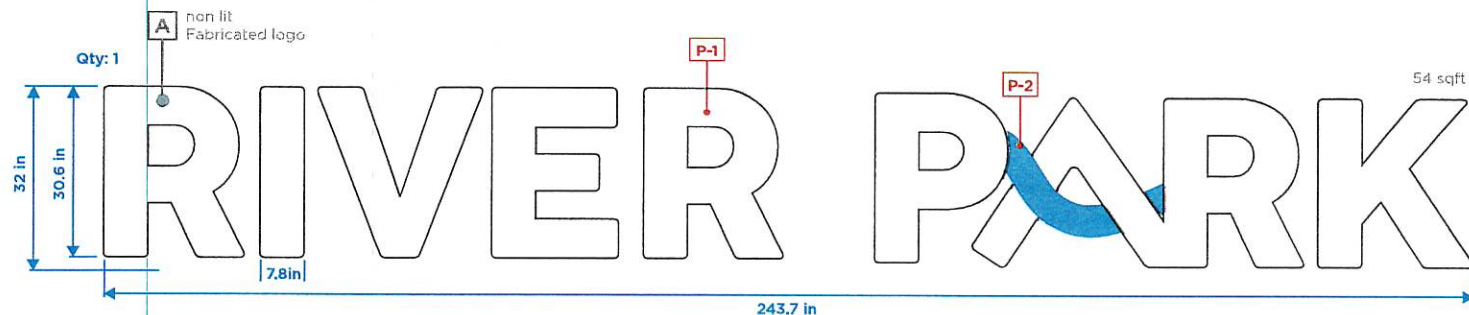
List type of structure(s) and size: _____

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

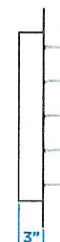
Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred). DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed 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

*Pd 75⁰⁰
J#24393*



Profile View



On Order	
Riverglen Christian Church	
Date	Project Manager
12/29/2025	Chad S.
Order #	Estimate #
EST - 16279	Brian H.

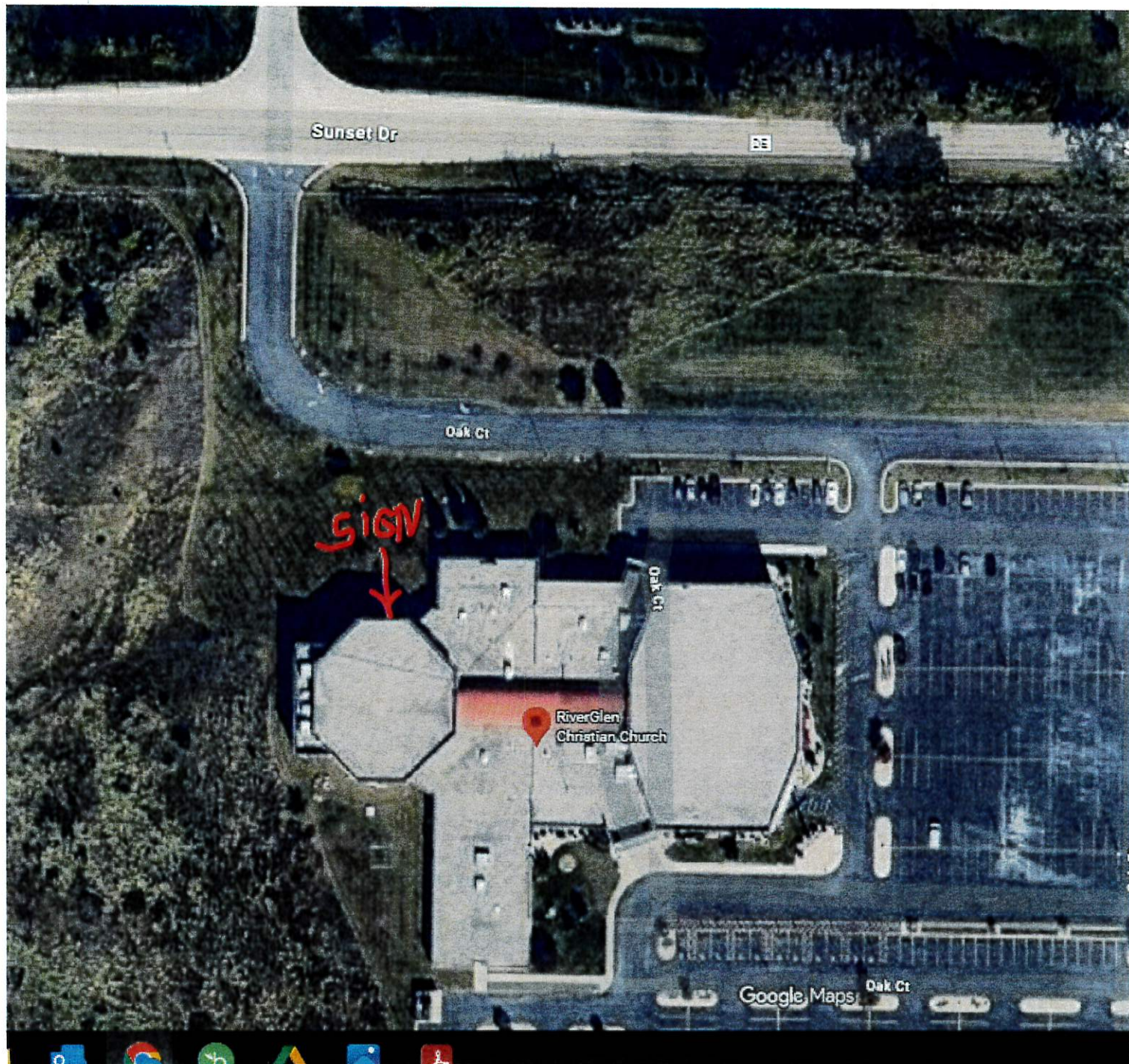
Sign Details

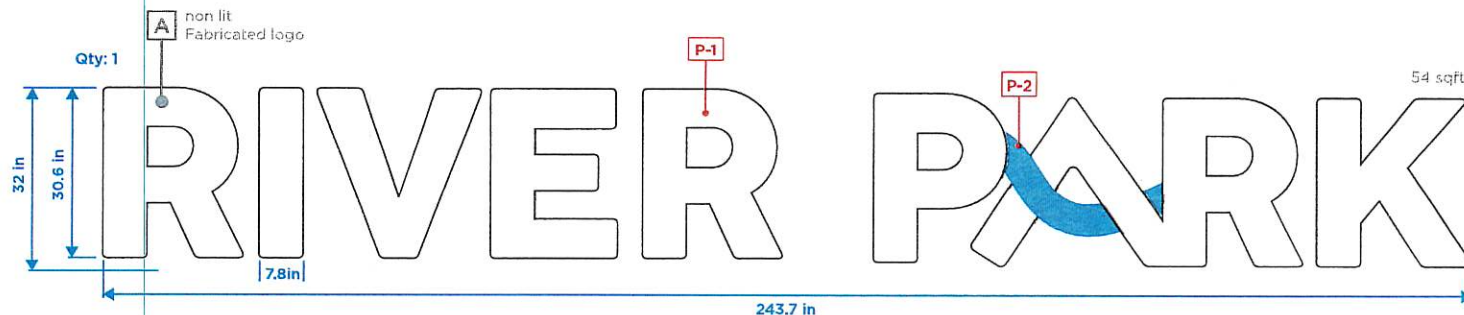
(A) - Non Lit 3" deep fabricated logo painted white & masked for blue color

- Pin mounted flush to building

Paint Details

- ☐ (P-1) White
- ☒ (P-2) Blue TBD





Profile View

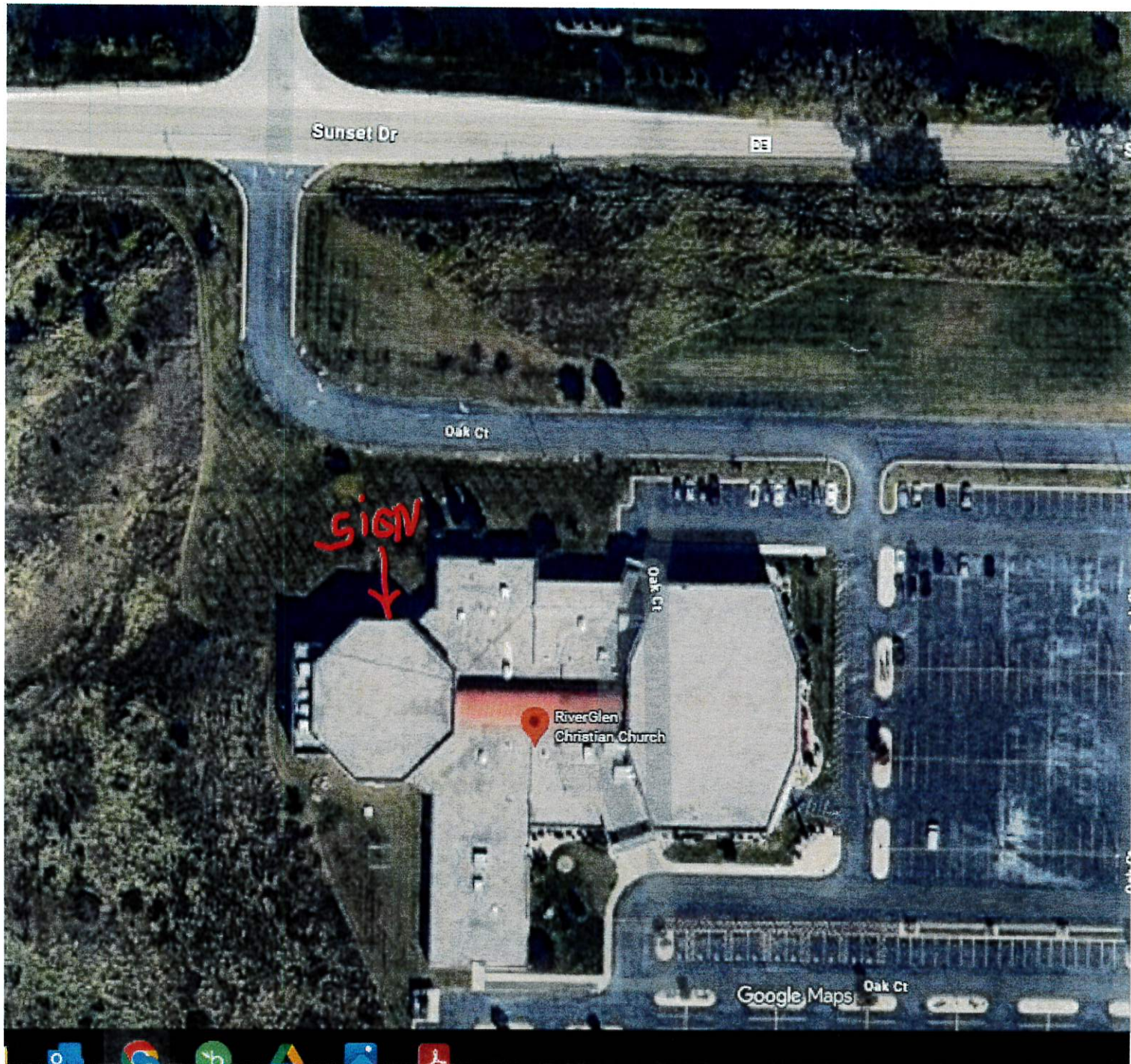


Customer	
Riverglen Christian Church	
Date	12/29/2025
Client	Chad S.
Estimate #	EST - 16279
Installer	Brian H.

(A) - Non Lit 3" deep fabricated logo painted white & masked for blue color
- Pin mounted flush to building

Legend

- (P-1) White
- (P-2) Blue TBD



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: July 15, 2026
MTG DATE: June 29, 2026
RE: Site Plan/Plan of Operation for Amendment for Fly'n Frog Fabrication & Performance

BACKGROUND:

1. Petitioner/Agent: Sunset Development (Andrew Faci)
2. Property Owner: Windcrest Farms, LLC Andrew Falci
3. Address: S34 W29939 Little John Drive
4. Location:
LOT 6 CSM #9660 Being part of the NW1/4 & SW1/4 SEC 14 T6N R18E
5. Tax Key Number(s): 1494.997.025
6. Area: 1.510 AC
7. Town Zoning: M-1, Limited Industrial District

OVERVIEW:

The petitioner is requesting approval of a Site Plan / Plan of Operation amendment to reduce the tenants occupied space from two units down to one unit. Any future tenant for the vacated space will be brought forward in the future under a separate Plan of Operation. The tenant was originally approved for a plan of operation / site plan on February 20, 2023.

PLANNER COMMENTS:

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

Zoning: The tenant's proposed use is unchanged. The only modification is to a smaller space.

Employees: The previous application indicated 4 employees, the amendment reduces that down to two employees.

Hours of Operation: No change in the proposed hours of operation from the original approval of Monday-Saturday 8am-5:00pm.

Site Plan: No modification to the site plan are proposed.

Parking: The prior approval was for 8 parking stalls, that is now reduced to 4 to leave room for a future tenant of vacated space.

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:

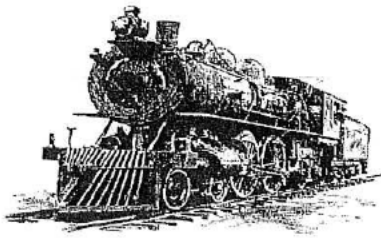
The Town of Genesee Plan Commission Recommends Approval of the Site Plan / Plan of Operation for Sunset Development for outbuilding on the property located at S34 W29939 Little John Drive, (1494.997.025) subject to the following conditions:

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 July 27, 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 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.
4. All previously approved conditions of the original February 20, 2023 approved remain in effect outside of those specifically modified herein.
5. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
6. 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.
7. 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.
8. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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
S43 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: FLY 'N FROG FABRICATION and Performance

BUSINESS ADDRESS: 534 W 29937 LITTLE JOHN DR

PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____

REQUEST FOR: _____

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

FLY 'N FROG FABRICATION and Performance 6/30/26
Printed Name Date
534 W 29937 LITTLE JOHN DR WAUKESHA WI 53189
Mailing Address

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

ANDREW FALCI
Printed Name
860 BRINSMEAD DR ELM GROVE WI 53122
Mailing Address Date

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

SITE SPECIFIC QUESTIONS

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

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

pd
\$100.00
V#1027

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

Number of parking spaces on the site? 4

Number of loading docks on the site? ONE - 12X14 OVERHEAD DOOR

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

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?

no changes

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

Full-Time 2

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? BACK BUILDING - NO CHANGES

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

MISCELLANEOUS VEHICLE or Machine parts
on backside of BUILDING

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: 8/1/26 To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)

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

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

Name of Business Operator: Devin Donovan
Signature: Devin Donovan 6/30/26 Date:

Name of Property Owner or Authorized Agent: ANDREW FARCI
Signature: [Signature] 6/30/26 Date:

Title or authority, if not the property owner: _____ Date: _____

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

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: July 15, 2026
MTG DATE: July 27, 2026
RE: Accessory Structure in excess of 1,600 sq. ft.

BACKGROUND:

1. Petitioner/Agent: Geoff Fitzharris
2. Property Owner: Kenneth Wangerin
3. Address: W328 S4485 Spring Ridge Ln.
4. Location:

LOT 28 KETTLE MORaine ESTATES EAST part of NW1/4, NE1/4 & SW1/4 SEC 20 & PT
NE1/4 SEC 19 T6N R18E

5. Tax Key Number(s): 1518-037
6. Area: 3.0 AC
7. Town Zoning: A-2, Rural Home District

OVERVIEW:

The petitioner is requesting approval to construct a 30'x30' addition on to an existing 30'x50' detached structure, resulting in a 2,400 sq. ft. detached structure.

PLANNER COMMENTS:

Zoning: Section 19(A)(1) of the Town of Genesee code requires all accessory structures in excess of one thousand six hundred (1,600) square feet shall be submitted to the Town Plan Commission.

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 immediate area there does not appear to be many other properties in the immediate area with structures in excess of 1,600 sq. ft. There are two properties location on the west of Highway E, approximately 650' south of the subject site that do have oversize structures. Plan Commission will want to weigh the current and future impact of allowing this structure on the

subdivision in which the site is located. Plan Commission did approve a structure over 1,600 sq. ft. at S41 W32687 Spring Ridge Lane on June 23, 2025.

STAFF RECOMMENDATION:

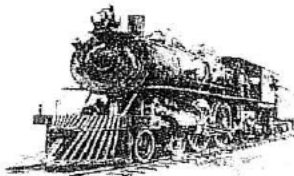
Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission construct a 30'x30' addition on to an existing 30'x50' detached structure for the property located at W328 S4485 Spring Ridge Lane, (1518-037) 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 July 27, 2026 meeting.
2. Prior to issuance of zoning and building permits the applicant shall record a deed restriction limiting the use of the property to personal residential use only.

EXHIBIT:

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



Paid \$75
Special
Excerpt

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 1518037

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Geoff Fitzharris

Printed Name

1268 S 7760 River Ridge Cir Mukwonago, WI 53149

Mailing Address City State Zip

Phone

Fax

Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Kenneth Wangerin

Printed Name

W328 S 4485 Spring Ridge Ln. Genesee

Mailing Address City State Zip

Phone

Fax

Email

PROPERTY ADDRESS: W328 S 4485 Spring Ridge Ln. Genesee, WI

LEGAL DESCRIPTION: lot #28

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

Add a 30' x 30' Addition to the existing Detached garage
SW corner. Garage Addition
Existing Garage is 30' x 50'

EXISTING STRUCTURE(S)

Principal Structure:

Width 56 Depth 58 Height 26

1 Story 2 Story Split Level

No. of Bedrooms 3 No. of Bathrooms 2.5

Floor Area: 1st Floor 1800 2nd Floor 650

Garage 600 Basement 1800

Accessory Structure(s):

List type of structure(s) and size: 30 x 50

not attached garage

Total sq. ft. s (don't include basement) 2450

Size of Lot: Average Width 276

Average Depth 480

Total Square Footage 132,610

PROPOSED STRUCTURE(S)

Principal Structure:

Width 30 Depth 30 Height 18

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: 30 x 30

not Attached garage

Total sq. ft. s (don't include basement) 900

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.

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 *Kenneth S. Wagon Date 6/2/26
Signature of Agent [Signature] Date 6-2-2026
Application (approved) (denied) by Zoning Administrator _____ Date _____
Conditions for approval or reasons for denial _____

Town Use Only

Fee Paid 250 Receipt No. 1070039 PSE Approved _____ BOA No. _____ PO No. _____
ZP No. _____ CU No. _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

PLAT OF SURVEY

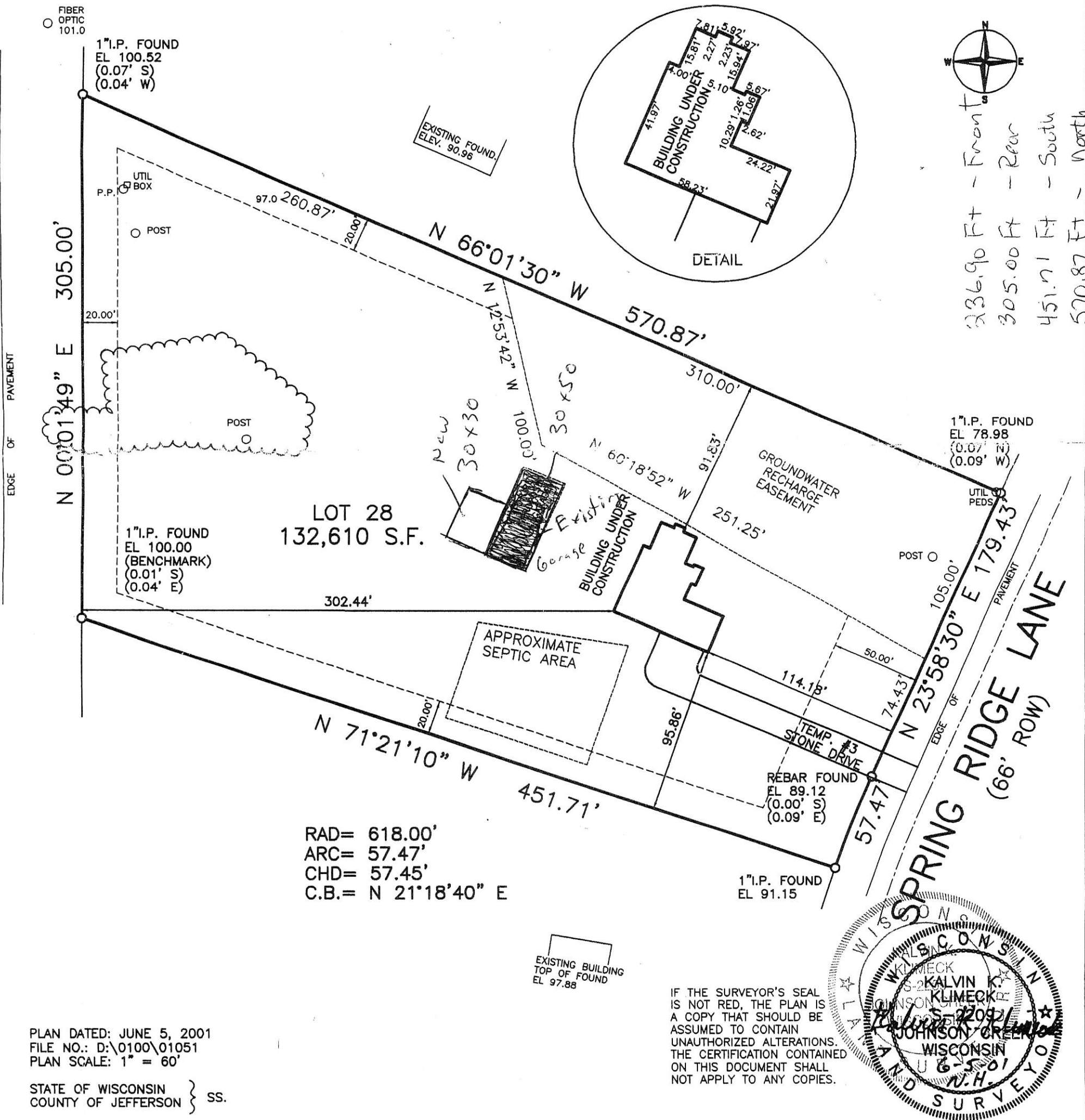
OWNERS: KEN & JUDY WANGERIN

BUILDER: ALLAN BUILDERS, INC.
3045 SUMMIT CENTER DR.
OCONOMOWOC, WISCONSIN 53066
(414) 569-1000
(414) 569-1015 (FAX)

LOT 28 OF KETTLE MORaine ESTATES EAST, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THE SOUTHEAST QUARTER (SE 1/4), SOUTHWEST QUARTER (SW 1/4), NORTHEAST QUARTER (NE 1/4), AND NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) AND SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

EXISTING TOP OF FOUNDATION: 96.74

REFERENCE BEARING: ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH.



WE, PIONEER ENGINEERING & SURVEYING, DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 - 3330 FAX: 699 - 3332

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: July 15, 2026
MTG DATE: July 27, 2026
RE: Certified Survey Map -Shook

BACKGROUND:

1. Petitioner/Agent: Allen Shook
2. Property Owners: Allen Shook & Sharon Renner
3. Address: W339S2576 Hwy C & W339S2546 Hwy C
4. Location: East side of Hwy C, approximately 1500' south of Morris Road.
5. Tax Key Number(s): 1466.995 & 1466.996
6. Area: 13.74 acres
7. Town Zoning: A-5 Mini Farm District

OVERVIEW:

The petitioner is requesting approval of a two (2) Lot CSM in the Town of Genesee. The CSM consists of moving the common lot line between parcels to rectify the existing pond and fence line that crosses the common lot line. Lot 1 & 2 would not meet the minimum average lot width for A-5 zoned parcels and therefore would also need a Plan Commission waiver.

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

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

PLANNER COMMENTS:

The owners are proposing to move the existing common lot line to accommodate an existing pond and previously constructed fence that runs along said pond. The owner previously attempted to file for an exchange of parcels between adjoining landowners but is unable to do so as the existing lots do not comply with all standards of the A-5 District. Therefore, the only path forward to complete the lot line adjustment is to apply for a CSM and accompanying subdivision waiver for lots not complying with the A-5 standards. The A-5 district requires a minimum average lot width of 300'. Lot 1 owned by Allen Shook presently has a minimum average lot width of ~175' and Lot 2 owned by Sharon Renner presently has a minimum average lot width of ~316'. The lots combined have under the required 600' to comply with the ordinance requirements for two lots.



Proposed Lot 1 will be 6.2 acres and an approximate average lot width of 230' and proposed lot 2 will be 7.54 acres and an approximate average lot width of 258'. Although the proposed lots do not meet the minimum average lot width, it does alleviate an existing non-conformity with physical improvements across the existing lot line and allows each owner said improvements to exist within their own lot. The combined lots are also presently nonconforming when considered together as they do not have 600' of combined lot width, therefore approval of the CSM and subsequent waiver would not result in further non-conformity as the substandard total combined widths are only being distributed differently between lots. Staff would note that a potential consideration when evaluating the waiver is taking one conforming parcel and one nonconforming parcel and creating two nonconforming parcels. However, in this situation as no new lots are being created the overall impact on the area would be minimal as other nonconforming lots exist along Hwy C and approval of the CSM would assist the property owners in rectifying a separate nonconforming issue making the overall lot line move the benefit for the two parcels.

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

STAFF RECOMMENDATION:

In performing a detailed review of the CSM (Dated May 8, 2026), the Town Planner has found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are **deemed conditions that must be satisfied in order to comply with the Town's Land Division Ordinance:**

- 1) Section 375-23(W): Additional information as requested by the Town Plan Commission or Governing Body.
- 2) Subject to the Owner satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including but not limited to the Wisconsin State Statute's per Chapter 236; Comm. 85, Wisconsin Administrative Code; and the Village of Wales in regard to the CSM, prior to the Town signing the final CSM.
- 3) Waiver approved by the Town of Genesee Plan Commission and Town Board for approval of the A-5 lot with less than 300' average lot width.
- 4) Any and all waivers reviewed and approved by the Town Plan Commission and Town Board shall be noted on the final CSM. The Town Planner shall approve the language of the notes.
- 5) Waukesha County shall review, approve and sign the CSM prior to the Town of Genesee signing the final CSM. All Conditions imposed by Waukesha County shall be incorporated herein.
- 6) The Town Planner shall review the final CSM prior to the Town Officials signing the final CSM.
- 7) Subject to, prior to the Town signing the final CSM, all other required signatures must be inscribed on the final CSM.
- 8) Subject to the Owner satisfying all of the aforementioned conditions within one (1) year of the Town Board granting conditional final CSM approval.
- 9) Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
- 10) 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.
- 11) Section 375-44: **Duplicate CSM to be Filed; An identical reproducible copy (on stable drafting film at least 4 mils thick) along with the recording data shall be placed on file with**

the Town Clerk. This can take place as a another original CSM or a mylar copy of the original CSM. Signatures shall be placed on both copies of the CSM.

EXHIBIT:

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

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

LAND MARK
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769
landmark-engineering@live.com

SURVEYOR:

MARK D. AUGUSTINE, PLS

SURVEY FOR:

ALLEN R SHOOK REVOCABLE TRUST
& SHARON L. RENNER

PROPERTY:

W339S2576 COUNTY ROAD C &
W339S2546 COUNTY ROAD C
OCONOMOWOC, WI 53066

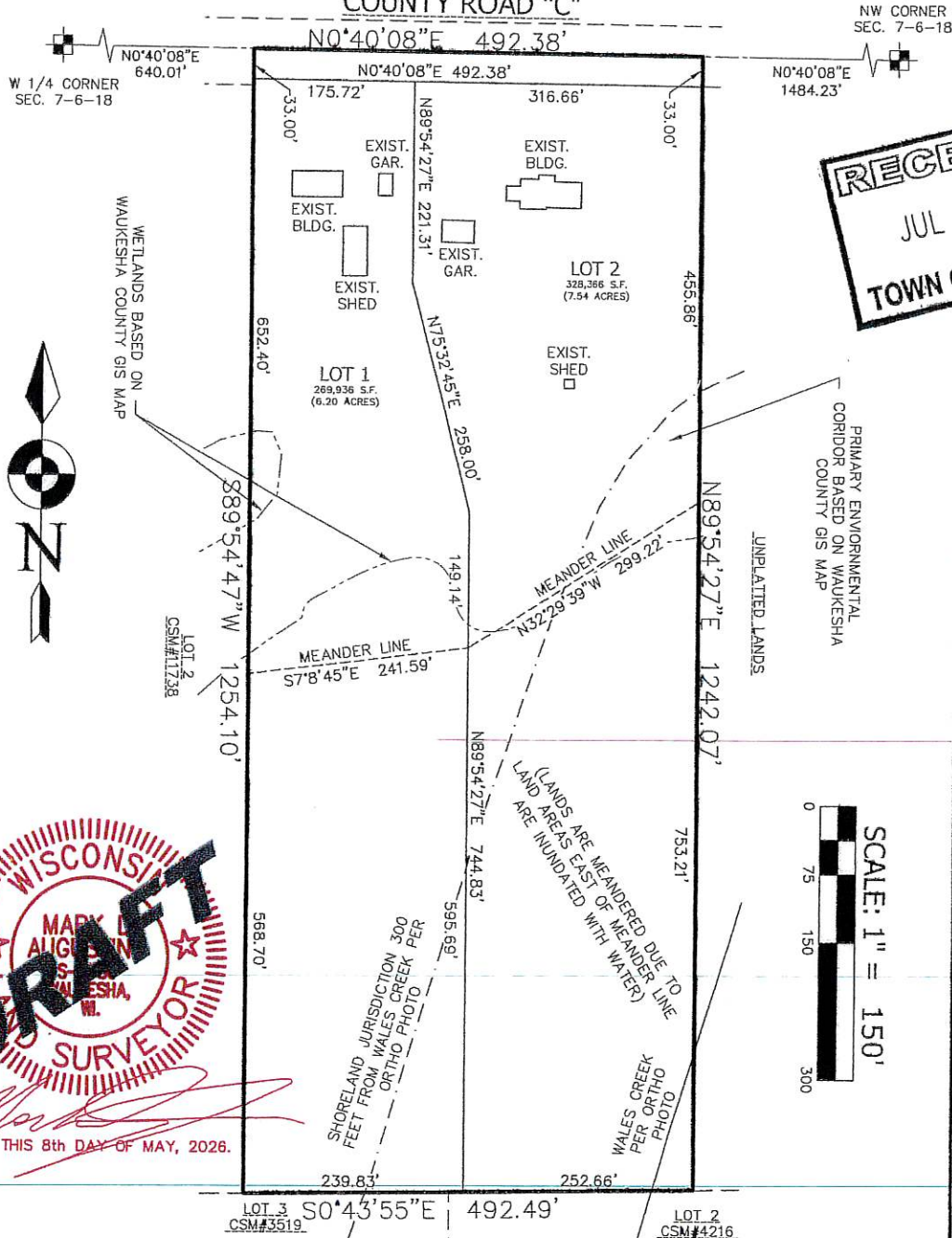
LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND
(UNLESS OTHERWISE STATED)
- 3/4" DIA. REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.

OVERALL:

SEE PAGES 2-7 FOR
ADDITIONAL DETAILS

COUNTY ROAD "C"



WISCONSIN
MARK D. AUGUSTINE
SURVEYOR
DRAFT
DATED THIS 8th DAY OF MAY, 2026.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

LAND MARK ENGINEERING SCIENCES, INC.

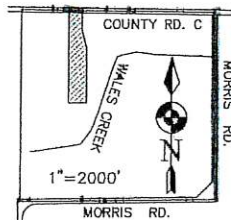
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769
landmark-engineering@live.com

SURVEYOR:
MARK AUGUSTINE, PLS

SURVEY FOR:
ALLEN R SHOOK REVOCABLE
TRUST

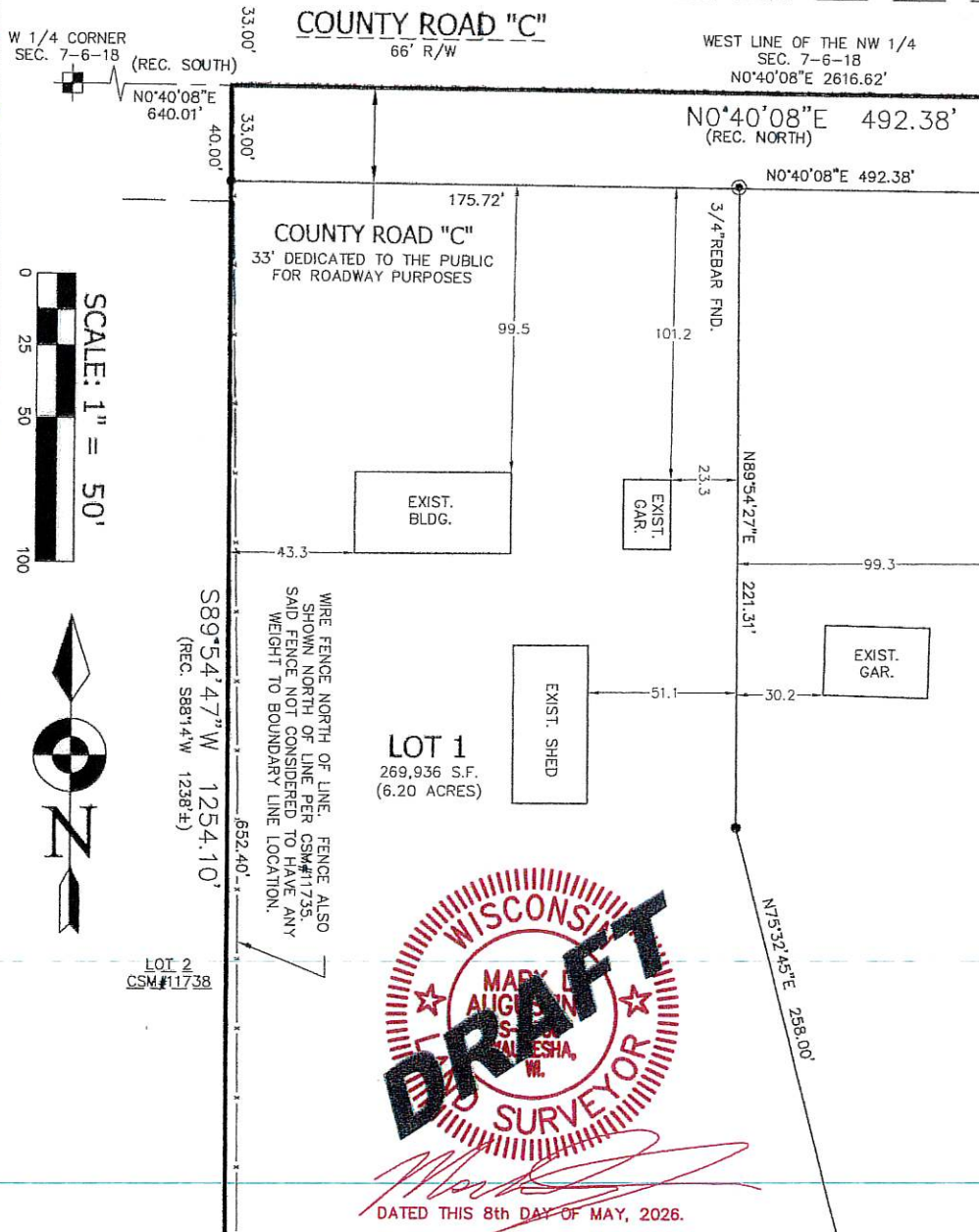
PROPERTY:
W339S2576 COUNTY ROAD C
OCONOMOWOC, WI 53086

LOCATION MAP
NW. 1/4 SEC. 7-T6N-R18E



LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 3/4" DIA. REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

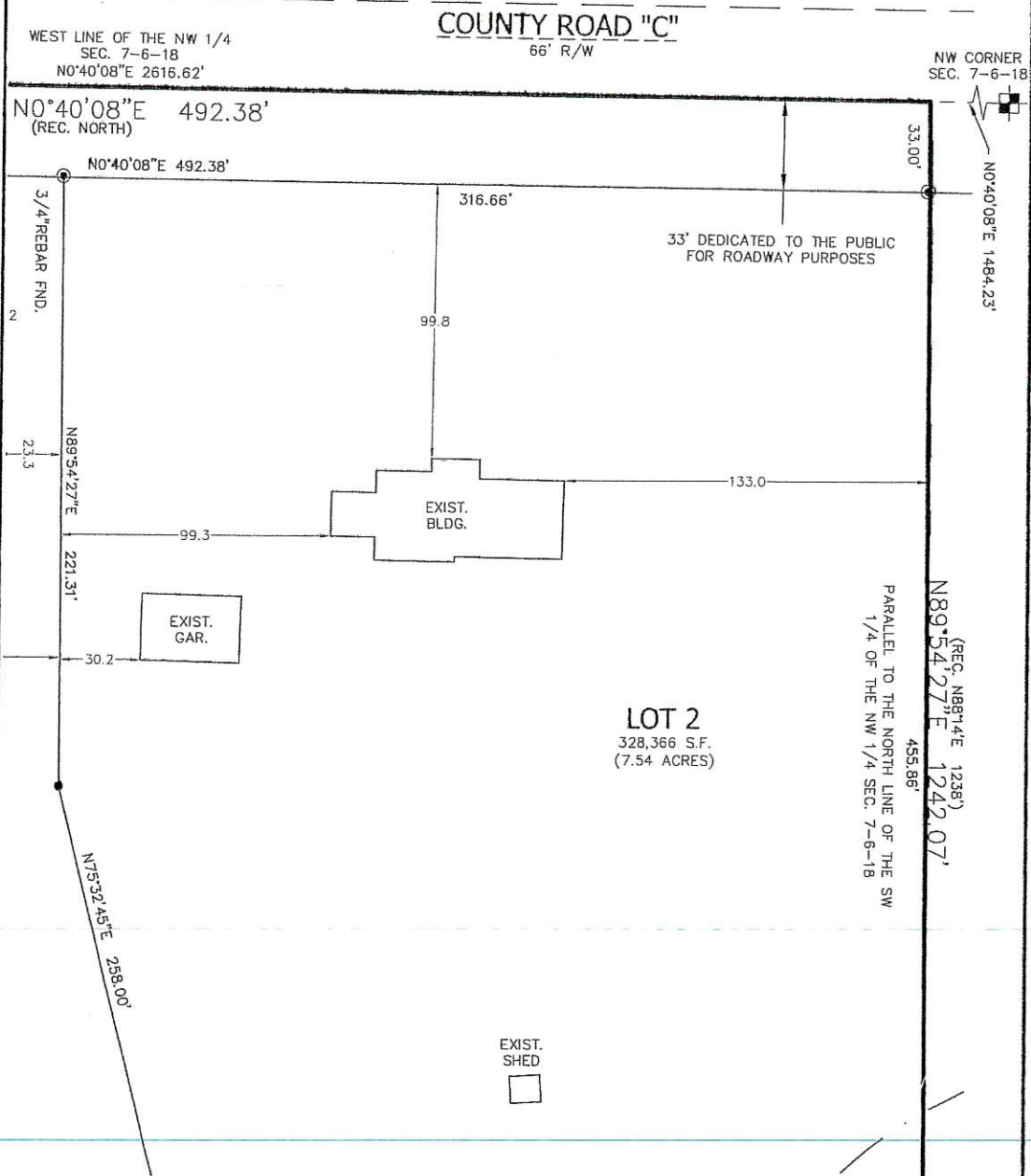


CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

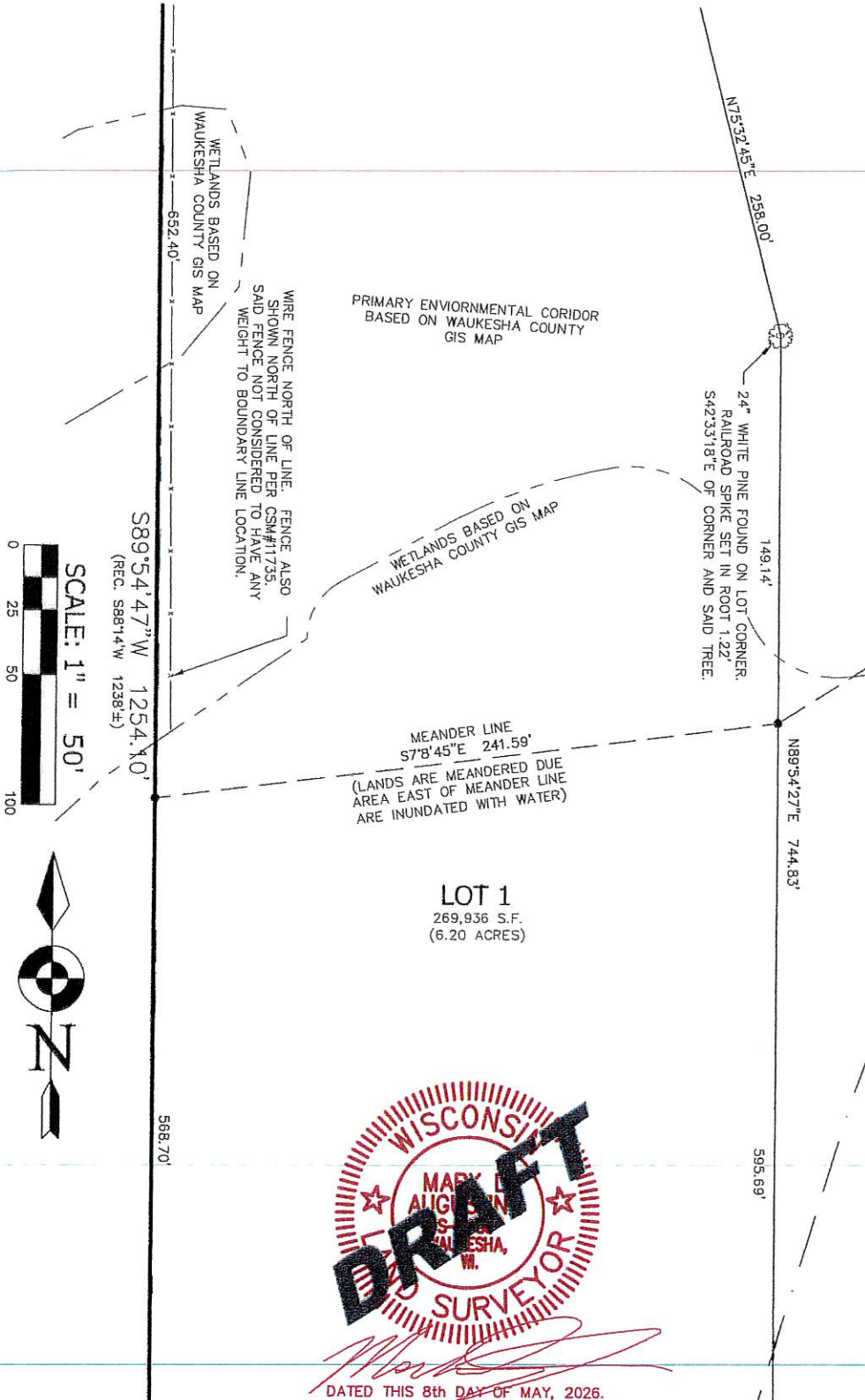


DATED THIS 8th DAY OF MAY, 2026.



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

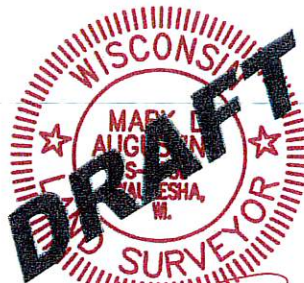
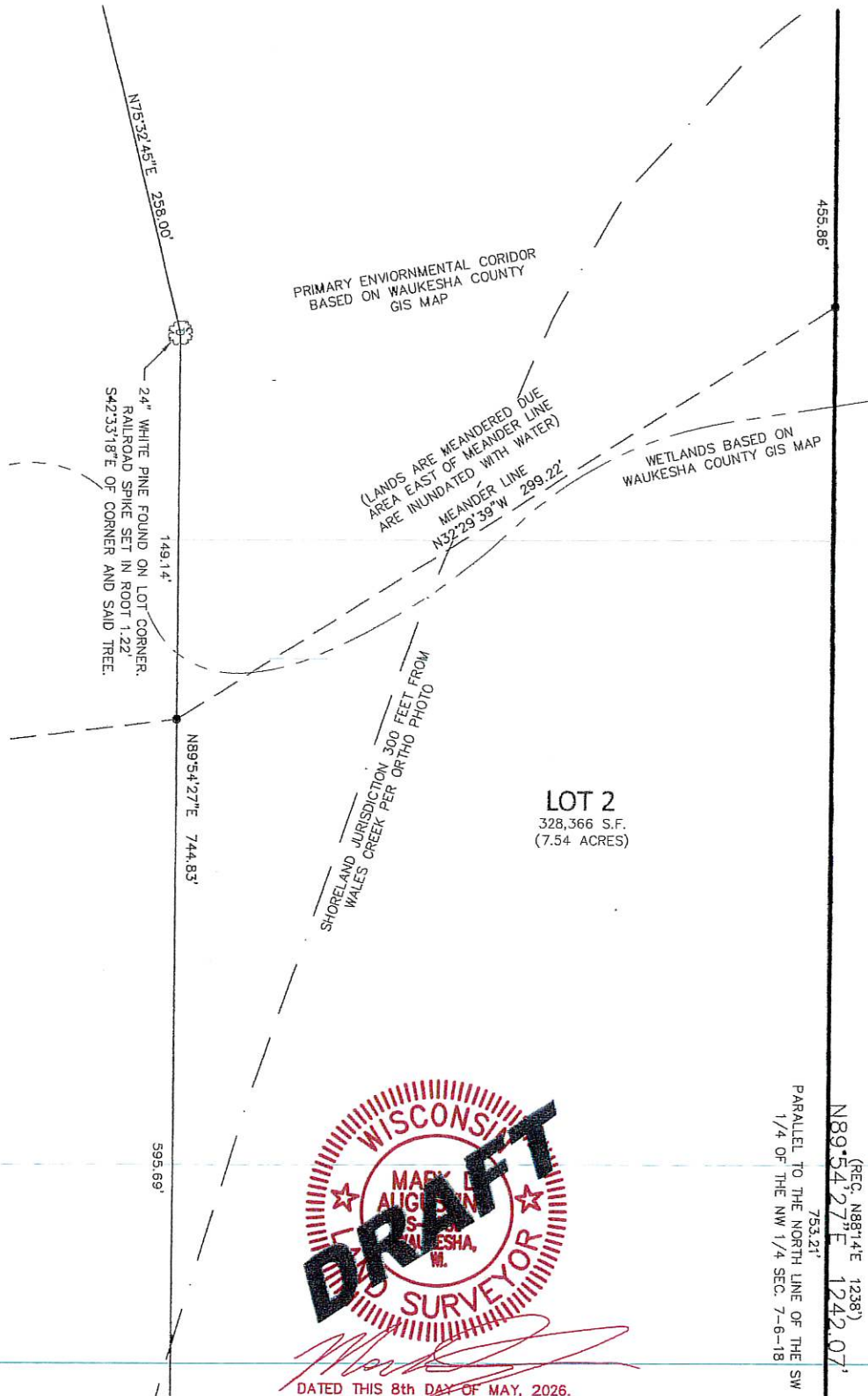


LOT 1
269,936 S.F.
(6.20 ACRES)



DATED THIS 8th DAY OF MAY, 2026.

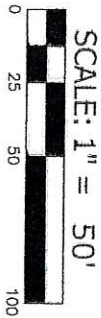
CERTIFIED SURVEY MAP NO. _____



DATED THIS 8th DAY OF MAY, 2026.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN



LOT 1
269,936 S.F.
(6.20 ACRES)

SHORELAND JURISDICTION 300 FEET FROM
WALES CREEK PER ORTHO PHOTO

239.83'

EAST LINE OF THE WEST 1/2 OF THE NW 1/4 SEC. 7-6-18 PER CSM#3519 S0°43'55"E 492.49'

LOT 3
CSM#3519

LOT 2
CSM#4216

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN



(REC. N8814E 1238)
N89°54'27"E 1242.07'
753.21'
PARALLEL TO THE NORTH LINE OF THE SW
1/4 OF THE NW 1/4 SEC. 7-6-18

595.69'

SHORELAND JURISDICTION 300 FEET FROM
WALES CREEK PER ORTHO PHOTO

LOT 2
328,366 S.F.
(7.54 ACRES)

WALES CREEK PER ORTHO PHOTO

252.66'

EC. S0°43'55"E 492.49'

LOT 3
CSM#3519

LOT 2
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CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

NOTES:

1. EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE FIELD WORK WAS COMPLETED ON DEC. 11, 2024, FEB. 28, 2025, AND MAY 22, 2026.
4. BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 7-6-18 AS S00°40'08"W.

SURVEYOR'S CERTIFICATE:

I, MARK AUGUSTINE, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of the SW. 1/4 of the NW. 1/4 of Section 7, T.6N., R.18E., Town of Genesee, Waukesha County, Wisconsin, more fully described as follows:

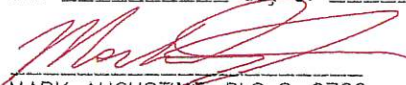
Commencing at the West 1/4 Corner of said Section 7; thence N0°40'08"E, along the west line of the NW 1/4 of said Section, 640.01 feet to the northwest corner of C.S.M. #11738 and the point of beginning of hereinafter described lands; thence continuing thence N0°40'08"E, 492.38 feet; thence N89°54'27"E, parallel to the north line of the SW 1/4 of the NW 1/4 of said section, 1242.07 feet; thence S0°43'55"E, along the east line of the west 1/2 of the NW 1/4 of said Section per C.S.M. #3519, 492.49 feet; thence S89°54'47"W, along the northerly line of C.S.M. #11738, 1254.10 to the point of beginning. Said lands containing 614,551 S.F. (14.73 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of ALLEN R SHOOK REVOCABLE TRUST & SHARON L. RENNER, owners of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Waukesha County and Town of Genesee in surveying, dividing and mapping the same.

Dated this 8th day of MAY, 2026.


MARK AUGUSTINE, PLS S-2780



DATED THIS 8th DAY OF MAY, 2026.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

ALLEN R SHOOK REVOCABLE TRUST a trust duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said trust caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

ALLEN R SHOOK REVOCABLE TRUST does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Waukesha County
- 2) Town of Genesee

IN WITNESS WHEREOF, said ALLEN R SHOOK REVOCABLE TRUST, has caused these presents to be signed by ALLEN R SHOOK, its Member, at _____, Wisconsin, on this _____ day of _____

In Presence of:

ALLEN R SHOOK, its Member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named ALLEN R SHOOK, its Member, of the above named trust, to me known to be such Member of said trust, and acknowledged that they executed the foregoing instrument as such officers as the deed of said trust, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused that land described on this plat to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Waukesha County
- 2) Town of Genesee

WITNESS the hand and seal of said owner this _____ day of _____

In Presence of:

SHARON L. RENNER

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named SHARON L. RENNER to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



DATED THIS 8th DAY OF MAY, 2026.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and
by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby
consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey
Map, and does hereby consent to the above certificate of ALLEN R SHOOK REVOCABLE TRUST, Owner.

IN WITNESS WHEREOF, said _____ has caused
these presents to be signed by _____, its _____, and
countersigned by _____, its _____ at
_____, Wisconsin, and its corporate seal to be hereunto affixed this
_____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of
_____, 20 _____, the above named
_____, _____, and _____,
_____ of the above named corporation, to me known to be the persons who executed the
foregoing instrument, and to me known to be such _____ and _____ of said
corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of
said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Resolved that the Certified Survey Map, in the TOWN OF GENESEE, Wisconsin, which has been filed for
approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

Date: _____

Signed _____
Dale R. Shaver, Director



DATED THIS 8th DAY OF MAY, 2026.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 7, T.6N., R.18E., TOWN OF GENESEE,
WAUKESHA COUNTY, WISCONSIN

VILLAGE BOARD EXTRA-TERRITORIAL APPROVAL:

Resolved that the Certified Survey Map, in the Village of Wales, is hereby approved by the Village Board.
All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
John Meyer, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Wales.

Date: _____ Signed _____
Gail Tamez, Village Clerk

PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL:

APPROVED, that the Certified Survey Map, in the Village of Wales, is hereby approved by the Plan Commission.
Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Amy Barrows, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Wales.

Date: _____ Signed _____
Gail Tamez, Village Clerk

TOWN OF GENESEE TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of GENESEE, is hereby approved by the Town Board.
All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Terry Tesch, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of GENESEE.

Date: _____ Signed _____
Meri Majeskie, Clerk

TOWN OF GENESEE PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of GENESEE, is hereby approved by the Plan Commission.
Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Terry Tesch, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of GENESEE.

Date: _____ Signed _____
Meri Majeskie, Clerk



DATED THIS 8th DAY OF MAY, 2026.

TOWN OF GENESEE PLAN COMMISSION MEETING

June 22, 2026

MINUTES

6:00 p.m.

Chairman Tesch called the meeting to order at 6:00 p.m. Present was Chairman Tesch, Town Board Supervisor Yatzeck, and Plan Commission Members Engelking, Toole, Christiansen, and Fedak. Absent was Plan Commission Member Buck.

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- 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). Mr Ransom was present for his request. Engelking made a motion to approve the number of accessory structures for Brian Ransom per the conditions listed in the planner's memo dated June 17th, 2026. The motion was seconded by Christiansen. The motion was approved 6-0.
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) Mr. Stricker present for his request. Christiansen made a motion to approve the number of accessory buildings for Ben Stricker per the conditions listed in the planner's report dated June 17th, 2026. The motion was seconded by Toole. The motion was approved 6-0.
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) Mr. Faucci present for his request. Plan Commission voiced concerns about possible outdoor storage being located right behind a residential neighborhood. Also, petitioner stated that eventually, this building will be rented out and if that occurs, renter will have to come back for approval from Plan Commission. Engelking made a motion to approve the Site Plan/Plan of Operation for Sunset Development per the recommendations listed in the Planner's Report, dated June 16th, 2026 with grammar corrections to number #13 and the additional condition that outdoor storage be limited to no more than 4 trucks and 1 trailer at any given time. The motion was seconded by Toole. The motion was approved 6-0
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) Mr. Dignan present for his request. Planner Lyons explained his recommendation for denial based on many factors and stated that he did not feel that the burden of proof had been met to warrant the modification of the building envelope. He stated that one of the main reasons that the Genesee Preserve subdivision was approved was the addition of these building envelopes. They are in place to protect the environmentally sensitive areas in the Town of Genesee and in this subdivision. He also stated that over the years, many people have come in wanting to alter their building envelopes in this subdivision as well and after conversation with the Town, they decided not to pursue any further action but rather worked within the parameters stated on the Plat. Fedak stated that the petitioner has a letter of support from Waukesha Land Conservancy and that holds a lot of weight with her and she believes that the petitioner is conservation minded and should be allowed to do this. Engelking stated that there are many reasons why he will be voting no. He stated

that the Genesee Preserve subdivision was initially supposed to only be 9 lots but the developer wanted more. The building envelopes were a concession made to allow the subdivision to be 16 lots instead of 9 in order to protect environmentally sensitive areas. He stated that there is plenty of land within the current building envelope to complete the house the petitioner wants. Mr. Dignan stated that he understands why the building envelopes were made, but believes that because he is reducing the size of the current building envelope with his request, this will have much less impact on the environment. He also stated that he is working with the Waukesha Land Conservancy to bring back the land to high quality prairie restoration standards. He stated that he also has a letter of support from his neighbor Brian Dugan. He stated that by altering the building envelope, he will be further away from his neighbors, therefore protecting their views and well and septic qualities as they worked hard to build their homes within the building envelopes. Planner Lyons stated that the letter of support from Brian Dugan was due to the fact that Mr. Dugan also wants to alter his building envelope so he can build an accessory building in a more preferable location. Planner Lyons then stated that he feels the petitioner has not shown hardship or any legitimate reasoning other than wanting it altered. Engelking made a motion to deny the modification of the approved building envelope for Robert Dignan. The motion was seconded by Christiansen. The motion passed 3-3. Therefore, no modification of the building envelope was approved.

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**

Christiansen made a motion to accept all annual reviews. The motion was seconded by Engelking. The motion was approved 6-0

7. Discussion/Action- Approval of May 27th, 2026 Plan Commission Minutes Engelking made a motion to approve the May 27th, 2026 Plan Commission Minutes. The motion was seconded by Christiansen. The motion was approved 6-0.

8. Update on Pending Enforcement Matters None

9. Correspondence None

10. Adjourn Engelking made a motion to adjourn. The motion was seconded by Toole. The motion was approved 6-0 and the meeting was adjourned at 6:52 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
June 23th, 2026