NEWS ITEM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Plan Commission on Monday, September 28, 2026, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider the Conditional Use requests of **1) Demlang Builders Inc, W281S3366 Cardinal Court, Waukesha, Wisconsin** for a Conditional Use to allow for a In-Law Suite per Sections 40(B)(13) of the Town of Genesee Zoning Code to allow said use 2) **Town of Genesee, S14W33507 Highway 18, Waukesha, Wisconsin** for Termination of a Conditional Use for a Wireless Communication Tower per Sections 40(A)(4) of the Town of Genesee Zoning Code.

1) The property is described as Lot 3 Cardinal Court being a part of the NE1/4 & SE1/4 OF NE1/4 SEC 13 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W281S3366 Cardinal Court containing approximately 1.33 acres of land.

2) The property is described as Part of the NE ¼ of Section 6, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More Specifically, the proeprty is located at S14 W33507 State Highway 18.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information you can contact Mark Lyons, Planning Consultant or Rachel Workman, Deputy Clerk at P.O. Box 242, Genesee Depot, Wisconsin 53127 or (262) 968-3656.

All interested parties will be heard

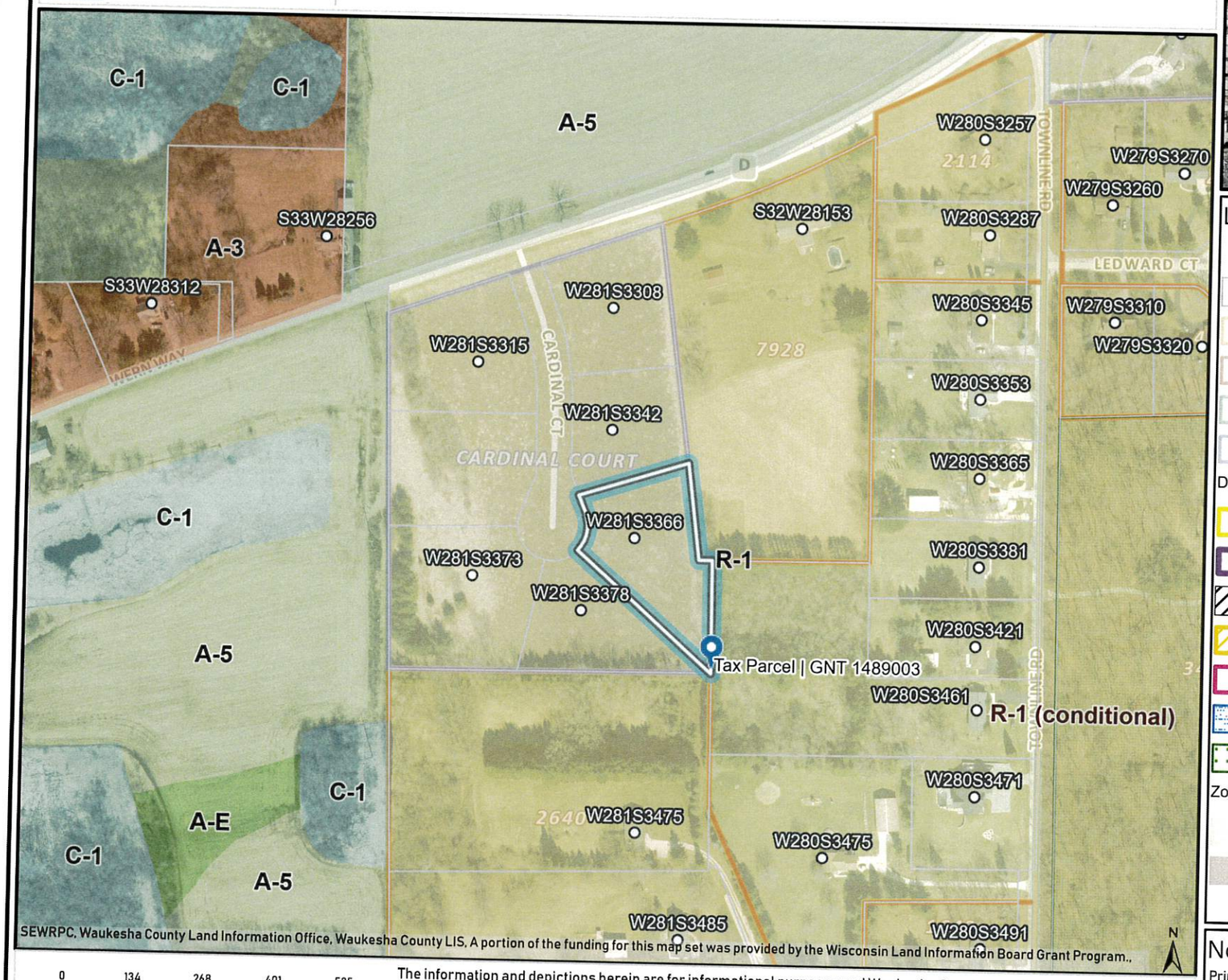
GENESEE TOWN PLAN COMMISSION
Terry Tesch
Town Chairman

Legal Notice to be published in the
Waukesha Freeman on
Saturday, September 12, 2026 and
Saturday, September 19, 2026.

WAUKESHA COUNTY
Land Information System

W281S3366 Cardinal Court





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

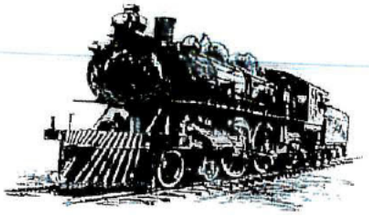
Notes

Printed Date: 9/23/2026 11:40 AM

0 134 268 401 535

1 inch equals 268 feet

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.



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

CONDITIONAL USE APPLICATION

RESPONSIBLE PARTY NAME, MAILING ADDRESS & DATE:

Demlang Builders Inc.
Printed Name *Date*

N67W27770 Moraine Dr. Sussex WI 53089
Mailing Address *City*

Ph [redacted] *Email*

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Bennett + Sara Serchen
Printed Name

1926 Manhattan Dr Waukesha WI 53186
Mailing Address *Date*

Ph [redacted]

C/U FILE NO.: _____ **TAX KEY NO.:** GNT 1489.003

LEGAL DESCRIPTION: NE 1/4 of SE 1/4 of NE 1/4 sec 13 T6N R18E Town of Genesee

ZONING DESIGNATION: Town of Genesee

TOWN LAND USE PLAN DESIGNATION: Residential

REQUEST FOR: in law suite on New const. Home

SECTION OF ORDINANCE: 7 B 5

***ON A SEPARATE PAPER PLEASE INCLUDE A WRITTEN SUMMARY OF THE PROPOSED USE/USES**

***ALONG WITH A BRIEF BUSINESS PLAN (IF APPLICABLE)**

PLEASE SUBMIT THE FOLLOWING ADDITIONAL INFORMATION WITH THIS APPLICATION AS REQUIRED PER SECTION 40 (A) (1) OF THE TOWN OF GENESEE ZONING CODE:

1. Two (2) paper copies and one (1) electronic copy (thumb drive) of a map, preferably a topographic map, drawn to a scale of not less than two hundred (200) feet to one (1) inch, showing: the land in question; its legal description and location; location and use of all existing buildings, sanitary systems and private water supplies on such land; the high water elevation of any navigable waters within one hundred (100) feet of the boundaries of the land in question; the 100-year floodplain, and any wetlands or environmental corridors on the property or land in question.

2. Names and complete mailing addresses, including zip codes, or the owners of all properties within three hundred (300) feet of any part of the land included in the proposed application unless waived in writing by the Town Plan Commission **(to be provided by the Town of Genesee)**.

3. Additional information as may be required by the Town Planner, Town Engineer, Town Building Inspector or the Town Plan Commission.

4. Where necessary, to comply with certain regulations established by applicable laws, applications shall be required to be submitted to the other governmental bodies having jurisdiction which may include the State Department of Natural Resources, the U.S. Army Corps of Engineers and/or Waukesha County.

Name of Responsible Party: Demlang Builders Inc

Signature: [signature]

Date: 8/27/2026

Name of Property Owner or Authorized Agent: Sara Serchen

Signature: Sara Serchen

Date: 8/27/2026

Title or authority, if not the property owner: Builder

Date: 8/27/2026

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

PROPERTY OWNERS WITHIN 300':

PARCEL ADDRESS	S32W28153 COUNTY RD D
OWNER NAME	W PATRICK FLANAGAN JR & MARCY L MCADOO FLANAGAN
OWNER MAILING ADDRESS	S32W28153 WERN WAY WAUKESHA, WI 53189-9594

PARCEL ADDRESS	W281S3342 CARDINAL CT
OWNER NAME	VOISIN FAMILY TRUST
OWNER MAILING ADDRESS	509 GARDEN PRAIRIE DR WAUKESHA, WI 53186-6830

PARCEL ADDRESS	W281S3378 CARDINAL CT
OWNER NAME	GRAHAM SERCHEN AND LEANNE SERCHEN
OWNER MAILING ADDRESS	820 MONROE AVE SOUTH MILWAUKEE, WI 53172-2128

PARCEL ADDRESS	W280S3461 TOWNLINE RD
OWNER NAME	RICHARD R BOWEN
OWNER MAILING ADDRESS	W280S3461 TOWNLINE RD WAUKESHA, WI 53189

TOWN OF GENESEE
S43 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

PLEASE READ AND SIGN THE FOLLOWING NOTICE:

Pursuant to the Town of Genesee Ordinance, the Town of Genesee Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. Also, pursuant to the Town of Genesee Ordinance, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved.

I/we, the undersigned, have been advised that, pursuant to the Town of Genesee, if the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town even if my/our request is not approved. In addition, I/we have been advised that pursuant to the Town of Genesee, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved.

You will receive your first bill once charges are incurred or your issue is closed. Bills will be sent monthly thereafter so you are kept up to date regarding your current charges.

PLEASE PRINT LEGIBLY

PROJECT NAME: Bennett + Sara Serchen

PROJECT ADDRESS: Lot #3 Cardinal Ct.

TAX KEY NO: GNT 1489.003

REQUEST FOR: New Construction Home w/ in Law suite

RESPONSIBLE PARTY (PETITIONER) NAME, MAILING ADDRESS, SIGNATURE & DATE

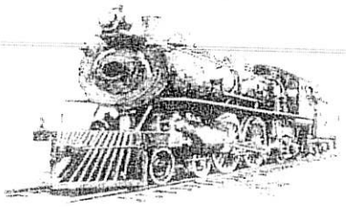
Bennett + Sara Serchen — Sara Serchen — 8/27/2026
Printed Name — Signature — Date

1926 Manhattan Dr. — Waukesha — WI — [redacted]
Mailing Address

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Bennett + Sara Serchen — Sara Serchen — 8/27/2026
Printed Name — Signature — Date

1926 Manhattan Dr. — Waukesha — WI — [redacted]
Mailing Address



Town of Genesee est. 1843

S43 W31391 Hwy 83
PO Box 242
Genesee Depot, WI 53127-0242
Phone: 262-968-3656
www.towngenesee.org

July 27, 2026

Heather Siade-Cox
Demlang Builders
N67W27770 Moraine Dr.
Sussex, WI 53089

RE: Reasonable Accomodation – GNT 1489.003

Dear Ms. Siade-Cox,

On behalf of the Town of Genesee, I am responding to your request for a reasonable accommodation related to the construction of an in-law suite as part of the new home located at W28S3366 Cardinal Court. The property is described as Lot 3 Cardinal Court being part of the NE1/4 & SE1/4 OF NE1/4 SEC 13 T6N R18E, in the Town of Genesee.

The applicant has submitted a request for a reasonable accomodation in compliance with Section 7(B)(5) of the Town of Geneese zoning ordinance. Section 7(B)(5) regulates accomodations for persons with disabilities and allows for the Town to approve reasonable modified code requirements to provide for reasonable accomodations. The applicant is proposing to construct a new single-family home with an in-law suite. In-law units are regulated as a conditional use with the associated requirements found in Section 40(B)(13) of the code. The applicant has not yet filed for said CUP but prior to being submitted for a Conditional Use, has identified a reasonable accommodate request that would be necessary as part of the Conditional Use. The code allows a maximum allowed in-law unit size of 800 sq. ft. The applicant along with designer has identified the need for 846 sq. ft. in order to accommodate the necessary accessible design and layout needs to be wheelchair accessible. Include wider hallway and doorway widths, accessible bathroom & kitchen layouts and necessary turing radii. As part of the request the applicant provided the necessary documenation and floor plan to justify said request and therefore is **approved for the reasonable accomodation request to increase the maximum allowed size of an in-law unit from 800 sq. ft. to 846 sq. ft. subject to being approved by the Town of Genesee for a Conditional Use permit to allow an in-law unit.**
If you have any questions or need additional information, please do not hesitate to contact me directly.

Sincerely,

Mark Lyons, Planning Consultant

cc: Town of Genesee Clerk
Town of Genesee Administrator

Town of Genesee Plan Commission

S43W31391 Hwy 83

Genesee Depot, WI 53127

Subject: Request for Variance / Special Exception for Accessory Dwelling Unit (Mother-in-Law Suite) – Cardinal Court Subdivision Lot #3 Town of Genessee

Dear Members of the Plan Commission,

I am writing on behalf of my client to respectfully request a minor variance (or special exception) regarding the maximum allowable square footage for a proposed accessory dwelling unit (mother-in-law suite) at Lot #3 Cardinal Court.

The Town's current ordinance limits accessory structures to 800 square feet. We are requesting approval for a design that measures **846 square feet**—an increase of only 46 square feet over the standard limit.

This modest increase is not a matter of luxury, but of strict physical necessity. This suite has been custom-designed to be fully ADA-compliant for a family member who is a full-time wheelchair user. To ensure safe, independent living, the layout must accommodate essential accessibility standards that inherently require more physical space than a standard layout:

- **Wheelchair Clearance & Turning Radii:** ADA guidelines require a minimum 60-inch turning diameter in key areas such as the kitchen and bathroom to allow a wheelchair to turn around safely.
- **Accessible Bathroom Design:** The bathroom requires a roll-in shower and ample clearance around the toilet and sink to facilitate safe transfers.
- **Wider Hallways and Doorways:** Hallways have been widened to 42 inches and doorways to 36 inches to prevent the wheelchair from damaging walls and to ensure unobstructed passage.
- **Accessible Kitchen Layout:** Lowered countertops, roll-under workspaces, and wider clearance between counters are integrated to allow the resident to prepare meals independently.

While we made every effort to condense the floor plan, reducing the footprint to 800 square feet would force us to compromise on these vital clearance zones, severely impacting the resident's safety, mobility, and quality of life. The extra 46 square feet allows us to meet

these crucial physical needs without altering the overall footprint or character of the neighborhood.

We believe this minor adjustment aligns with the spirit of the Town's ordinances while accommodating a essential medical and physical need. Enclosed with this letter, you will find the drafted architectural plans detailing the ADA layout for your review.

Thank you very much for your time, consideration, and understanding. I am happy to answer any questions or provide further clarification at your upcoming meeting.

Sincerely,

Heather Siade-Cox

Demlang Builders
New Construction Specialist/Realtor
License # 79551-094
Cell: 262-894-4243
Email: Hsiadecox@gmail.com

Lisa Remmel

WRID,NCIDQ
Residential Plan Designer
O: 262-246-0330
Direct: 262-208-4897

EST. 1982
DEMLANG
BUILDERS

Plat of Survey

Property Description: Document No. 4880767

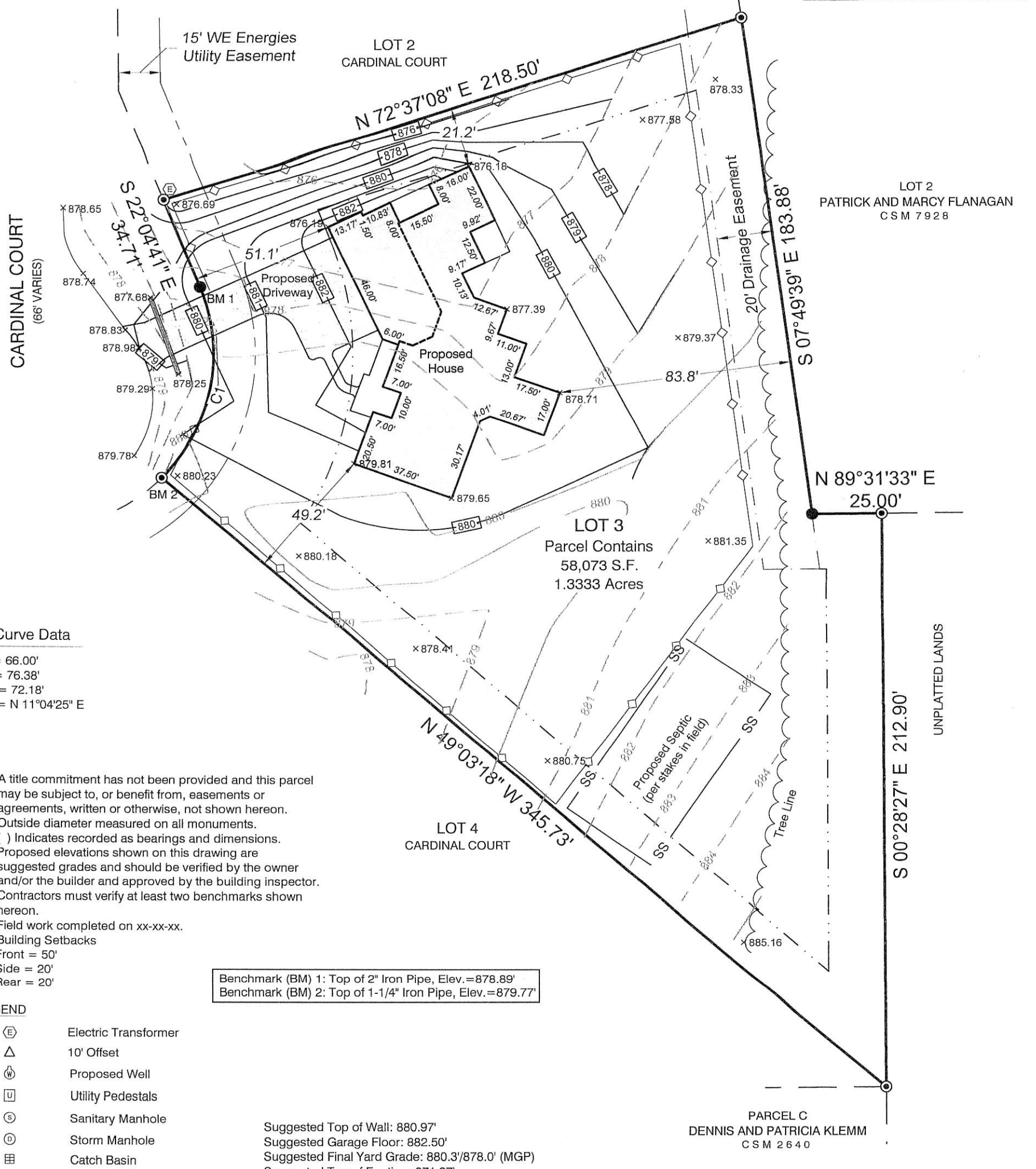
LOT 3 IN CARDINAL COURT, BEING A REDIVISION OF LOT-1 OF CERTIFIED SURVEY MAP NO. 7928, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 18 EAST TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

N

Graphic Scale 1" = 40'

0' 40' 80'



C1 Curve Data

RAD.= 66.00'
ARC = 76.38'
CHD. = 72.18'
BRG. = N 11°04'25" E

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on xx-xx-xx.
7. Building Setbacks
   Front = 50'
   Side = 20'
   Rear = 20'

Benchmark (BM) 1: Top of 2" Iron Pipe, Elev.=878.89'
Benchmark (BM) 2: Top of 1-1/4" Iron Pipe, Elev.=879.77'

LEGEND

- Electric Transformer
- 10' Offset
- Proposed Well
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- 2" Iron Pipe Found
- 1-1/4" Iron Pipe Found
- 3/4"X18" Iron Rod Set
- × 733.57 — Existing Spot Grade
- 735 — Proposed Grade
- 735 — Proposed Contour
- 735 — Existing Contour
- Building Setback Line
- SD_x — Existing Storm Sewer
- SD — Proposed Sump Drain
- Proposed Water Line
- Proposed Sewer Line
- Proposed Gas Line
- Proposed Electric Line
- Proposed Silt Fence

Suggested Top of Wall: 880.97'
Suggested Garage Floor: 882.50'
Suggested Final Yard Grade: 880.3'/878.0' (MGP)
Suggested Top of Footing: 871.97'
Suggested Basement Grade: 872.0' (MGP)
(Assuming 9' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

REVISIONS

PREPARED FOR:

Demlang Builders
N67 W27770
Sussex, Wisconsin 53089

LOT 3 IN CARDINAL COURT

BEARINGS ARE REFERENCED TO CARDINAL COURT WESTERLY LINE OF LOT 3, BEARS S 22°04'41" E

Drawn By: JMO | Job# 26357

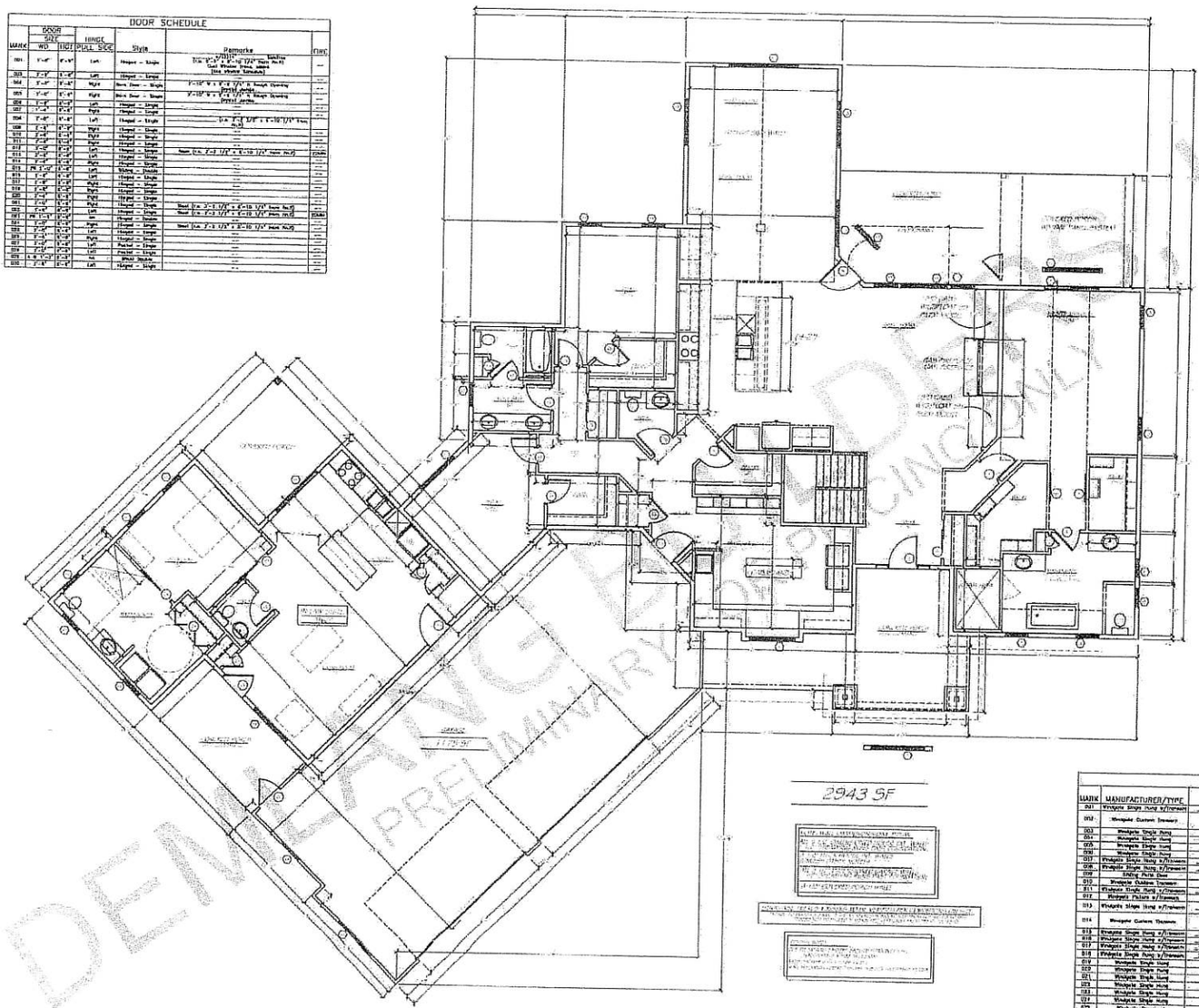
Sheet 01 of 01

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
PHILLIP J. LANDRY S-3176 BROOKFIELD WI
LAND SURVEYOR

Dated this 27th Day of August, 2026:
Phillip J. Landry S-3176



DOOR SCHEDULE

MARK	DOOR WD	DOOR HGT	HINGE PULL SIDE	Style	Remarks	FIRE
001	3'-0"	8'-0"	Left	Hinged — Single	Entry Door [Ea. 3'-0 1/8" x 8'-10 1/2" Nom. Rough Opening] Cast Stone Surround [See Master Schedule]	—
002	2'-0"	8'-0"	Left	Hinged — Single		—
003	2'-0"	8'-0"	Right	Barn Door — Single	3'-10" W x 8'-0 1/2" H Rough Opening [Paint grade]	—
004	2'-0"	8'-0"	Right	Barn Door — Single	3'-10" W x 8'-0 1/2" H Rough Opening [Paint grade]	—
005	2'-0"	8'-0"	Left	Hinged — Single		—
006	2'-0"	8'-0"	Right	Hinged — Single		—
007	3'-0"	8'-0"	Left	Hinged — Single	[Ea. 3'-0 1/8" x 8'-10 1/2" Nom. Rough]	—
008	2'-0"	8'-0"	Right	Hinged — Single		—
009	2'-0"	8'-0"	Left	Hinged — Single	Beam [Ea. 3'-0 1/8" x 8'-10 1/2" Nom. Rough]	(DAM)
010	2'-0"	8'-0"	Right	Hinged — Single		—
011	PR 11'-0"	8'-0"	Left	Sliding — Double		—
012	2'-0"	8'-0"	Left	Hinged — Single		—
013	2'-0"	8'-0"	Right	Hinged — Single		—
014	2'-0"	8'-0"	Left	Hinged — Single		—
015	2'-0"	8'-0"	Right	Hinged — Single		—
016	2'-0"	8'-0"	Right	Hinged — Single		—
017	2'-0"	8'-0"	Left	Hinged — Single	Beam [Ea. 3'-0 1/8" x 8'-10 1/2" Nom. Rough]	—
018	2'-0"	8'-0"	Left	Hinged — Single		—
019	PR 11'-0"	8'-0"	Left	Hinged — Double		—
020	2'-0"	8'-0"	Left	Pocket — Single		—
021	2'-0"	8'-0"	Left	Pocket — Single		—
022	2'-0"	8'-0"	Left	Pocket — Single		—
023	2'-0"	8'-0"	Left	Hinged — Single		—
024	2'-0"	8'-0"	Left	Pocket — Single		—
025	2'-0"	8'-0"	Left	Hinged — Single		—

2943 SF

WINDOW SCHEDULE

MARK	MANUFACTURER/TYPE	CALLOUT NUMBER	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT
001	Windgate Single Hung w/Transom	2-8x1-0-2x Trans over 2-5x4-0-2x DH	5'-0"	8'-1"
002	Windgate Custom Transom	Custom Transom	5'-9 5/8"	2'-0"
003	Windgate Single Hung	2-8x1-0-2x DH	2'-6"	5'-0"
004	Windgate Single Hung	2-8x1-0-2x DH	2'-6"	5'-0"
005	Windgate Single Hung	2-5x3-0-2x DH	2'-6"	3'-6"
006	Windgate Single Hung	2-8x1-0-2x DH	2'-6"	5'-0"
007	Windgate Single Hung w/Transom	2-8x1-0-2x Trans over 2-8x3-0-2x DH	2'-6"	8'-1"
008	Windgate Single Hung w/Transom	2-8x1-0-2x Trans over 2-8x3-0-2x DH	2'-6"	8'-1"
009	Sliding Patio Door	6'-0 x 8'-10	6'-0"	8'-11"
010	Windgate Custom Transom	Custom Transom	2'-6"	1'-0"
011	Windgate Single Hung w/Transom	2-8x2-0-2x Trans over 2-8x3-0-2x DH	2'-6"	5'-0"
012	Windgate Picture w/Transom	3-8x5-0 Trans over 3-8x3-0 Pic	3'-6"	7'-0"
013	Windgate Slope Hung w/Transom	2-8x2-0-2x Trans over 2-8x3-0-2x DH	2'-6"	5'-0"
014	Windgate Custom Transom	Custom Transom	5'-5"	1'-4"
015	Windgate Single Hung w/Transom	2-8x3-0-2x Trans over 1-8x3-0-2x DH	2'-6"	5'-0"
016	Windgate Single Hung w/Transom	2-8x3-0-2x Trans over 2-8x3-0-2x DH	2'-6"	7'-0"
017	Windgate Single Hung w/Transom	2-8x3-0-2x Trans over 2-8x3-0-2x DH	2'-6"	7'-0"
018	Windgate Single Hung w/Transom	2-8x3-0-2x Trans over 2-8x3-0-2x DH	2'-6"	7'-0"
019	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
020	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
021	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
022	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
023	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
024	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
025	Windgate Single Hung	2-8x3-0-2x DH	2'-6"	5'-0"
026	Windgate Casement	2-4x5-0-2x CAS	5'-0"	5'-0"
027	Transom	2-4 x 1-4-2x Trans	5'-0"	1'-4"
028	Transom	2-4 x 1-4-2x Trans	5'-0"	1'-4"
029	Transom	2-4 x 1-4-2x Trans	5'-0"	1'-4"
030	Windgate Casement	2-4x5-0-2x CAS	5'-0"	5'-0"
031	Windgate Casement	2-4x5-0-2x CAS	5'-0"	5'-0"
032	Sliding Patio Door	6'-0 x 8'-10	6'-0"	8'-11"

DEMANG BUILDERS, INC.

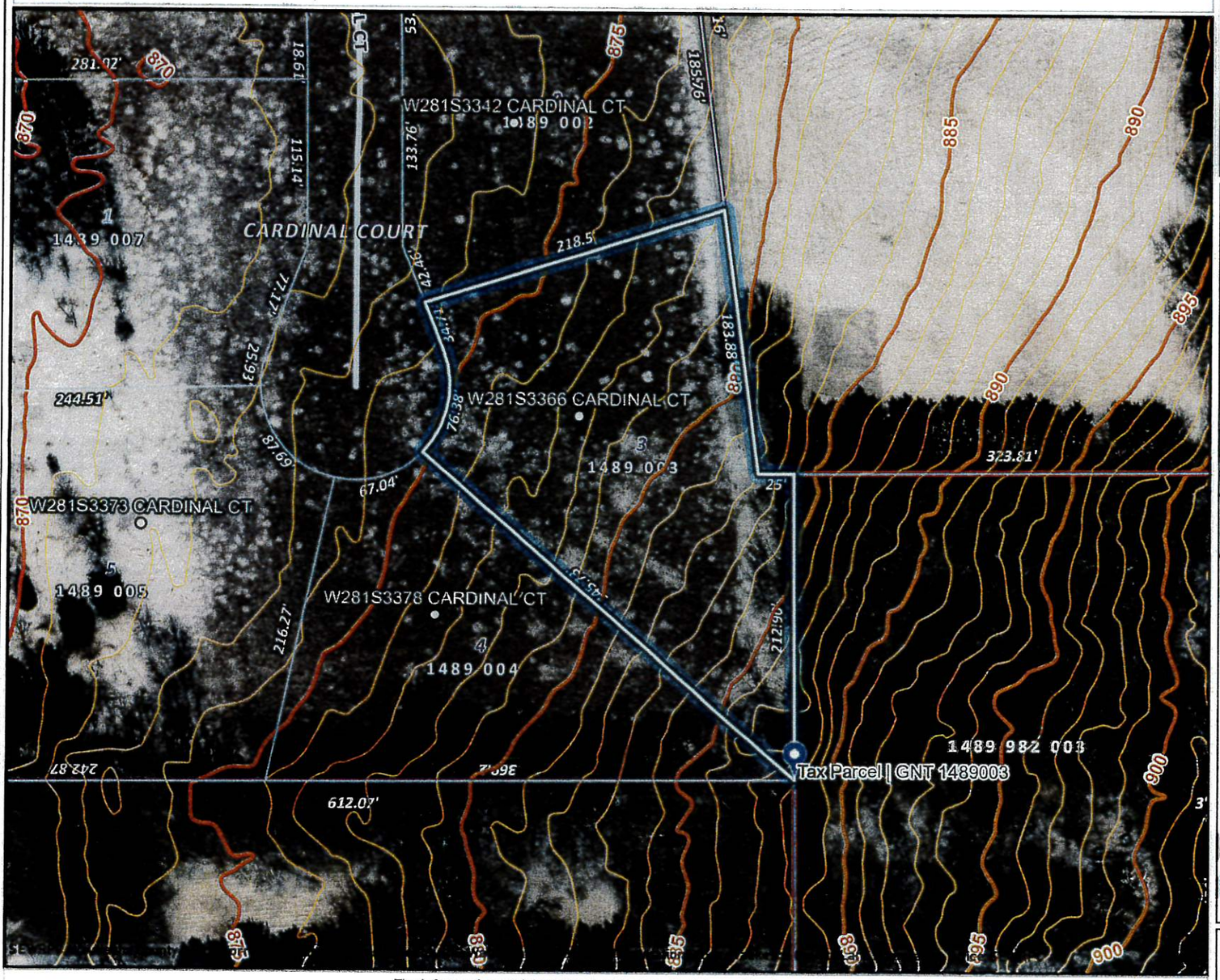
THE DAKOTA

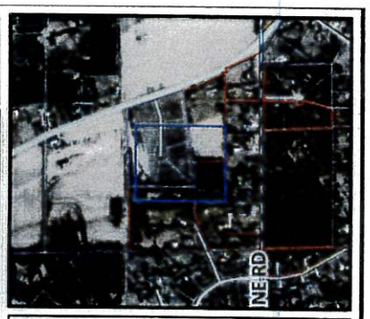
DEMANG BUILDERS, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

WAUKESHA COUNTY
Land Information System

Map Title





Legend

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

2015 Contours

- Index Contour
- Index Depression
- Intermediate Contour
- Intermediate Depression

Focus Labels

- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)
- Override 1

Notes

Printed Date: 8/27/2026 12:11 PM

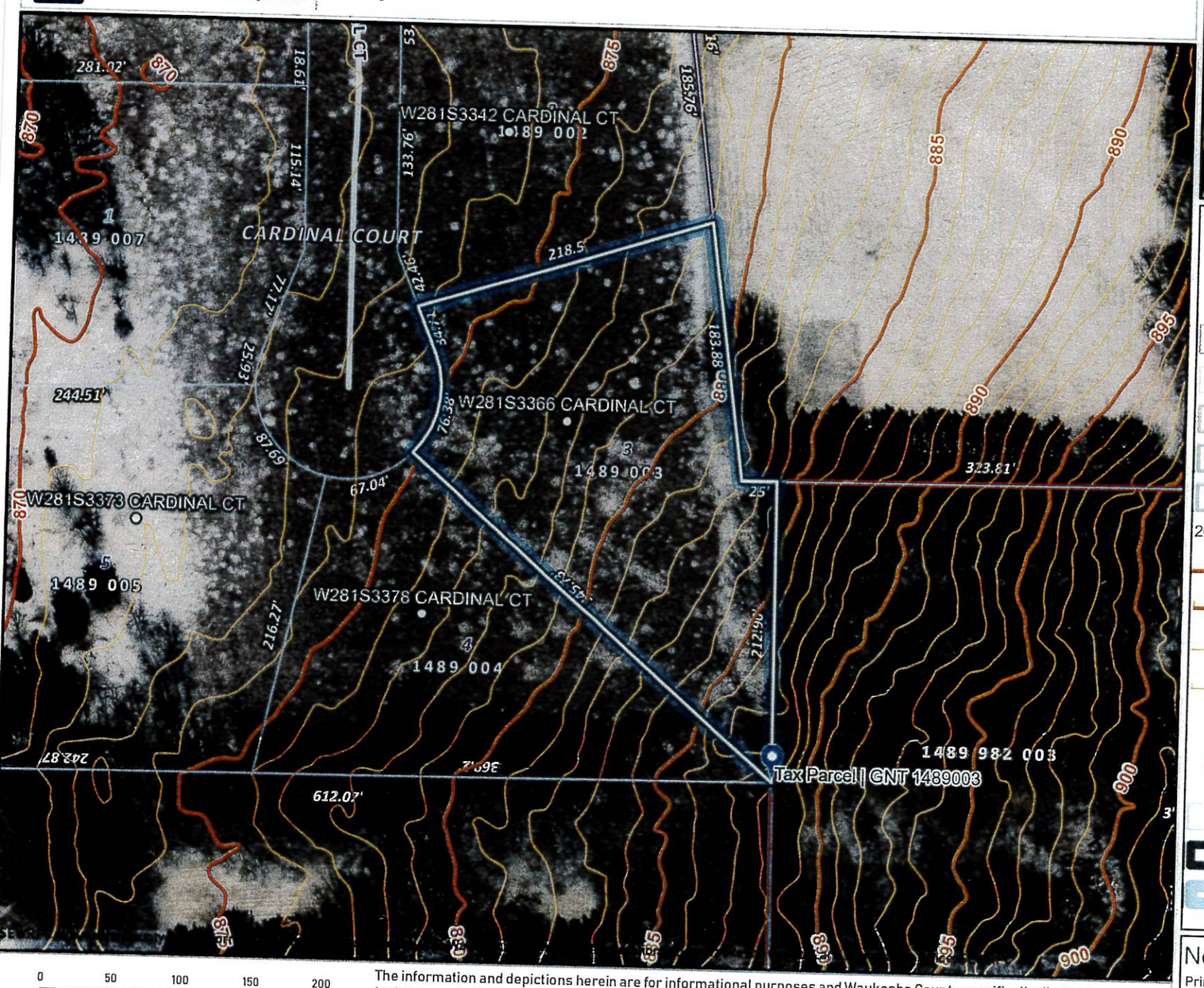
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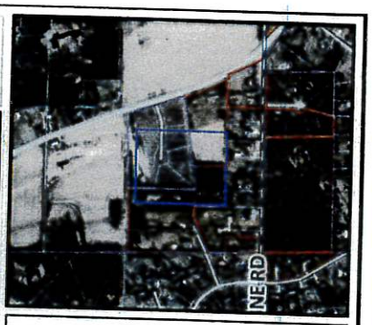
1 inch equals 100 feet

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WAUKESHA COUNTY
Land Information System

Map Title





Legend

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

2015 Contours

- Index Contour
- Index Depression
- Intermediate Contour
- Intermediate Depression
- Focus Labels
- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)
- Override 1

Notes

Printed Date: 8/27/2026 12:11 PM

0 50 100 150 200

1 inch equals 100 feet

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TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
September 28th, 2026
6:00 p.m.
AGENDA

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Plan Commission on Monday, September 28, 2026, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider the Conditional Use requests of **1) Demlang Builders Inc, W281S3366 Cardinal Court, Waukesha, Wisconsin** for a Conditional Use to allow for a In-Law Suite per Sections 40(B)(13) of the Town of Genesee Zoning Code to allow said use 2) **Town of Genesee, S14W33507 Highway 18, Waukesha, Wisconsin** for Termination of a Conditional Use for a Wireless Communication Tower per Sections 40(A)(4) of the Town of Genesee Zoning Code.

Immediately Following Public Hearing

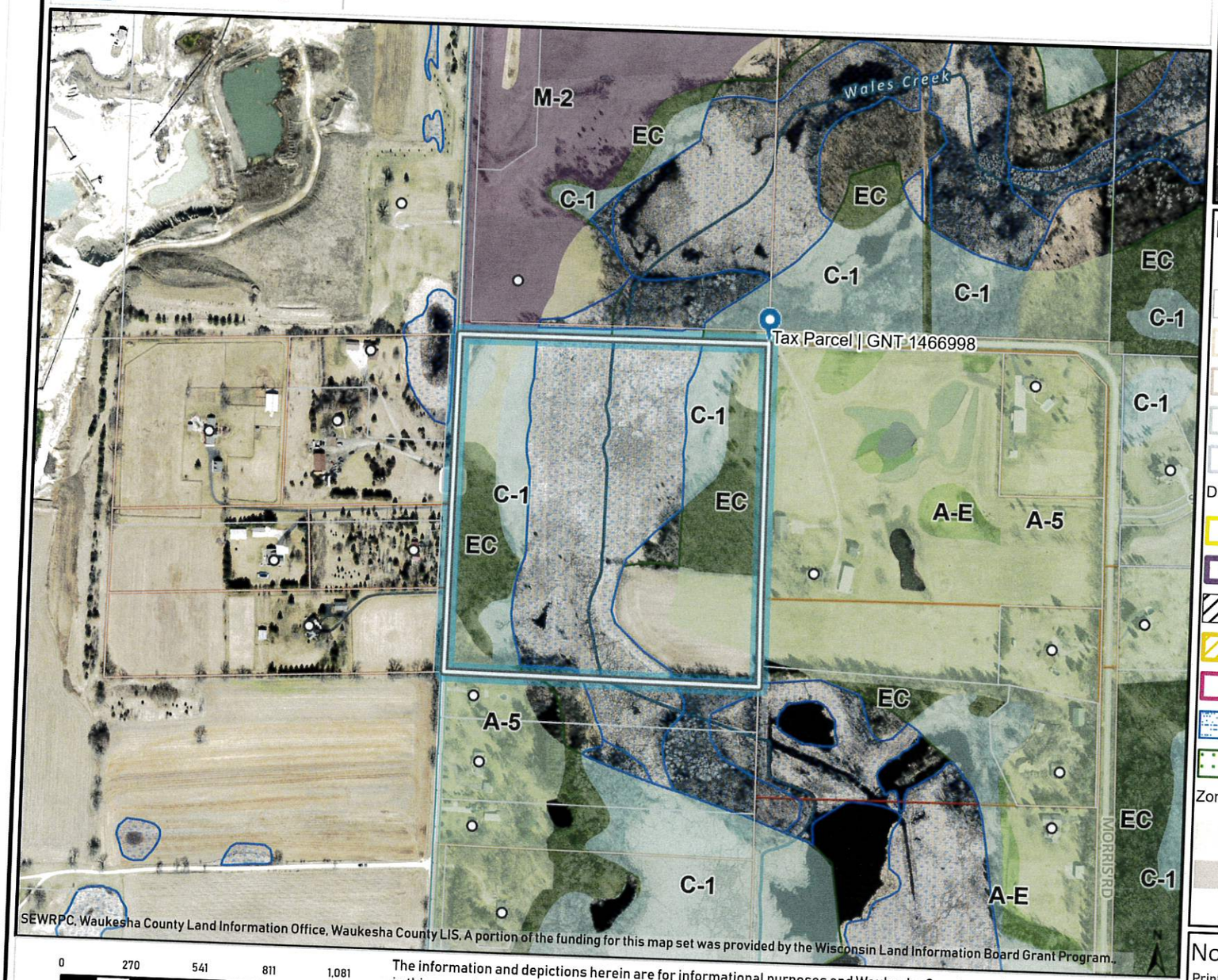
1. **Public Comment**-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments 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- 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) Request to be held over to October 2026 Plan Commission meeting**
3. Discussion-Conceptual plan on Morris CSM. The property is described as being a part of the **NW ¼ of Section 7 T6N R18E** Town of Genesee, Waukesha County (GNT 1466-998)
4. Discussion/Action- Plan of Operation Amendment for Sideliner's Pub and Grill. The property is described as Lot 2 CSM #7232 being a part of the NW ¼ of Section 27 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **W309 S4837 Commercial Drive Unit A** (GNT 1546-982-005)
5. Discussion/Action- Termination of Conditional Use for a Wireless communication tower. The property is described as Part of the NE ¼ of Section 6, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More Specifically, the property is located at **S14 W33507 State Highway 18.**
6. Discussion/Action- Approval of August 24th, 2026 Plan Commission Minutes.
7. Update on Pending Enforcement Matters
8. Correspondence
9. Adjourn

Rachel Workman
Deputy Clerk
September 15th, 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.

WAUKESHA COUNTY
Land Information System

GNT 1466.998



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..



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: 9/23/2026 11:48 AM

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1 inch equals 541 feet

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Foth

Staff Review

TO:	Town of Genesee Plan Commission
CC:	Town Clerk
FROM:	Mark Lyons, Planning Consultant
RPT DATE:	September 16, 2026
MTG DATE:	September 28, 2026
RE:	Concept subdivision

BACKGROUND:

1. Petitioner/Agent: Greg Morris
2. Property Owner: Greg Morris
3. Address: No address assigned. East side of County Road C & south of Morris Road
4. Location:

   Being part of the NW1/4 NW1/4 SEC 7 T6N R18E
5. Tax Key Number(s): 1466.998
6. Area: 38 AC
7. Town Zoning: A-5. EC & C-1
8. County Shoreland Zoning: A-5 & HG
9. Town Future Land Use: PEC & 5-Acre Density

OVERVIEW:

The petitioner is requesting feedback on a potential land division to split the existing 38-acre parcel into 5 lots. The parcel would be split into 4 buildable lots and 1 large non-buildable environmental preservation lot. The applicant has evaluted lots that could meet both a 5-acre requirement and a smaller 3-acre requirement. The smaller lot size would require a Comprehensive plan land use amendment and possible zone change, however it would allow the owner to increase the enviromental preservation lot to a greater extent.

EXHIBIT:

A. GIS Location Map

B. Application/Submittal

PROPOSED LOTS- 3 ACRE EXHIBIT

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 18 EAST,
TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN



DRAFT

- TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
- CONTOURS, PEC, AND CREEK ARE SHOWN PER WAUKESHA COUNTY GIS AND HAVE NOT BEEN FIELD LOCATED.

LEGAL DESCRIPTION PER DOC NO. 3706994

THE EAST ONE HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SIX (6) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF OTTAWA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, EXCEPT THAT CERTAIN STRIP OR PARCEL ON THE NORTH END THEREOF CONTAINING 3/4 OF AN ACRE CONVEYED BY RICHARD J. WILLIAMS TO W.W [illegible], AS DESCRIBED IN VOLUME 65, PAGE 530 AS DOCUMENT NO. 6492.
ALSO EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN VOLUME 707, PAGE 48, AS DOCUMENT NO. 439398.
NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP SIX (6) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

LEGEND

- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- FOUND 1" IRON PIPE OR NOTED
- POST
- SECTION CORNER MONUMENT
- SOIL BORE
- TV PEDESTAL
- WIRE FENCE
- WETLANDS
- P.E.C.

0' 100' 200'
1 INCH = 100 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 7-6-18 MEASURED AS S 89°03'45" E.

CATION:

THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE [illegible] EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND [illegible] OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, [illegible] AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE [illegible] PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR [illegible] THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LandTech
LAND SURVEYING • LAND PLANNING
1506 MAIN ST
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

LOCATION: TOWN OF GENESEE WAUKESHA COUNTY, WISCONSIN TAX KEY: GNT 1466998

DRAWN BY: NG
CHECKED BY: MTO

CLIENT: GEORGE MORRIS
PROJECT: BOUNDARY
LAYOUT: 3 ACRE LOTS
DRAWING: 25196_3 ACRE EXHIBIT.DWG
DATE: 08/27/25
JOB NO: 25196
SHEET: 1 OF 1

PROPOSED LOTS- 5 ACRE EXHIBIT

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 18 EAST,
TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN



DRAFT

NOTES:

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

LOCATION: TOWN OF GENESEE WAUKESHA COUNTY, WISCONSIN
TAX KEY: GNT 1466998
DRAWN BY: NG
CHECKED BY: MTD

CLIENT: GEORGE MORRIS
PROJECT: BOUNDARY
LAYOUT: 5 ACRE LOTS
DRAWING: 25196_5 ACRE EXHIBIT.DWG

DATE: 08/21/25
JOB NO.: 25196
SHEET: 1 OF 1

Wisconsin Department of Safety & Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County WAUKESHA	
Parcel I.D. GNT 1466998	
Reviewed by	Date

Property Owner MORIAH ENTERPRISES LLC	Property Location Govt. Lot NW ¼ NW¼ S T N R E
Property Owner's Mailing Address 335 VILLAGE CIR	Site Address or CSM and Lot #: COUNTY HWY C
City, State, Zip DOUSMAN, WI 53118	Phone Number [redacted]
☐ City ☐ Village ☒ Town GENESEE	Nearest Road COUNTY HWY C

☒ New Construction ☐ Replacement
Use ☒ Residential / Number of bedrooms _____ ☐ Public or commercial – Describe: _____
Code derived design flow rate _____ GPD
Flood Plan elevation if applicable _____ ft.
Parent material _____
General comments and recommendations: Preliminary

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 959.001 ft. Depth to limiting factor 45 in. / elev. _____ ft.

Mound or At-Grade

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-8	10YR 3/2	-----	SL	2FSBK	MFR	CW	2VF-M	0.6	1.0
2	8-18	10YR 5/1	-----	SL	2FSBK	MFR	CW	2F	0.6	1.0
3	18-45	7.5YR 4/4	-----	SCL	2FSBK	MFR	CW	1F	0.4	0.6
4	46-60	10YR 5/4	7.5YR 5/8 C2D SPOTS	SL	1FSBK	MFR	CW	1F	0.4	0.7
5	60-83	10YR 5/4	7.5YR 5/8 & 7.5YR 7/1 C2D SPOTS & BANDS	SL	1FSBK	MFR	-----	-----	0.4	0.7

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 967.017 ft. Depth to limiting factor 38 in. / elev. _____ Ft.

Mound or At-Grade

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
1	0-13	10YR 3/2	-----	L	2FSBK	MFR	CW	2VF-M	0.6	0.8
2	13-38	10YR 4/4	-----	CL	2FSBK	MFR	CW	1F	0.4	0.6
3	38-49	10YR 4/1	7.5YR 5/8 C2D SPOTS	SICL	1FSBK	MFR	CW	-----	0.2	0.3
4	49-85	10YR 5/4	7.5YR 5/8 C2D SPOTS	SL&g	1FSBK	MFR	-----	-----	0.4	0.7

CST Name (Please Print) KELLY S REESE	Signature Kelly S Reese	CST Number 022400012 -SP
Address S15 W33670 WOLF RD, OCONOMOWOC, WI 53066	Date Evaluation Conducted JUNE 23RD, 2025 & SEPTEMBER 5TH, 2025	Telephone Number 262-968-2550

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

GNT 1466998

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 962.397 ft. Depth to limiting factor 30 in. / elev _____ ft.

Mound

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	-----	SL	2FSBK	MFR	CW	2VF-F	0.6	1.0
2	12-30	10YR 4/4	-----	SCL	2FSBK	MFR	CW	1F	0.4	0.6
3	30-41	10YR 4/4	7.5YR 5/8 F1F SPOTS	gSCL	1FSBK	MFR	CW	-----	0.2	0.3
4	41-63	10YR 5/4	7.5YR 5/8 C2D SPOTS	SL&g	1FSBK	MFR	CW	-----	0.4	0.7
5	63-76	10YR 5/4	7.5YR 5/8 & 7.5YR 7/1 C2D SPOTS & BANDS	SL&g	1FSBK	MFR	-----	-----	0.4	0.7

B4 ADDED 9/5/2025

4 Boring # ☐ Boring ☒ Pit Ground surface elev. 959.97 ft. Depth to limiting factor 24 in. / elev._____ ft.

Mound

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-6	10YR 3/2	-----	SL	2FSBK	MFR	CW	3VF-C	0.6	1.0
2	6-24	10YR 4/4	-----	SCL	2FSBK	MFR	CW	2F-C	0.4	0.6
3	24-28	10YR 4/4	7.5YR 6/8 F1F SPOTS	SCL	2FSBK	MFR	CW	1F-M	0.4	0.6
4	28-39	10YR 5/4	7.5YR 5/8 C2D SPOTS	SL	1FSBK	MFR	-----	-----	0.4	0.7

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

6/23+9/5/2025

022400012-SP



Bore Location
Benchmark
Parcels

BENCHMARK (BM) = TOP CENTER OF YELLOW HEXAGONAL GAS CAUTION POST = 957.974'

0 112.5 225 450 Feet

1" = 130'

N

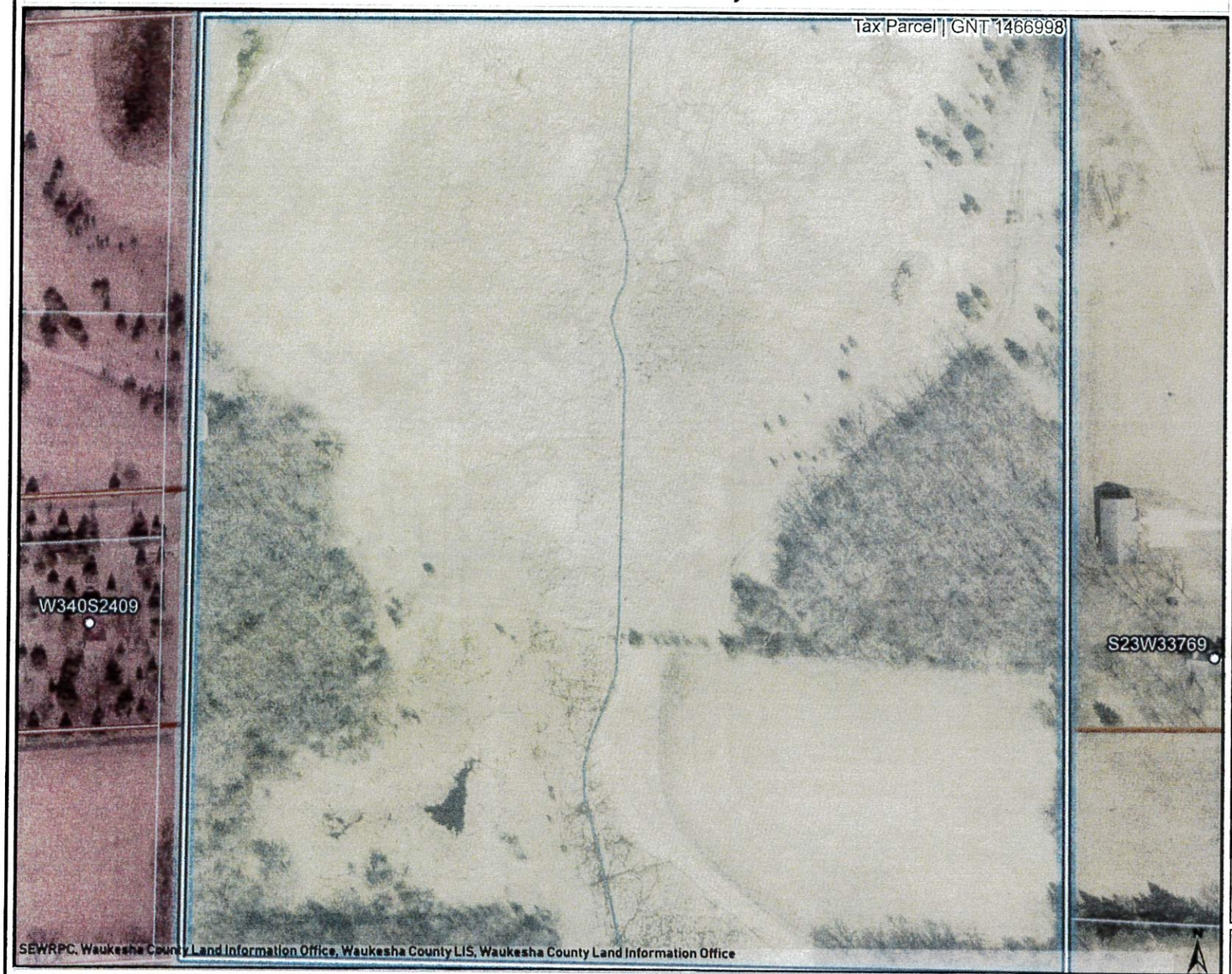
COUNTY HWY C & MORRIS RD
NW1/4 NW1/4 SEC 7 T 6N R 18E
PARCEL: GNT 1466998
TOWN OF GENESEE

6/23+9/5/2025
022400012-SP

LOT LINES & DIMENSIONS USED FROM GIS

WAUKESHA COUNTY
Land Information System

Map Title Lake Country Fire District





Legend

- Site Address
- Tax Parcels
- Assessor Plat — Assessor
- CSM — CSM
- Condominium — Condomin
- Subdivision — Subdivisio
- Ashippun Fire
- Big Bend Fire
- Brookfield City Fire
- Brookfield Town Fire
- Butler Village Fire
- City of Wauwatosa
- Dodge County
- Elm Grove Fire
- Germantown Fire
- Hartland Fire
- Jefferson County

Notes

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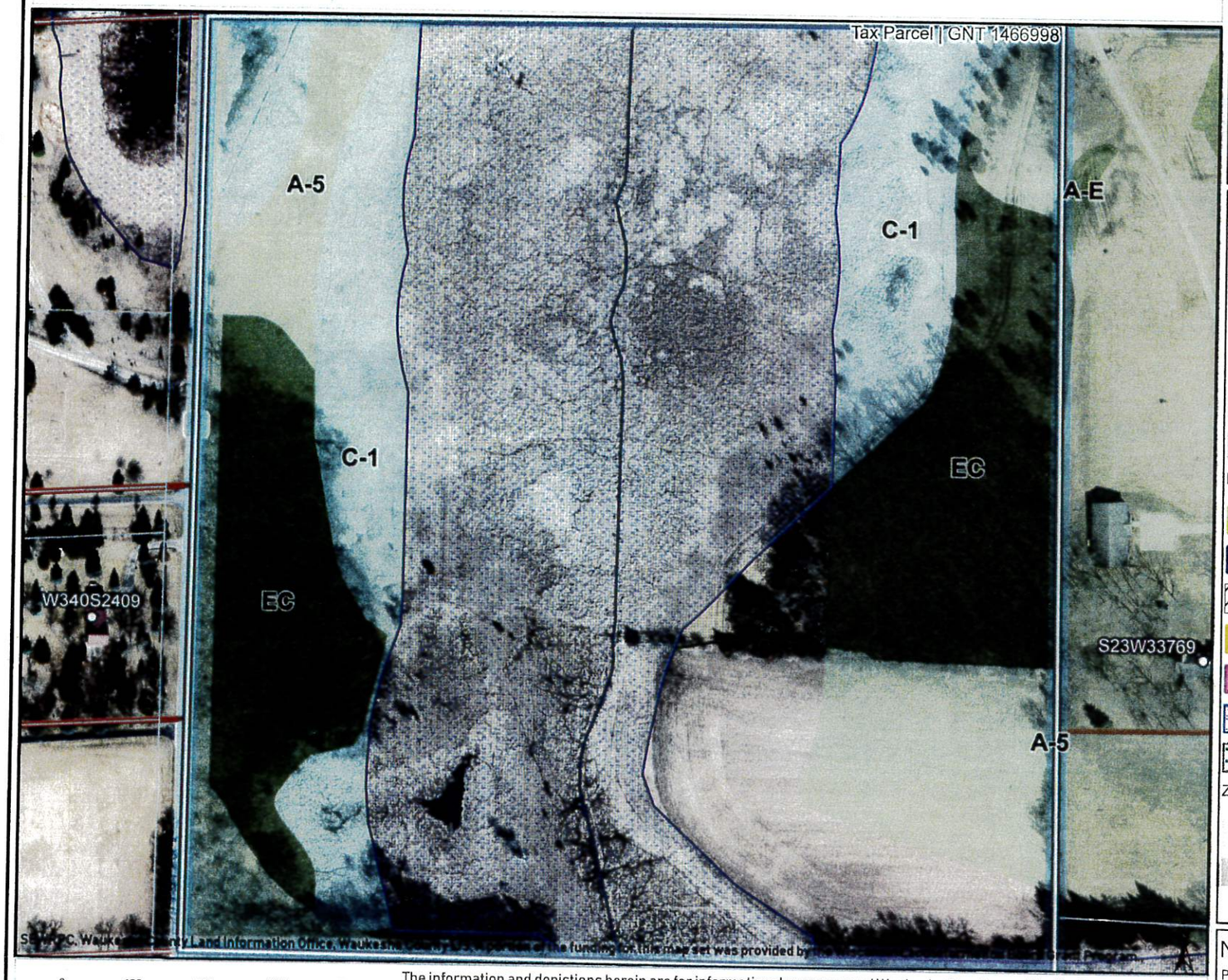
0 100 200 300 400

1 inch equals 200 feet

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WAUKESHA COUNTY
Land Information System

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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

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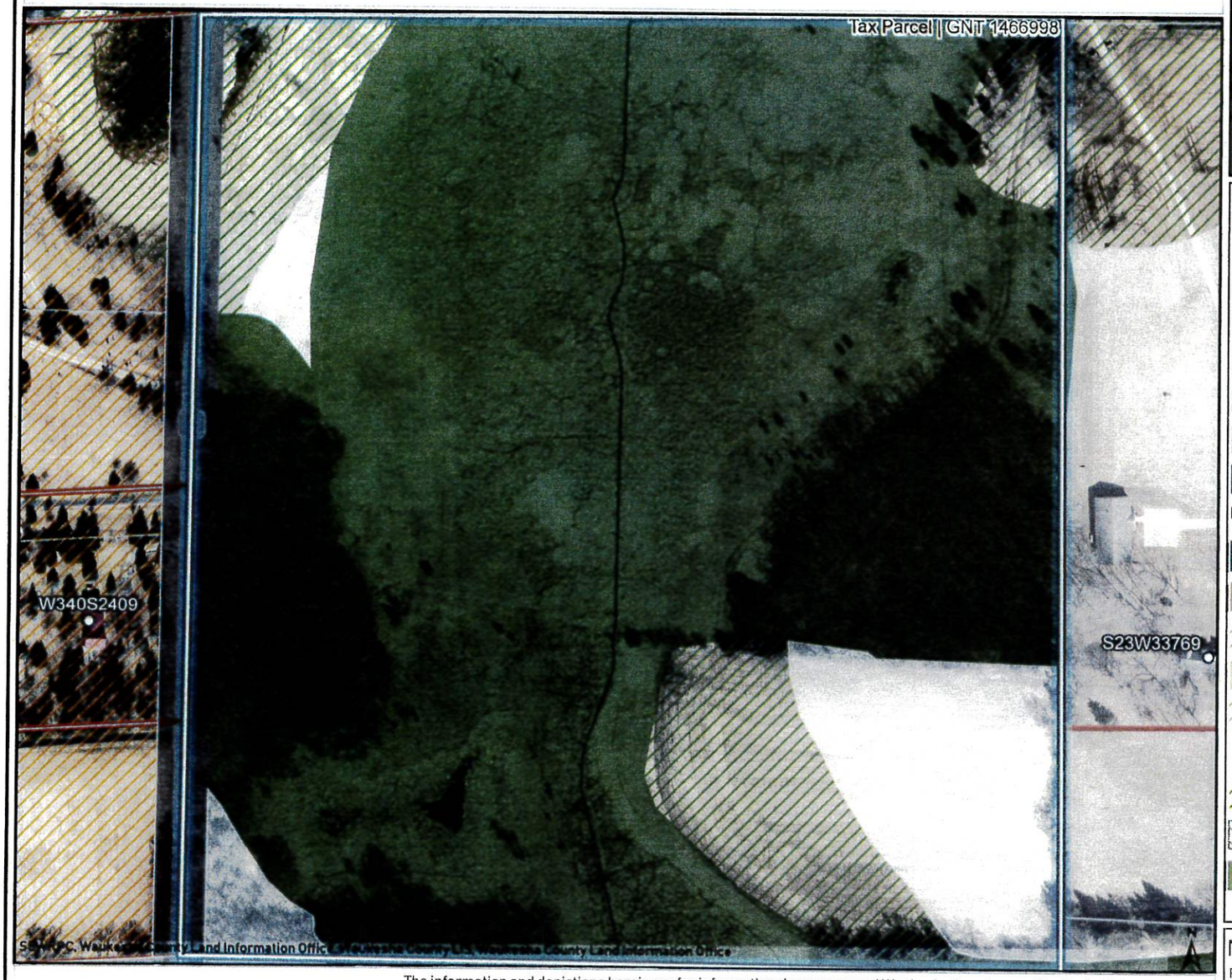
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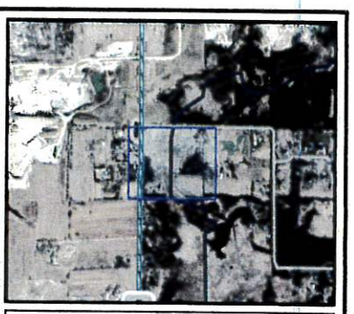
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WAUKESHA COUNTY
Land Information System

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- County Development Plan

Land Use Category

- HDR (<6,000 sf/du)
- MDR (6,000 - 19,000 sf/du)
- LDR (20,000 sf - 1.4 ac/du)
- SDR I (1.5 - 2.9 ac/du)
- SDR II (3.0 - 4.9 ac/du)
- Rural density and Other Ag*
- Other Open Lands to be
- Farmland Pres w/EC
- Farmland Pres (> 35 ac/du)

Notes

Printed Date: 9/9/2026 11:45 AM

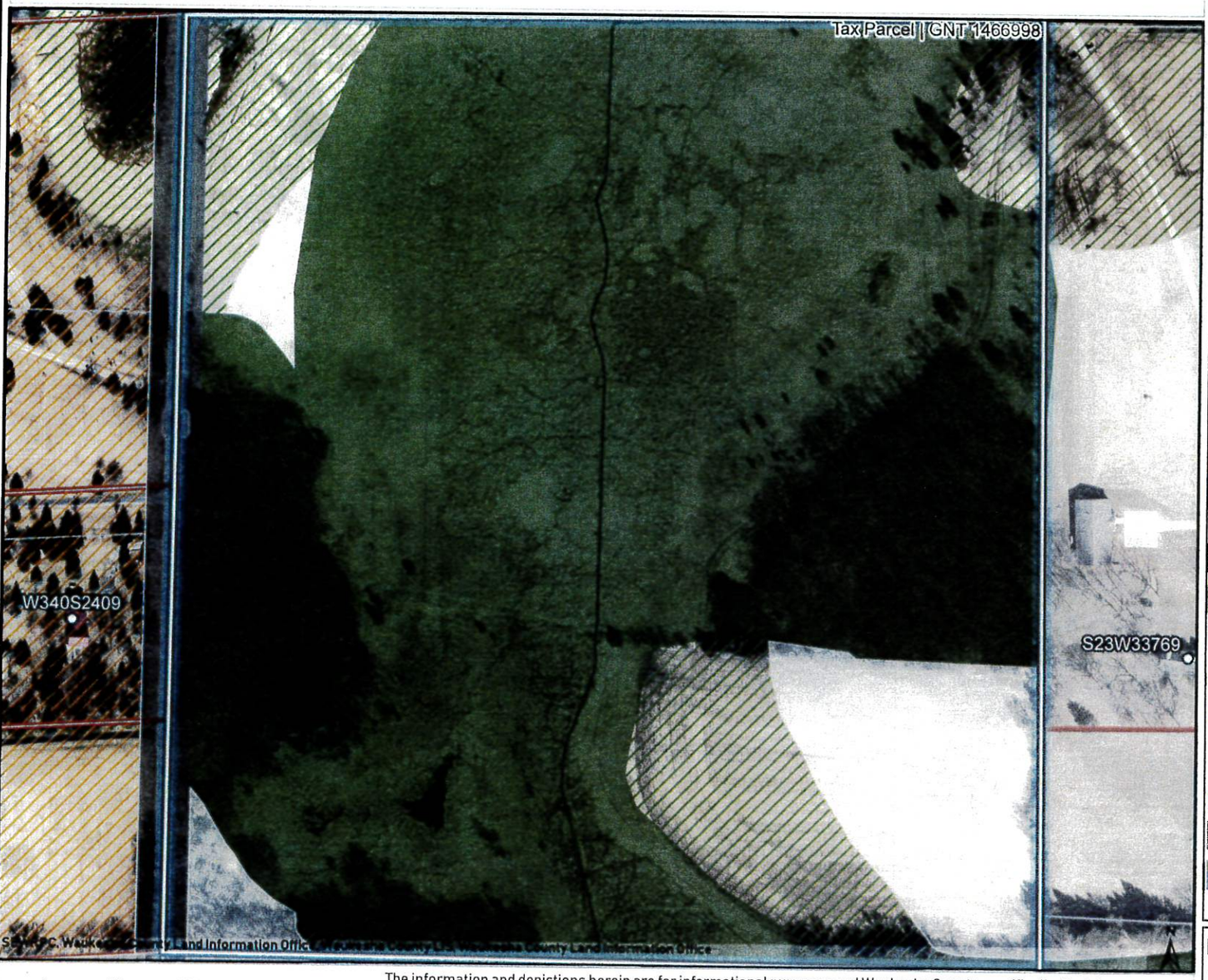
0 100 200 300 400

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- Rural density and Other Ag*
- Other Open Lands to be
- Farmland Pres w/EC
- Farmland Pres (> 35 ac/du)

Notes

Printed Date: 9/9/2026 11:45 AM

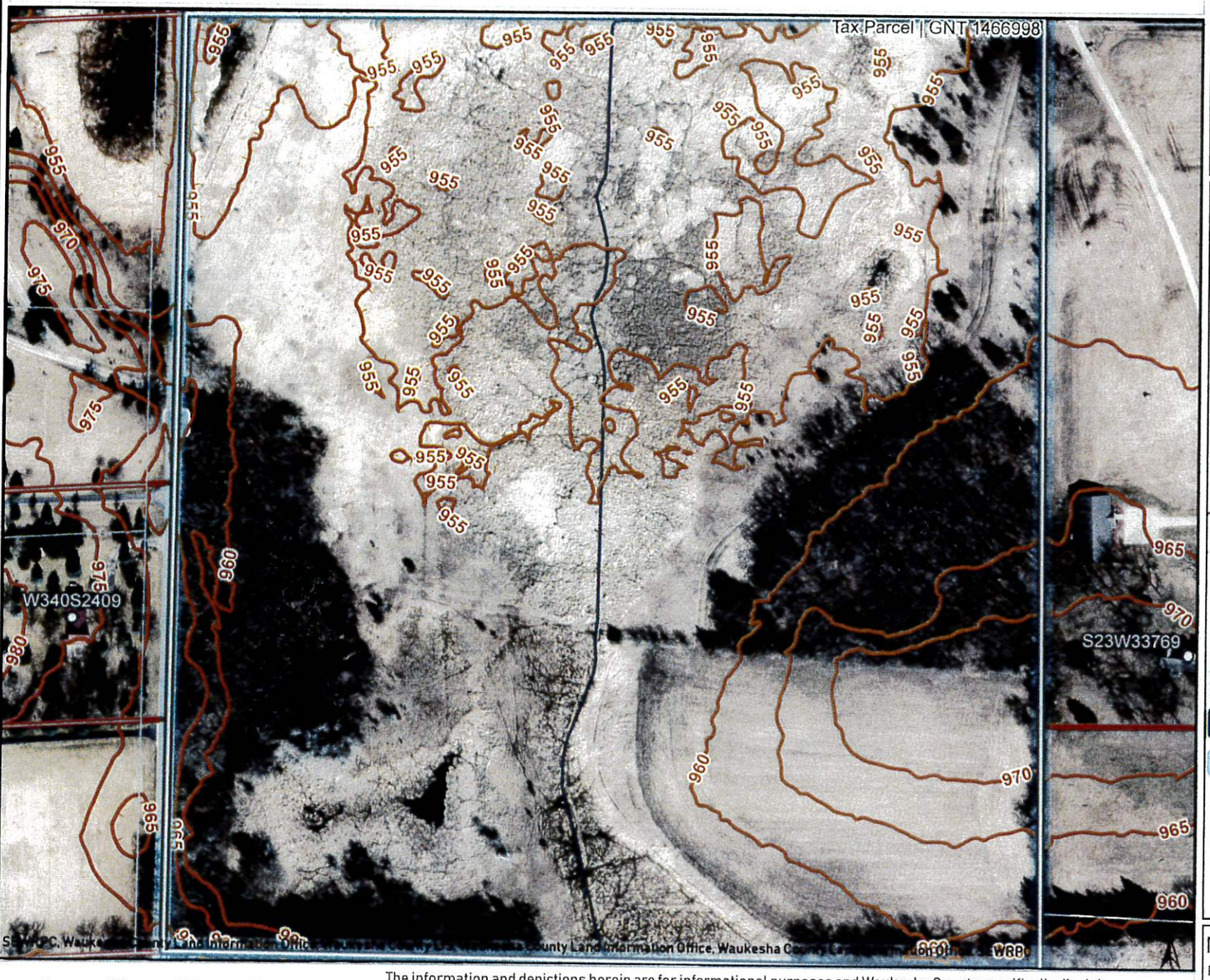
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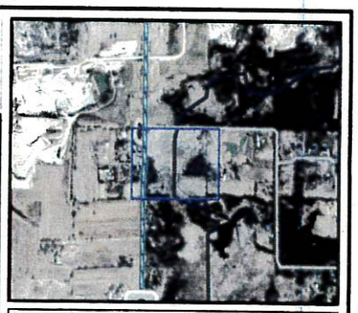
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- Subdivision — Subdivisio

2015 Contours

- Index Contour
- Index Depression

Focus Labels

- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)
- Override 1

Notes

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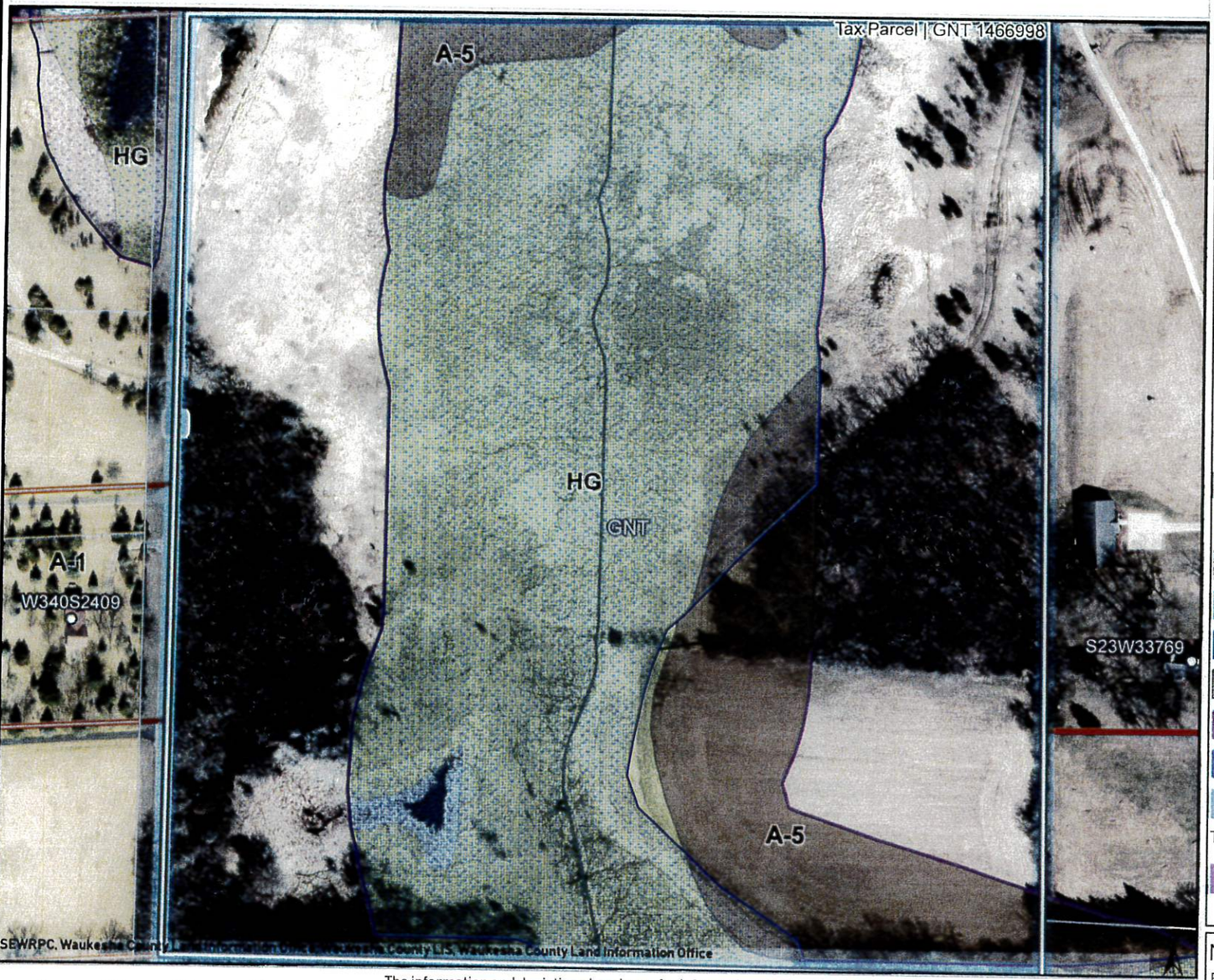
0 100 200 300 400

1 inch equals 200 feet

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WAUKESHA COUNTY
Land Information System

Map Title





Legend

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

Notes

Printed Date: 9/9/2026 11:46 AM

0 100 200 300 400

1 inch equals 200 feet

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11:42
BASEMAP
Morris Rd
Morris Rd
76°
MORIAH ENTERPRISES LLC
JAMES L HORNECK AND KIM S HORNECK
City Hwy C
JASON BARBER AND STEPHANIE BARBER
SHARON L RENNER
ALLEN R SHOOK REVOCABLE TRUST
PETER J D ACQUISTO
LUCAS KLOCKE AND LORI SLOCOMB
LUCAS KLOCKE AND LORI SLOCOMB
JUDY A
2D
Sat
N
340
320
300
280
20
40
60
80
201 yds
Elev 878 ft
More
Saved
Tools

WIREdata CORPORATION

Full Report

Property Location : Not Available

Owner:

Moriah Enterprises Llc
335 Village Cir
Dousman, WI 53118-5605

Owner Occupied:
Property Address:

County: Waukesha
Taxed by: Town Of Genesee
Taxkey # GNT 1466998

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2025	Agricultural Forest	$ 20,000		$ 20,000		10.000	
2025	Undeveloped	$ 9,500		$ 9,500		4.000	
2025	Agricultural Land	$ 4,300		$ 4,300		24.000	
- 2025	Total of Multiple Classes	$ 33,800		$ 33,800	0.896 ↑	38.000	0.977706576
+ 2024	**Total of Multiple Classes**	**$ 33,500**		**$ 33,500**	**11.296 ↑**	**38.000**	**0.958464212**
+ 2023	Total of Multiple Classes	$ 30,100		$ 30,100	4.878 ↑	38.000	1.010608594
+ 2022	**Total of Multiple Classes**	**$ 28,700**		**$ 28,700**	**63.068 ↑**	**38.000**	**0.901278507**
+ 2021	Total of Multiple Classes	$ 17,600		$ 17,600	0.571 ↑	38.000	0.795168369
+ 2020	**Total of Multiple Classes**	**$ 17,500**		**$ 17,500**	**-0.568 ↓**	**38.000**	**0.834044296**
+ 2019	Total of Multiple Classes	$ 17,600		$ 17,600	0.000 –	38.000	0.891222785
+ 2018	**Total of Multiple Classes**	**$ 17,600**		**$ 17,600**	**0.000 –**	**44.000**	**0.909920305**
+ 2017	Total of Multiple Classes	$ 17,600		$ 17,600	0.000 –	38.000	0.962495817

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2025	$320.82			$320.82				$320.82	0.977706576
2024	**$331.56**			**$331.56**				**$331.56**	**0.958464212**
2023	$281.01			$281.01				$281.01	1.010608594
2022	**$318.79**			**$318.79**				**$318.79**	**0.901278507**
2021	$251.98			$251.98				$251.98	0.795168369
2020	**$251.21**			**$251.21**				**$251.21**	**0.834044296**
2019	$239.85			$239.85				$239.85	0.891222785
2018	**$243.03**			**$243.03**				**$243.03**	**0.909920305**
2017	$233.60			$233.60				$233.60	0.962495817

Assessor

Building Square Feet :
Bedrooms :
Full Baths :
Half Baths :
Total Rooms :
Number of Stories :
Building Type :
Exterior Wall :
Exterior Condition :
Land Use :
Zoning :

Year Built :
Year Remodeled :
Effective Year Built :
Air Conditioning :
Fireplace :
Number of Units :

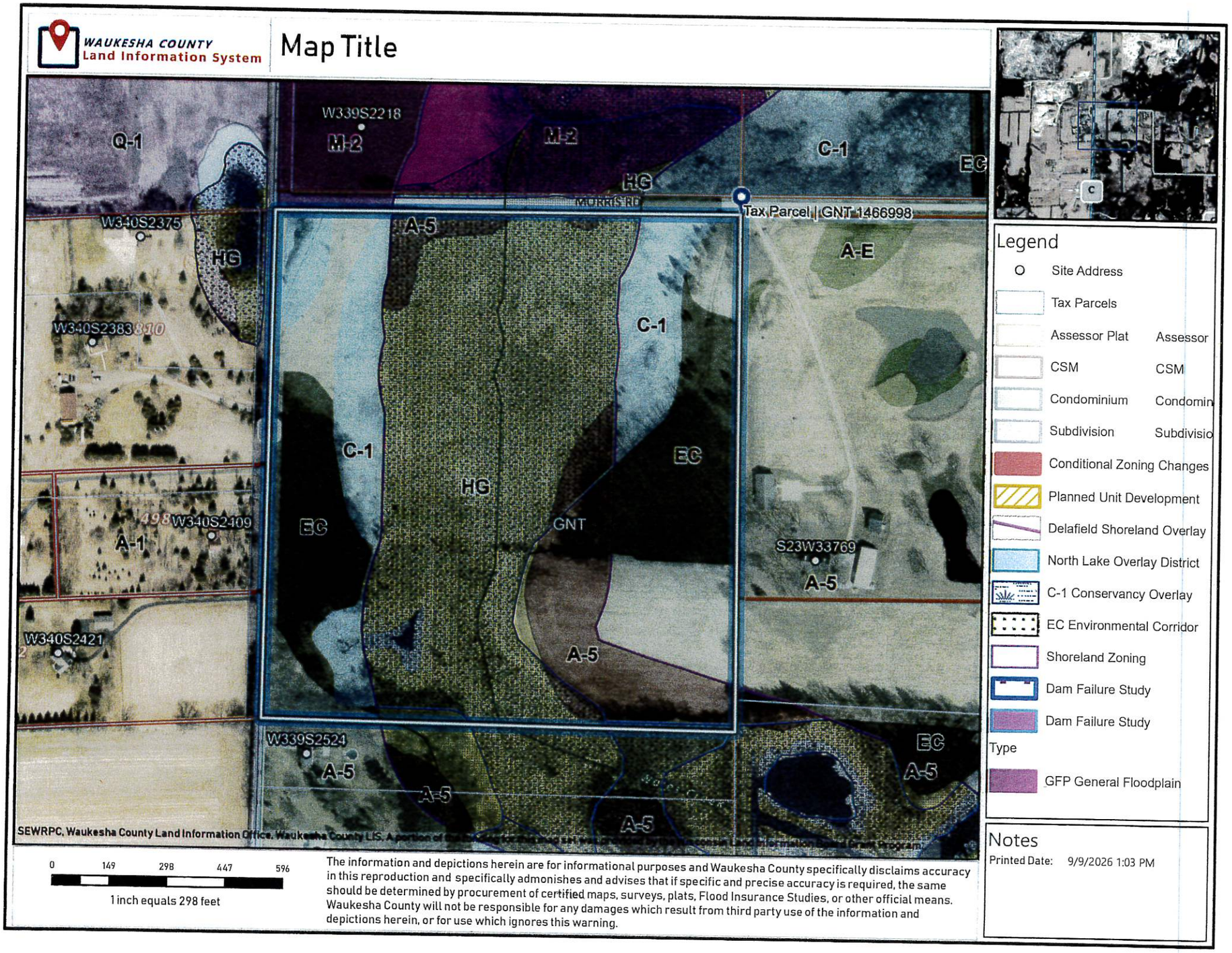
Township : 6N
Range : 18E
Section : 7
Quarter :
Pool :
Attic :
Basement :
Heat :
Garage :
School District : 1376 Kettle Moraine
Historic Designation :

Legal Description

NW1/4 NW1/4 Sec 7 T6N R18E 38 Ac Doc# 3706994

Sales

Information provided is deemed reliable but not guaranteed (2021)


WAUKESHA COUNTY
Land Information System
Map Title
W339S2218
M-2
M-2
C-1
EC
HG
MORRIS RD
Tax Parcel | GNT 1466998
Q-1
W340S2375
HG
A-5
A-E
W340S2383
C-1
C-1
EC
HG
EC
GNT
498
W340S2409
A-1
S23W33769
A-5
W340S2421
A-5
W339S2524
A-5
A-5
A-5
EC
A-5
SEWRPC, Waukesha County Land Information Office, Waukesha County LIS.
0
149
298
447
596
1 inch equals 298 feet
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
Tax Parcels
Assessor Plat
Assessor
CSM
CSM
Condominium
Condomin
Subdivision
Subdivisio
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
Notes
Printed Date: 9/9/2026 1:03 PM



Lot 1 – Two Story Concept

Approx. pad 34.5' x 100' | 2 stories | 1st floor 1,800+ sq ft | concept only

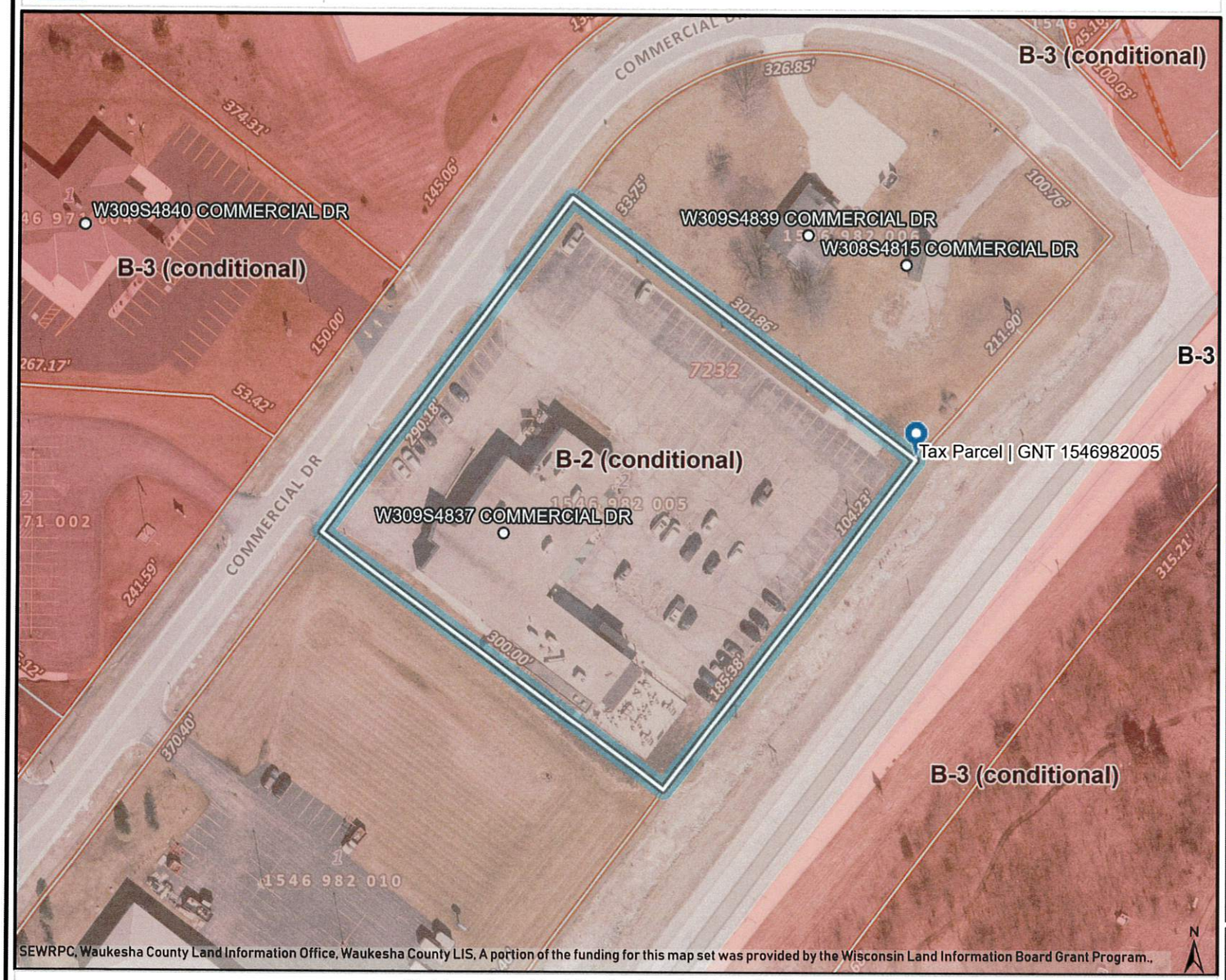


Lot 1 – Single Story Concept

Approx. pad 34.5' x 100' | 1 level | concept only

WAUKESHA COUNTY
Land Information System

W309S4837 Commercial 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

Notes

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0 50 101 151 201

1 inch equals 101 feet

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Foth

Staff Review

TO:	Town of Genesee Plan Commission
CC:	Town Clerk
FROM:	Mark Lyons, Planning Consultant
RPT DATE:	September 16, 2026
MTG DATE:	September 28, 2026
RE:	Amended Site Plan/Plan of Operation for Sideliners Pub & Grill

BACKGROUND:

1. Petitioner/Agent: Sideliners Pub and Grill (Kirk Gardner)
2. Property Owner: Same as above
3. Address: W309 S4837 Commercial Drive Unit A
4. Location:

   LOT 2 CSM #7232 VOL 61/109 REC AS DOC #1909599 PT NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546-982-005
6. Area: 2.017 AC
7. Town Zoning: B-2, Local Business District

OVERVIEW:

The petitioner is requesting approval of an amended Plan of Operation / Site Plan to allow for two new wall signs. The applicant previously amended their Plan of Operations in February 2026. This report includes:

- Sign Drawings
- The amendment includes no other changes to the current Plan of Operations.

PLANNER COMMENTS:

The proposed Plan of Operation review includes the following:

Signage: The applicant is proposing two new wall signs. A 20 sq. ft. illuminated sign to replace the existing vinyl sign over the main enterance and a 27 sq. ft. non illuminated sign on the south building wall facing Highway 59. Chapter 487 of the Town code regulates signage. Specificially 487-5 regulates commerical wall signage at a rate of 1 sign per buildign wall. The code allow a maximum of 20 sq. ft. for illuminated signs and 40 sq. ft. for non-illuminated signs. The proposed sign are in compliance with the sign regulation subject to Plan Commission approval.

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 amended Plan of Operation for Sideliners Pub and Grill for the property located at W309 S4837 Commercial Drive Unit A, (1546-982-005) subject to the following conditions:

1. All previous conditions of approval for the existing/other uses on the property imposed by the Town of Genesee shall remain in effect and adhered to. Including but not limited to those found below.

2. All existing exterior lighting is approved. Any new or additional lights shall be reviewed and approved by the Town Planner to insure said lighting does not result in any fugitive lighting onto the neighboring properties and/or Town roads or STH 59.

5(A). Live music inside the restaurant/tavern is allowed two (2) days per week (Sunday-Thursday) from 7:00 p.m. to 11:00 p.m., and on Friday or Saturday from 7:00 p.m. to midnight. On specific holidays (Valentine's Day, St. Patrick's Day, Memorial Day, Independence Day, Labor Day, Halloween, Thanksgiving Eve, Christmas Eve, New Year's Eve and New Year's Day) live music may be played inside from 7:00 p.m. until midnight, and until 2:30 a.m. on New Year's Eve.

5(B). Live acoustic "non-amplified" music or low volume amplified "Not Live" music shall be allowed outside on the patio two (2) days per week (Sunday-Thursday) from 4:00 p.m. to 10:00 p.m., and on Friday or Saturday from 1:00 p.m. to 10:00 p.m. or other times with Special Town Plan Commission approval. On specific holidays (St. Patrick's Day, Memorial Day, Independence Day, Labor Day, or Halloween) live acoustic "non-amplified music may be played outside from 1:00 p.m. until 10:00 p.m. Further, the decibel reading from the inside or outside music shall not exceed 70 decibels as measured at the perimeter property lines of the property. All outdoor music on the patio shall cease no later than 10:00 p.m.

6. Six (6) "Special Events", which are defined as any event in which space outside the restaurant (excluding the patio/deck) is utilized for patrons and that is not normally used for patron use during normal business hours or whenever "Live Music" is proposed within the patio area. A "Special Event" shall include, but not be limited to, any large outside gatherings of more than 75 persons. A detailed description of the event, including but not limited to, type of event, location of parking, additional sanitary facilities, number of persons, length of time, etc. shall be submitted to the Town Plan Commission and Town Board for their review and approval. In addition, the Police and Fire Chief shall be notified of the event and the number of patrons. The Town Plan Commission and Town Board shall approve all Special Events at least ten (10) days prior to said event taking place. An event is a one (1) day occurrence and not a weekend; thereby each day constitutes a new event. All events shall end no later than 11:00 p.m. and no events shall be held on Sundays. No more than two (2) "Special Events" shall be allowed per month.

7. Outside music shall be allowed from May 1 through November 1 annually with prior Town approval but shall be restricted as follows:

a. Live outside music shall be allowed during the six (6) Special Events with approval of the Town Plan Commission and Town Board.

b. Low Volume, Amplified Music is allowed on the patio on Sunday through Thursday until 10:30 p.m. and on Friday and Saturday until 11:00 p.m.

c. No amplified service announcements are allowed outside, except during special events.

8. Absolutely no outside storage shall be allowed.

9. 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.

10. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.

11. An up-to-date Plan of Operation must be on file, at all times, with the Town of Genesee Plan.Commission and Waukesha County.

12. A restaurant license and prerequisite inspection shall be completed and documentation of said inspection and compliance shall be submitted to the Town Planner prior to issuance of an occupancy permit.

13. 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.

14. 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.

15. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.

16. 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.

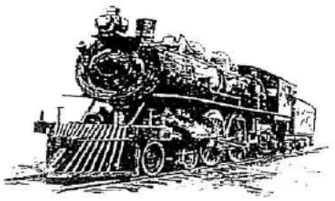
17. Documentation shall be submitted to the Town Planner that the Fire Chief of the Lake Country Fire and Rescue Fire Department has inspected the building for compliance with all local fire codes, prior to occupancy of this portion of the building.

18. 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.

19. 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.

20. 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.

21. 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.



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: Sideliners 1 LLC

BUSINESS ADDRESS: W309S4837 Commercial Drive, Unit A, North Prairie WI 53153

PLAN OF OPERATION NO.: _____ TAX KEY NO.: 1546-982005

REQUEST FOR: Building Signage

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

Kirk Gardner — 9/14/26
Printed Name *Date*

205 Augusta Way — North Prairie — WI — 53153
Mailing Address *City*

[redacted]
Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Kirk Gardner — 9/14/26
Printed Name *Date*

205 Augusta Way — North Prairie — WI — 53153
Mailing Address *City*

[redacted]

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 SPECFIC 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 ☑
   If yes, delineate any changes on the Site Plan submitted.

   Number of parking spaces on the site? _____
   Number of loading docks on the site? _____
   Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? _____

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

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

5. **Is the operator changing?** Yes ☐ No ☑

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

7. **Are any changes to the Signage on current site plan proposed?** Yes ☑ No ☐
   If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.
   Currently have a temporary vinyl sign that we would like to replace with a permanent sign. A lit sign on the southside facing 59 and a non lit one on the east side facing the parking lot.

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

9. **How many employees (maximum) will be working at this location?**
   Full-Time Same Part-Time Same Seasonal _____

10. **Will there be music or other types of entertainment onsite?** Yes ☐ No ☐ Same
    If yes, describe what types (live, amplified, recorded, juke box, etc.) Indoors and/or outdoors and

the days and hours music will be provided?
Same

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? Same

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

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.
Same

14. **Will there be any bar service?** Yes ☑ No ☐
If yes, please provide interior and exterior bar seating on the floor plan/site plan.
Same

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.).
Same

16. **Has a Building Inspection been completed?** Yes ☑ No ☐
If yes, Date. 08/2024
If no, please contact the Town Building Inspector at (262) 825-8820.

17. **Has a Fire Inspection been completed?** Yes ☑ No ☐
If yes, Date. 07/2024
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:** upon approval **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: Kirk Gardner

Signature: _____ Date: 9/14/26

Name of Property Owner or Authorized Agent: Kirk Gardner

Signature: _____ Date: 9/14/26

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

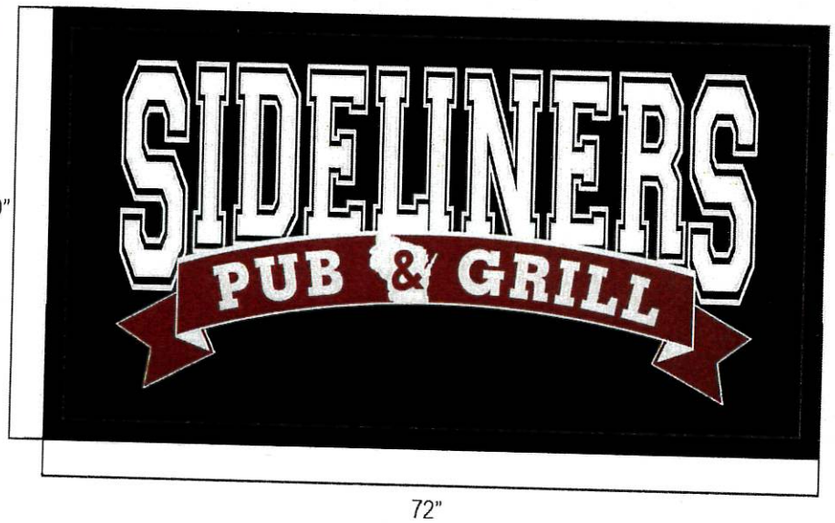
BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.

CLIENT / PROJECT: **Sideliners - Sideliners Outdoor Signs 2026 - Lit Wall Sign QT 65189** QUOTE # **65189** SALES ORDER # **-----**

■ INSTALL ☐ PICKUP ☐ SHIP REMOVE EXISTING GRAPHICS ☐ YES ■ NO VERSION # **1**

Color/ Material Key

- White Acylic Sign Face
- Burgundy Translucent Vinyl
- Black 7125 Vinyl Panel



Qty1

40" x 72" x 6" Illuminated box sign (Painted Black)
.177" White Acrylic Face with Black 7125 and Burgundy Translucent Vinyl lettering
Flush mounted to wall

Proposed Sign Location



SIGNS & LINES BY STRETCH
W240 S3990 Rockwood Circle
Waukesha, WI 53189
(262) 544 - 9628
www.slines.net

ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: Sideliners - Sideliners Outdoor Signs 2026 - Lit Wall Sign - QT 65189 Install Address: W309 S4837 Commercial Dr Ste C North Prairie, WI 53153

Sales Person: Matthew Wegner Project Manager: Matthew Wegner

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: _____ Date: _____

DESIGN LAYOUTS ARE COPYRIGHT © 2026

Designer: Shawn Hansen Date: 06/18/26

REVISIONS
01: XX.XX.XX - ATO - Revision
02: XX.XX.XX - ATO - Revision
03: XX.XX.XX - ATO - Revision
04: XX.XX.XX - ATO - Revision
05: XX.XX.XX - ATO - Revision

CLIENT / PROJECT: **Sideliners - Sideliners Outdoor Signs 2026 - Flat Wall Sign QT 65189** QUOTE # **65189** SALES ORDER # **-----**

■ INSTALL ☐ PICKUP ☐ SHIP REMOVE EXISTING GRAPHICS ☐ YES ■ NO VERSION # **1**



Color/ Material Ke

- White 7125 Vinyl
- Burgundy 7125 Vinyl
- Black 6mil ACM Panel

Qty1

Custom Routed 6mil BLACK ACM Sign
with cut White and Burgundy 7125 Vinyl lettering



SIGNS & LINES BY STRETCH
W240 S3990 Rockwood Circle
Waukesha, WI 53189
(262) 544 - 9628
www.slines.net

ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: Sideliners - Sideliners Outdoor Signs 2026 - Flat Wall Sign - QT 65189
Sales Person: Matthew Wegner
Install Address: W309 S4837 Commercial Dr Ste C North Prairie, WI, 53153
Project Manager: Matthew Wegner

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order

Approval:
Date:

DESIGN LAYOUTS ARE COPYRIGHT © 2026

Designer: Shawn Hansen Date: 06/23/26

REVISIONS
01: XX.XX.XX - ATO - Revision
02: XX.XX.XX - ATO - Revision
03: XX.XX.XX - ATO - Revision
04: XX.XX.XX - ATO - Revision
05: XX.XX.XX - ATO - Revision

TOWN OF GENESEE PLAN COMMISSION MEETING
August 24th, 2026
Minutes

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, Fedak, Buck and Christiansen. Also present was 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.** One comment was initiated; however, it was on the topic of a previous public hearing so Chairman Tesch explained that the Plan Commission cannot hear comments on previous closed public hearings. The comment was then stopped.
2. **Discussion/Action- Conditional Use Request and Site Plan/Plan of Operation for Becky Fedak and Peter German 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(Tax Key No. GNT 1551.999.003).** Becky Fedak recused herself at 6:07 p.m. Planner Lyons discussed the applicant's request and his report. He spoke about the conditions in the report and how the Plan Commission might choose to alter some of them. Buck made a motion to approve the Conditional Use Request and Site Plan/Plan of Operation for Becky Fedak and Peter German based on the Planner's report dated August 17, 2026. The motion was seconded by Christiansen. It was then opened up for discussion. Buck asked what constitutes an event in this case. Planner Lyons stated that anytime the property would be leased out for commercial use it would be considered an event. Discussion about the number of events per week/year. Also clarified that the campsite was separate from the event use. Discussion about whether to include campsite rentals in the required communication to the Town. Yatzeck made a motion to amend the original motion to remove the campsite portion of condition #12 in the Planner's Report dated August 17th, 2026. The motion was seconded by Buck. The amendment to the motion was approved 6-0. A discussion surrounding amplified vs. non-amplified music on the property commenced. Yatzeck made a motion to amend the original motion to include the language in condition #7 in the Planner's Report dated August 17th, 2026, that as part of the 1-year trial, the applicant is permitted to conduct a single trial amplified sound or music event with notification of the Town of Genesee and surrounding neighbors at least one week prior to trial event. The motion was seconded Buck. The motion to amend was approved 5-1. Toole voted against. The original motion to approve as amended for the changes of conditions #12 and #7 was then voted on. The motion was approved 6-0.
3. **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)** Fedak came back to the table at 6:39 p.m. Yatzeck made a motion to approve the modification of the building envelope per the Planner's Report dated June 17th, 2026. The motion was seconded by Toole. Yatzeck then rescinded his motion to allow for comments from the petitioner. Mr. Dignan spoke and showed pictures. (See Exhibit A for full comments) Mr. Dignan also asked for a roll call vote. Chairman Tesch discussed impervious surface and clarification about inquiries to develop anything further within the subdivision. Tesch also questioned as

to why a plat note was made about a procedure to go about changing the building envelope if it wasn't going to be allowed. Engelking made a motion to approve the modification of the building envelope per the Planner's Report dated June 17th, 2026. The motion was seconded by Yatzeck. Engelking stated that previous agenda items have nothing to do with this. He stated that he thinks it would be a good idea to get an opinion from Christopher Johrs with SEWRPC as an outside third party, as Waukesha Land Conservancy has a financial stake in this request. He states there is concern that even builders screw up and there could be impact to the site. Engelking stated they bought the lot knowing what the restriction was, the proposed house they have could be smaller and have much less impact but the Town doesn't have control over that. He stated that you have to look at all sides of things. Planner Lyons stated that if the Town would like to involve Mr. Johrs, it should be at the cost of the applicant. Engelking stated that part of the request is to reclassify the secondary environmental corridor which would have to be done by SEWRPC. Fedak asked if any other requests to alter the building envelope has any letters of support from conservancy agencies. Planner Lyons stated that no one has gone to the level of detail that Mr. Dignan did. She stated that if the board is worried about setting precedence, that approving this request with all the letters of support would set the bar high. Fedak stated that she doesn't think the developer of the subdivision put enough thought into where the building envelope lines were drawn, they just did what was easiest for them. Engelking stated that the slopes and vegetation are the considerations as to where the building envelope lines are set. They didn't go in willy-nilly because of the environmental corridor there. He stated that in this case, he is willing to see what Mr. Johrs says about it. Planner Lyons stated that this lot is one of the biggest in the subdivision and that the house could fit into the current building envelope. Engelking stated that this request is a choice of the petitioner, that the house could fit in the current building envelope. Engelking would like the Planner to confirm with the attorney, if an approval is made, could it be a conditional approval. Engelking rescinded his original motion. Engelking then made a motion to hold over to the September 28th Plan Commission Meeting to seek input from SEWRPC on the evaluation of the building footprint modification subject to the applicant accepting any fees associated with. Buck seconded the motion. Discussion that the financial burden from SEWRPC should be on the applicant. The motion was approved 7-0

4. **Discussion/Action- Approval of July 27, 2026 Plan Commission Minutes and July 27th, 2026 Public Hearing Minutes** Yatzeck stated that his name was spelled wrong in a couple places. Deputy Clerk Workman will correct. Christiansen made a motion to approve July 27th Plan Commission Minutes and July 27th Public Hearing minutes with the corrections. The motion was seconded by Buck. The motion was approved 7-0
5. **Update on Pending Enforcement Matters** None
6. **Correspondence** None
7. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Yatzeck. The motion was approved 7-0. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Rachel Workman

Exhibit A

At the June meeting, Mr. Lyons said no less than three times that "no hardship exists to justify our request" and based upon that a few members of the commission specifically said that they would not risk "setting precedent." Just 30 days ago, however, the Commission moved a shared property boundary at the request of Allen Shook & Sharon Renner, because a man made fenceline did not correspond to their shared property line. Points of note from that approval:

- Theirs was a "self-created hardship," either by Mr. Shook, or by the prior owner(s) of the parcel. In either case, the State of Wisconsin specifically cites this as a situation that does not meet the "hardship testing status."
- Mr. Christiansen made the motion to approve the Shook & Renner changes as presented after standing and making a passionate plea on their behalf, recognizing the amount of time and money that they had already spent trying to correct this mistake. I would like to note that Mr. Toole seconded this motion to accept. Mr. Shook shared with me that he had spent nearly $8,000 thus far, and was going to have to pay another $1,000 to have a final survey done, if the Commission didn't accept his proposal. Per the State of Wisconsin, the expense required to make a parcel more compliant is also not a legal basis for hardship.
- Mr. Lyons was very thorough in his preparation for this issue and prepared two different options that Mr. Shook & Ms. Renner could have used that would have allowed both properties to retain their "conforming" status. As you are aware, the Commission ultimately voted unanimously to accept Mr. Shook & Ms. Renner's original proposal which resulted in one conforming parcel and one non-conforming parcel. This created a less ideal zoning outcome for the Town, and it solved a problem, but NOT a hardship.

My question: Was the Allen Shook & Sharon Renner request approved because it was seen as a hardship? If it was not, then why would the Board willingly approve a measure that created a less optimal outcome? Was there something about their request that allowed them to qualify for a good faith, common sense ruling while we are being held to a different standard?

Our request doesn't involve a shared property line, only an adjustment within the boundaries of the property itself. Perhaps you consider moving a property line to be less problematic than moving a building envelope delineation line, because there are environmental issues that need to be considered. I can accept that, and that is why I took Mr. Lyons' advice and worked with the Waukesha County Land Conservancy to ensure that nothing that we are requesting would have a negative impact on our parcel, or on the 24 acres of Conservancy to the East of us. WCLC's letter of support should be sufficient to alleviate any environmental concerns, and if it is not, I would appreciate an itemized list as to what the Town's specific concerns are, so that we may address them.

If the Township does not consider the Waukesha County Land Conservancy to be an expert, then I would ask you to formally invite Chris Jors, Senior Specialist-Biologist for the Southeastern Wisconsin Regional Planning Commission, to provide his feedback. Chris is arguably the most respected naturalist in this part of the State when it comes to the establishment and monitoring of Secondary Environmental Corridors, and when I shared our plan with him, he expressed his willingness to provide his opinion on our proposal. Unfortunately, he shared that SEWRPC must be invited to the discussion by the municipality, and my understanding is that the Township has not requested their input.

Finally, if the Township does not have the expertise on staff to make the call on the environmental impact of our proposal, will not recognize the Waukesha County Land Conservancy as an expert, and will not call in a recognized expert who is at their disposal, I have but one question. Why did the Township choose to accept all of the responsibility for any future change requests that would come before them in the Genesee Preserve Subdivision? I would like to believe that the unwillingness by some on the Planning Commission to support our request has more to do with their lack of belief in the proposal than it does in the fear that they may be asked about it later. If the latter is the case, I'd encourage you to

refer back to the prepared reply to constituent questions that I shared at the June Planning Commission meeting. You have the answers to that question.

I know that Mr. Lyons also expressed hesitation about approving a building envelope change since other property owners "asked about making changes before they built." The fact is, however, that none of those people developed a written plan, none of them came before the Planning Commission with a formal request, and only one other property in the neighborhood is even similar to our parcel. Lot 11 is not a cookie cutter two acre parcel. It is NOT the same as the 15 parcels in the neighborhood in which the approved building envelope was the ONLY reasonable answer. Had the developer of the neighborhood been smarter, they would have plotted the original Lot 11 building envelope in a manner that is consistent with what we are requesting. The developer was just too lazy to see past the buckthorn infestation, and the Town had no reason to question their lines on the map.

Our plan, as it sits in front of you:

- Reduces the size of the building envelope
- Increases the size of the Secondary Environmental Corridor
- Increases the quality and buffer characteristics of the Secondary Environmental Corridor
- Reduces the amount grade change that we will need to make in the excavation process
- Reduces the amount of impervious surface that will be present after the construction process is completed
- Increases the safe access to the Conservancy by both the WCLC staff and the Lake Country Fire & Rescue team, which will be necessary when the Conservancy's Land Management plan requires prescribed burns

I want to thank all of you for your time and consideration. I especially want to commend those of you who have evaluated the merits of our project, and voted

based upon those merits. I know that this is not an easy request to rubber stamp, and we are simply asking that you judge our request for a change, as you did in the case of Mr. Shook and Ms. Renner, based upon whether we are making the Genesee Preserve neighborhood, and the Town of Genesee a better place to call home.

Mr. Chairman, I have been advised to request a Roll Call vote on this measure when a motion is made, but I am happy to take any questions that members of the Commission may have to help them to clarify their position.