NOTICE OF PUBLIC BUDGET HEARING FOR
TOWN OF GENESEE, WAUKESHA COUNTY
2027 Proposed Budget

NOTICE IS HEREBY GIVEN that on Monday, November 9, 2026, at 6:00 p.m. at the Town Hall, S43 W31391 Hwy. 83, Genesee Depot, WI, a PUBLIC HEARING on the 2027 Proposed Budget of the Town of Genesee in Waukesha County will be held. Public comments on Town-related subjects will be welcomed. The proposed budget detail is available for inspection at the Town Clerk's office during regular office hours. The following is the proposed budget.

General Fund	2025 Budget	2026 Budget	% Change
Revenues and Other Sources:			
Taxes - General Property	1,563,320	1,579,402	1.0%
Other Taxes	841	850	
Intergovernmental	778,561	828,450	
Licenses, Permits and Fines	284,177	272,860	
Public Charges For Services	825,886	854,871	
Interest	75,000	75,000	
Miscellaneous	2,900	1,900	
Donations	0	0	
Other Sources	0	0	
Total Revenues and Sources	3,530,685	3,613,333	2.3%
Use of Surplus	745,739	1,172,992	
	4,276,424	4,786,325	
Expenditures:			
General Government	909,780	913,869	
Public Works	1,229,111	1,464,401	
Public Safety	1,361,492	1,603,639	
Sanitation/ Recycling	754,459	779,834	
Recreation	21,582	24,582	
Operating Transfers	0	0	
Total Expenditures	4,276,424	4,786,325	11.9%
Total General Obligation Indebtedness			8,932,879

All Governmental Funds:	Fund Balance 12/31/2026	Total Revenues & Sources	Total Expenditures & Uses	Fund Balance 12/31/2027	Town Property Tax Contribution
General	3,007,917	4,786,325	4,786,325	3,007,917	1,579,402
Public Site	4,258	5,010	0	9,268	0
Debt Service	104,267	1,814,702	1,918,969	0	1,814,702
Capital Road Projects	2,282,030	0	1,000,000	1,282,030	0
	5,398,472	6,606,037	7,705,294	4,299,215	3,394,104

NOTICE IS HEREBY GIVEN that a Special Town Meeting will be held at the Town Hall, November 9, 2026 immediately following the above noticed hearing for the purposes listed below:

1 To establish elected officials salaries for terms of office to begin in April 2027, Sec. 60.32 Wis. Stats.
2 To adopt 2026 Town tax levy to be paid in 2027 pursuant to Sec. 60.10(1)(a) Wis. Stats.

This notice is given pursuant to Chapter 19 of the Wisconsin Statutes
Meri Majeskie, Clerk-Treasurer

NEWS ITEM

TOWN OF GENESEE
S43 W31391 HIGHWAY 83
P.O. BOX 242
GENESEE DEPOT, WISCONSIN 53127
262-968-3656
REGULAR TOWN BOARD MEETING
NOVEMBER 9, 2026
IMMEDIATELY FOLLOWING THE BUDGET HEARING
AND THE MEETING OF THE ELECTORS AT 6:00 p.m.

1. Pledge of allegiance
2. Public Comment
   At this time residents can address the Town Board 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.
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)**
4. Reports –
   A. Clerk-Treasurer - Meri Majeskie
      1. Bills to be presented
   B. Public Works – Sam Fuller
      1. Report
      2. Discussion/Action-employee update
5. Discussion/Action - Adopt the 2027 budget
6. Discussion/Action – 2026 Budget amendments
7. Discussion/Action – Resolution 26-8R Supporting a comprehensive and sustainable transportation funding solution.
8. Discussion/Action – Update to the employee handbook dated 11-9-2026
8. Discussion/Action - Minutes to be approved – Regular Town Board Meeting 10-12-2026, Budget Workshop 10-12-2026, Special Town Board Meeting 10-15-2026, Special Town Board Meeting 10-28-2026, and Special Town Board Meeting 11-4-2026.
9. Discussion/Action - Operator permit applications
10. Correspondence
11. Adjourn

Meri Majeskie, WCMC
Town Clerk-Treasurer
November 6, 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.

Foth

Staff Review

TO:	Town of Genesee Plan Commission
CC:	Town Clerk
FROM:	Mark Lyons, Planning Consultant
RPT DATE:	June 17, 2026
MTG DATE:	June 22, 2026
RE:	Item 2- Modification of approved building footprint – Lot 11 Genesee Preserve

BACKGROUND:

1. Petitioner/Agent: Robert Dignan
2. Property Owner: Same as above
3. Address: W296 S5930 Ancient Oak Trail
4. Location:

   LOT 11 GENESEE PRESERVE Being part of the SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4 OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T6N R18E

5. Tax Key Number(s): 1579.011
6. Area: 27.318 AC
7. Town Zoning: R-1, Residential District, A-E Exclusive Agricultural Conservancy District, C-1 Conservancy District

OVERVIEW:

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

PLANNER COMMENTS:

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

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

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

STAFF RECOMMENDATION:

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

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

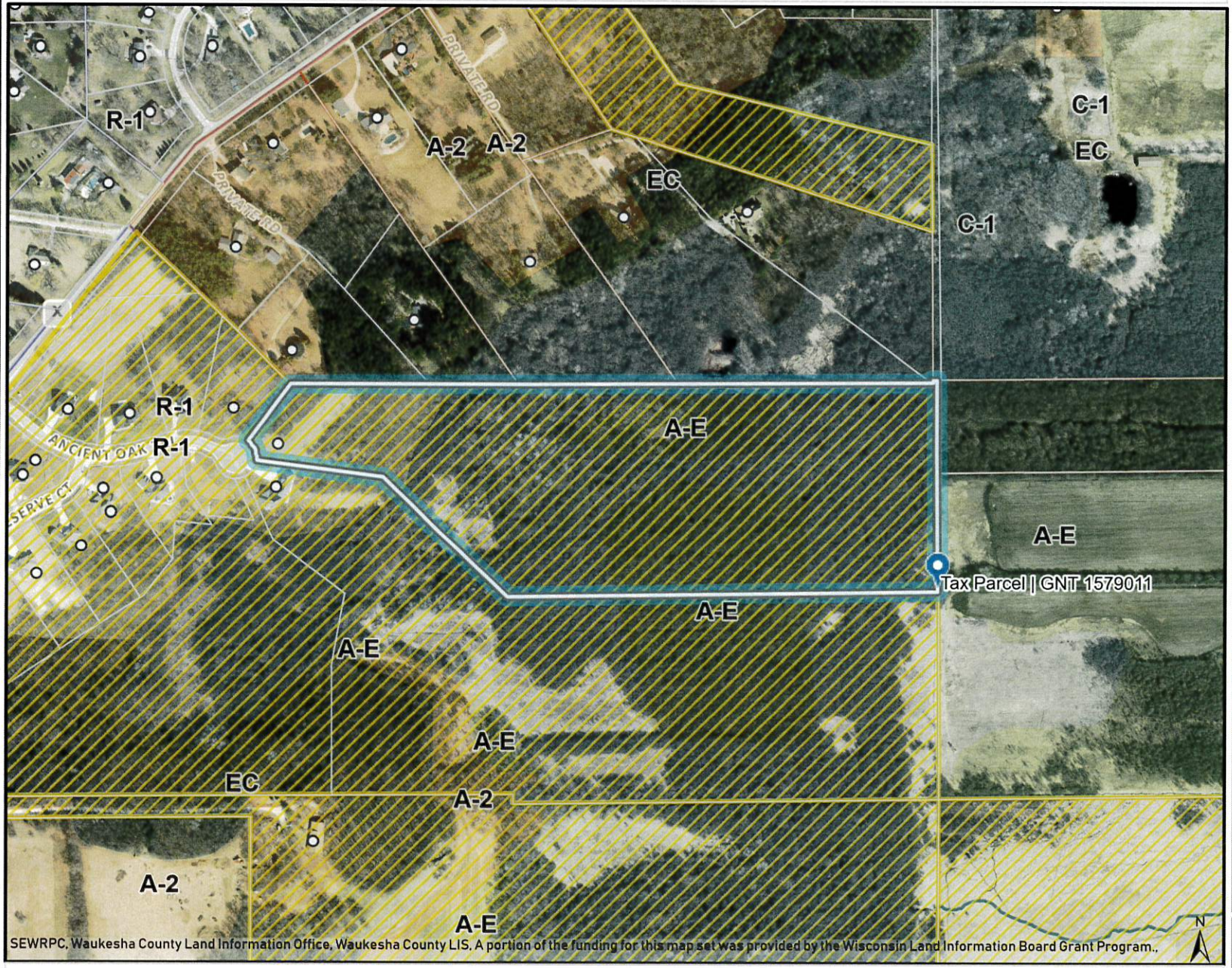
EXHIBIT:

A. GIS Location Map

B. Application/Submittal

WAUKESHA COUNTY
Land Information System

W296S5930 Ancient Oak Trail





Legend

- Site Address
- Tax Parcels
- Historic 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

Printed Date: 8/19/2026 12:39 PM

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..

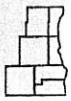
0 228 457 685 914

1 inch equals 457 feet

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607• **TELEPHONE (262) 547-6721**

Serving the Counties of: KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



October 16, 2026

Mr. Mark Lyons
Town of Genesee Planning Consultant
Foth Infrastructure & Environment, LLC
P.O. Box 242Genesee Depot, WI 53127-0242
planner@towngenesee.wi.gov

Re: SEWRPC No. CA712-78

Dear Mr. Lyons:

This will respond to your email message of August 26, 2026, requesting that the Commission staff evaluate the western portion of the Robert and Christine Dignan property (Tax Parcel Number GNT 1579011) where a building envelope adjustment is proposed. The property is located at W296 S5930 Ancient Oak Trail in part of the Southwest one-quarter of U.S. Public Land Survey Section 35, Township 6 North, Range 18 East, Town of Genesee, Waukesha County, Wisconsin. The purpose of the field inspection was to inspect a portion of the existing secondary environmental corridor (SEC) that will be lost if the building envelope adjustment is approved. As you are aware, Commission staff originally identified and staked the SEC boundary in 2017 at the Town's request when the existing residential development was under consideration.

Pursuant to your request, Commission staff conducted a field inspection of the project area on September 23, 2026. The project area is outlined in orange on the attached Exhibit A. The existing building envelope is identified with a solid yellow line while the revised building envelope is identified with a dashed yellow line.

Upon arrival at the site, Commission staff observed that much of the understory vegetation had been removed from the existing SEC on the eastern part of the project area as well as the wooded slope outside the SEC on the western side of the project area. The site is actively undergoing ecological restoration work at the direction of the owner. Non-native shrubs, primarily Common buckthorn (*Rhamnus cathartica*), have been removed. Further, a non-selective herbicide has been broadly applied, likely to control undesirable herbaceous vegetation and shrubs which had sprouted after forestry mowing. This resulted in significant bare ground with a mix of dead or dying vegetation.

Commission staff began by inspecting the area where the proposed building envelope would encroach into the SEC. This area of overlap was identified as a remnant, albeit degraded, dry prairie during the 2017 visit. Native Rough dropseed (*Sporobolus compositus*) was identified as the dominant plant species at that time. This was still true, to some extent, but mostly limited to the margins of the assessment area and along the southern property line where herbicide applications were minimized or not necessary to control undesirable species. At least some of the dead herbaceous vegetation within the overlap area was identifiable to Rough dropseed. This grass and several additional native prairie species were found recolonizing the unit, so recovery is plausible with dedicated management. Identified as Plant Community Area (PCA) 1 on Exhibit A, a list of observed vegetation is provided as Exhibit B.

Next, Commission staff inspected PCA 2, a former agricultural field within the existing approved building envelope but excluded from the proposed building envelope. This relatively flat old field area contains a very poor-quality plant community with only a handful of weedy native species. This area does not currently meet environmental corridor criteria. This area could potentially be restored to prairie or oak opening to mitigate for the loss of SEC in the proposed building envelope, if approved.

Continuing to the west, Commission staff evaluated PCA 3. It consists of degraded dry prairie and woodland. Much like PCA 1, PCA 3 is actively undergoing restoration by the owner which includes the removal of undesirable species by similar methods. Additional prairie indicator species are preset here, including several regionally uncommon species. This PCA has the potential to be a good quality restoration as the community is at least in part a remnant dry prairie. The restoration plan provided by the owner includes the planting of one bur oak (*Quercus macrocarpa*) within the PCA, which would be appropriate. White oak (*Quercus alba*) would also be an appropriate species for this habitat type. Most of the extant prairie species occur on the upper slopes of the unit, near the property line with the neighbor to the west. However, there are prairie indicator species scattered throughout the unit at low densities. As in PCA 1, there is some notable non-target herbicide damage to native herbaceous prairie species throughout this PCA. While many of these species will recolonize from the seedbank, it is recommended that future herbicide treatments minimize non-target damage to the extent practicable.

If the proposed building envelope is not approved, it is recommended that PCA 1 be restored to native prairie habitat, so it once again meets SEC criteria for prairie. If the proposed building envelope change is approved, it is recommended that the resulting loss of SEC in PCA 1 be mitigated onsite at a minimum ratio of 1.5:1 acre. Thus, for every 1 acre lost, 1.5 acres of new SEC would be restored and connected to the existing SEC. It is recommended that this be accomplished by restoring the appropriate acreages in PCAs 2 and 3 to prairie or oak opening, either of which would be appropriate. A mockup of the recommended SEC restoration area can be found in Exhibit A, notated as Proposed Secondary Environmental Corridor. If this approach is taken, it is recommended that a Corridor mitigation plan be developed to specifically detail the gains and losses in corridor and methodology for restoration to be reviewed and approved by the Town.

Should you have any questions regarding this SEC review and report, please contact Mr. Christopher J. Jors, Principal Specialist-Biologist (cjors@sewrpc.org or 262-953-3246).

Sincerely,

Thomas Slawski, PhD
Chief Biologist

TMS/CJJ/ZPK/ko
Robert & Christine Dignan Property SEC Review Submittal (00281909-2).DOCX

Enclosure (#282307)

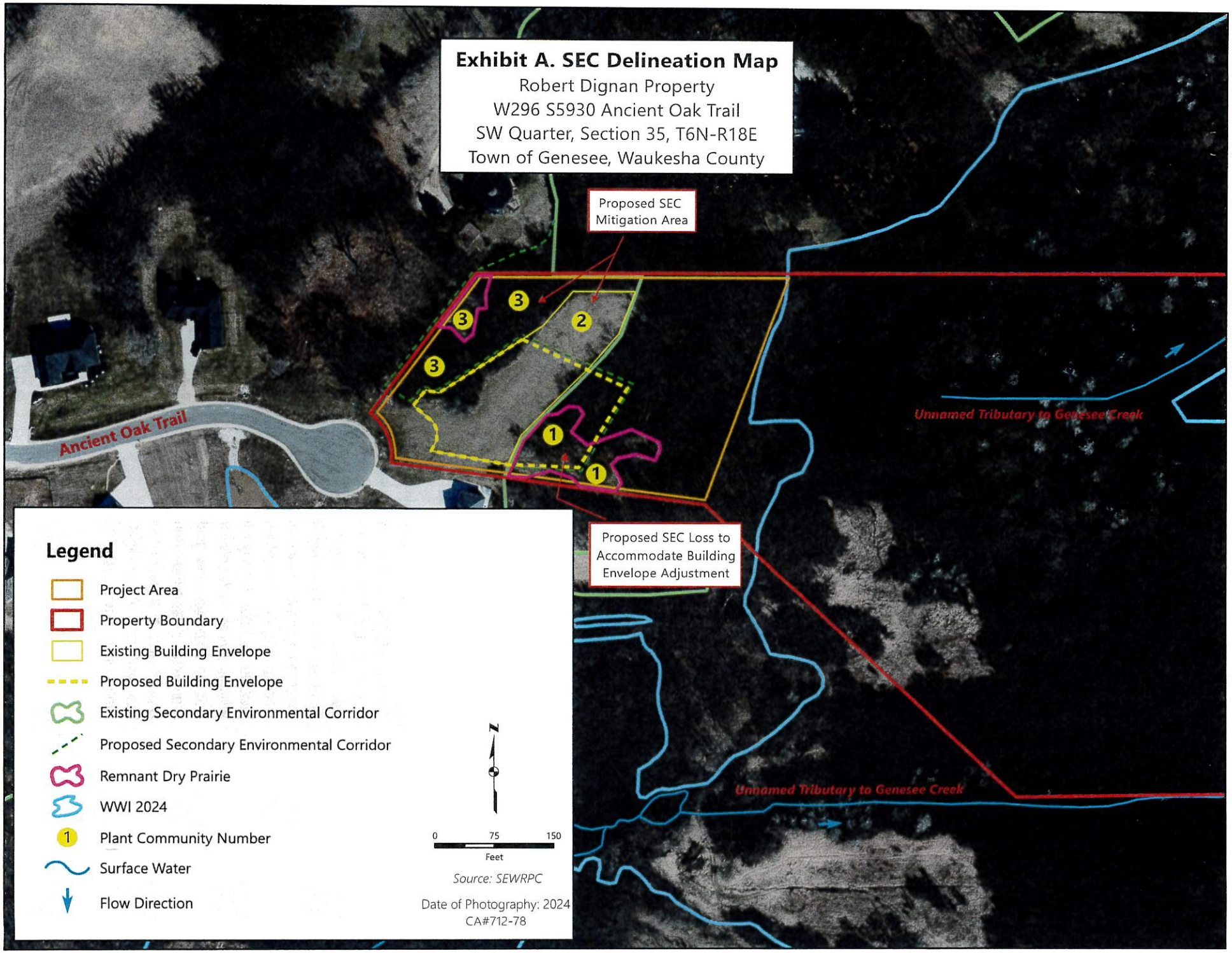

Exhibit A. SEC Delineation Map
Robert Dignan Property
W296 S5930 Ancient Oak Trail
SW Quarter, Section 35, T6N-R18E
Town of Genesee, Waukesha County
Proposed SEC Mitigation Area
Ancient Oak Trail
Unnamed Tributary to Genesee Creek
Unnamed Tributary to Genesee Creek
Proposed SEC Loss to Accommodate Building Envelope Adjustment
Legend
Project Area
Property Boundary
Existing Building Envelope
Proposed Building Envelope
Existing Secondary Environmental Corridor
Proposed Secondary Environmental Corridor
Remnant Dry Prairie
WWI 2024
Plant Community Number
Surface Water
Flow Direction
N
0 75 150
Feet
Source: SEWRPC
Date of Photography: 2024
CA#712-78

Exhibit B. Preliminary Vegetation Survey

Robert Dignan Property
W296 S5930 Ancient Oak Trail

Date: September 23, 2026

Observers: Zachary P. Kron, Principal Specialist-Biologist
Christopher J. Jors, Principal Specialist-Biologist
Jennifer L. Dietl, Principal Specialist-Biologist
Southeastern Wisconsin Regional Planning Commission

Location: Town of Genesee in parts of the Southwest one-quarter of U.S. Public Land Survey Section 35, Township 6 North, Range 18 East, Waukesha County, Wisconsin.

Species List: Plant Community Area No. 1 – Native Species (formerly PCA 2 in 2017)

Co-dominant species

Achillea millefolium--Yarrow
Ambrosia artemisiifolia--Common ragweed
Anemone virginiana--Thimbleweed
Asclepias syriaca--Common milkweed
Asclepias verticillata--Whorled milkweed
Botrypus virginianus--Rattlesnake fern
Carex blanda--Wood sedge
Carex granularis--Pale sedge
Erigeron annuus--Annual fleabane
Erigeron canadensis--Horseweed
Juniperus virginiana--Red-cedar
Panicum capillare--Witch grass
Parthenocissus quinquefolia--Virginia creeper
Physalis heterophylla--Clammy ground-cherry
Prunus serotina--Black cherry
Rubus idaeus--Red raspberry
Rudbeckia hirta--Black-eyed Susan
Scutellaria leonardii--Small skullcap
Solidago altissima--Tall goldenrod
Solidago gigantea--Giant goldenrod
Solidago juncea--Early goldenrod
Solidago nemoralis--Grey goldenrod
***Sporobolus compositus*--Rough dropseed**
Symphyotrichum pilosum--Frost aster
Viola pedatifida--Prairie violet
Zanthoxylum americanum--Prickly-ash

PCA 1 cont. NON-Native Species

Abutilon theophrasti--Velvet-leaf
Asparagus officinalis--Wild asparagus
Bromus inermis--Smooth brome grass
Carduus nutans--Nodding thistle
Centaurea stoebe--Spotted knapweed
Dactylis glomerata--Orchard grass
Daucus carota--Queen Anne's lace
Digitaria ischaemum--Smooth crab grass
Hieracium pratense--Field hawkweed
Linaria dalmatica--Toad flax
Linaria vulgaris--Butter-and-eggs
Lonicera maackii--Amur honeysuckle
Lonicera X *bella*--Hybrid honeysuckle
Medicago lupulina--Black medick
Medicago sativa--Alfalfa
Plantago lanceolata--English plantain
Poa pratensis--Kentucky bluegrass
Rhamnus cathartica--Common buckthorn
Setaria pumila--Yellow foxtail
Silene armeria--Sweet William catchfly
Taraxacum officinale--Common dandelion
Tragopogon dubius--Sand goats beard
Ulmus pumila--Siberian elm
Verbascum thapsus--Mullein

Total number of plant species: 49
Number of alien, or non-native, plant species: 23 (47 percent)

This approximately 0.23-acre upland plant community area is part of secondary environmental corridor and consists of degraded dry-mesic prairie. Disturbances to the plant community area include recent clearing of vegetation, herbicide application, and selective cutting of trees. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection. Two regionally uncommon prairie species, *Scutellaria leonardii* (A.K.A. *Scutellaria parvula* var. *missouriensis*) and *Viola pedatifida*, were observed within the plant community area.

Plant Community Area No. 2 – Native Species

Achillea millefolium--Yarrow
Ambrosia artemisiifolia--Common ragweed
Erigeron canadensis--Horseweed
Plantago rugelii--Red-stalked plantain
Solidago altissima--Tall goldenrod
Symphyotrichum pilosum--Frost aster

NON-Native Species

Bromus inermis--Smooth brome grass

PCA 2 cont. NON-Native Species

Carduus nutans--Nodding thistle
Cirsium vulgare--Bull thistle
Dactylis glomerata--Orchard grass
Daucus carota--Queen Anne's lace
Leucanthemum vulgare--Ox-eye daisy
Linaria vulgaris--Butter-and-eggs
Melilotus officinalis--Yellow sweet clover
Plantago lanceolata--English plantain
Poa pratensis--Kentucky bluegrass
Pyrus sp.--Crab-apple
Rosa multiflora--Multiflora rose
Schedonorus pratensis--Meadow fescue
Setaria pumila--Yellow foxtail
Trifolium hybridum--Alsike clover

Total number of plant species: 21
Number of alien, or non-native, plant species: 15 (71 percent)

This approximately 0.18-acre upland plant community consists of old field (former agricultural field). No disturbances to the PCA were observed. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

Plant Community Area No. 3 – Native Species

Achillea millefolium--Yarrow
Agrimonia gryposepala--Agrimony
Ambrosia artemisiifolia--Common ragweed
Anemone cylindrica--Thimbleweed
Arenaria stricta--Rock sandwort
Asplenium platyneuron--Ebony spleenwort
Bouteloua curtipendula--Side-oats grama grass
Carex blanda--Wood sedge
Carex granularis--Pale sedge
Carex rosea--Curly-styled wood sedge
Carya ovata--Shagbark hickory
Chenopodium album--Lamb's quarters
Dalea purpurea--Purple prairie-clover
Desmodium illinoense--Illinois tick trefoil
Dichanthelium acuminatum--Old-field panic grass
Drymocallis arguta--Prairie cinquefoil
Erigeron annuus--Annual fleabane
Erigeron canadensis--Horseweed
Fraxinus pennsylvanica--Green ash
Juglans nigra--Black walnut
Juniperus virginiana--Red-cedar
Lactuca biennis--Tall blue lettuce

PCA 3 cont.

Native Species

Lepidium virginicum--Poor-man's pepper-grass
Oenothera biennis--Evening-primrose
Oxalis stricta--Common wood sorrel
Panicum capillare--Witch grass
Parthenocissus quinquefolia--Virginia creeper
Prunus serotina--Black cherry
Prunus virginiana--Chokecherry
Quercus macrocarpa--Bur oak
Rhus glabra--Smooth sumac
Scutellaria leonardii--Small skullcap
Senecio hieracifolius--Fireweed
Solanum ptycanthum--Black nightshade
Solidago altissima--Tall goldenrod
Solidago nemoralis--Grey goldenrod
Sporobolus compositus--Rough dropseed
Viola pedatifida—Prairie violet
Viola sororia--Woolly blue violet
Vitis riparia--Riverbank grape
Zanthoxylum americanum--Prickly-ash

NON-Native Species

Asparagus officinalis--Wild asparagus
Bromus inermis--Smooth brome grass
Carduus nutans--Nodding thistle
Convallaria majalis--Lily-of-the-valley
Digitaria ischaemum--Smooth crab grass
Hieracium pratense--Field hawkweed
Linaria vulgaris--Butter-and-eggs
Lonicera maackii--Amur honeysuckle
Medicago lupulina--Black medick
Morus alba--White mulberry
Potentilla recta--Sulfur cinquefoil
Rhamnus cathartica--Common buckthorn
Rosa multiflora--Multiflora rose
Setaria pumila--Yellow foxtail
Syringa sp.--Lilac
Taraxacum officinale--Common dandelion
Tragopogon dubius--Sand goats beard
Ulmus pumila--Siberian elm
Verbascum thapsus--Mullein

Total number of plant species: 60
Number of alien, or non-native, plant species: 19 (32 percent)

PCA 3 cont.

This approximately 0.42-acre plant community area consists of degraded dry-mesic prairie and recently cleared undifferentiated hardwoods. Disturbances to the plant community area include herbicide application, selective cutting of trees, and clearing of vegetation. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection. Several regionally uncommon prairie species were observed within the PCA including *Arenaria stricta* (A.K.A. *Minuartia michauxii*), *Dalea purpurea*, *Scutellaria leonardii*, and *Viola pedatifida*. Due to recent disturbance caused by ecological restoration work, no dominant species were assigned to this community type. However, there were several isolated areas along the margins and within the interior of the PCA dominated by native prairie grasses and forbs.

SVY4938
CA712-78

To: Town of Genesee Planning Commission Members
From: Robert Dignan
Re: Supporting Images for the Modification of Building Footprint Request for Lot 11 of the Genesee Preserve
Date: August 21, 2026

In light of the opportunity to again bring this discussion to the Planning Commission, and to supplement the materials and feedback during the discussion at the June meeting, I wanted to share with you the three images displaying the state of the upper three acres of Lot 11 as today, with all invasive buckthorn removed and more easily understood.

- Image #1 is a picture of the portion of the property currently in the building envelope that we are asking to reclassify as Secondary Environmental Corridor (SEC). This area is currently comprised of prairie grasses, wildflowers, and clover. If this request is approved, it will also be overseeded with additional native species in October, and will have at least one new Burr Oak tree planted in the spring.
- Image #2 is a picture of the smaller area that we are asking to have recategorized from SEC to Building Envelope. Items of note:
    - It is admittedly in rough shape right now, as a result of the herbicide application process that is necessary to completely eradicate buckthorn. While we have hired TallGrass Prairie Restoration to perform this work to minimalize environmental impact, it is an admittedly unsightly transition.
    - It should also be noted that regardless of the outcome of this request, we will be executing a forestry plan to remove several of the trees in this area, at the recommendation of the Waukesha County Land Conservancy. The Eastern Cedars do not belong in this biome, and there are too many lower quality black cherry trees currently present. We are not looking to eradicate black cherry trees, only to thin them to a level that allows the primary species in the biome to thrive.
- Image #3 is a picture of the northeastern portion the property on the CSM where the Secondary Environmental Corridor and the Conservancy areas meet. I share this so that you can easily discern that no damage was done to the Conservancy during the buckthorn removal process. We are not requesting any changes to this line.

I share the first two images in advance of the meeting to address Mr. Lyons' comment at the June meeting that specifically called into question the quality of the land that we were proposing to switch from building envelope to Secondary Environmental Corridor. I had hoped that he might visit the property in advance of making his recommendations at the June meeting

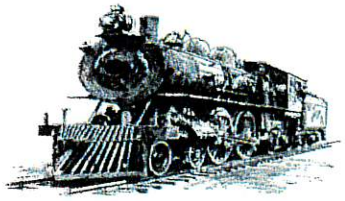
so that he could gather a first-hand understanding of the areas impacted by the proposed change, but I realize that might not be possible given the limited amount of time that he is able to be present in Genesee. My hope now is that these pictures will provide greater clarity of both sections of the affected property so that conjecture is replaced by fact. If you doubt the quality of the proposed land as Secondary Environmental Corridor, I'd encourage you to walk that area for yourself, noting the grasses that are being grazed down and the number of bedding circles that are present every morning.

I share the third image to address the "serious reservations" that Mr. Engelking expressed about the "collateral damage" that we would do during construction to the environmentally sensitive Conservancy area, if our request was approved. In the last 18 months we have used a forestry mower and a potent, but necessary, herbicide to completely eradicate the buckthorn in the Secondary Environmental Corridor. I believe that this image demonstrates just how surgically careful we have been to protect the Conservancy. If we can control the "collateral damage" of this type of herbicide within six inches of the Conservancy, I am quite confident that our builder (using the proper environmental protection practices as require by the Town) can avoid any damage to a wetland that is more than 100' away.

While I will not be present at the property this weekend, I would invite any of you who wish to see this incredible parcel for yourself to feel free to do so. Parking is available on the cul de sac, and you are welcome to walk over the new culvert and up the small hill until you get up into the clearing. The pink flags that you will see on the east (to your right) denote the requested building site change, while the orange flags mark the existing building envelope. It is worth noting that there are no pinks flags on west side of the building envelope, as we are not requesting any change in that area. If you have any questions about the work that we are doing, or the changes that we are requesting, I would welcome them during the meeting on Monday night so that they can be properly addressed and documented in the minutes.

I thank you for taking the time to consider fully scrutinize our request, and having the willingness to make an informed decision, even if it's not necessarily the easy one.

9-21-2024



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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1579011 **ZONING DISTRICT:** _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Robert T. Dignan			
Printed Name			
942 S. Waterville Lake Rd.	Summit	WI	5306
Mailing Address	*City*	*State*	*Zip*
(262) 903-0060	N/A	BDignan@mac.com	
Phone	*Fax*	*Email*	

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

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

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

LEGAL DESCRIPTION: LOT 11 GENESEE PRESERVE & UNDIV INTERST IN OUTLOTS 1 & 3 BEING PT SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4 OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T6N R18E :: ALSO SUBJECT TO A CONSERVATION EASEMENT RECORDED AS DOC #4652163 ON 02/16/2022

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

We are requesting an adjustment to the existing "building envelope" that is on file for Tax Key GNT 1579011.
Attached is a CSM Exhibit prepared by Matthew O'Rourke, of LandTech, outlining both the existing and proposed building envelopes.

EXISTING STRUCTURE(S) — N/A

Principal Structure:
Width_____ Depth_____ Height_____
1 Story_____ 2 Story_____ Split Level_____
No. of Bedrooms_____ No. of Bathrooms_____
Floor Area: 1st Floor_____ 2nd Floor_____
Garage_____ Basement_____

Accessory Structure(s):
List type of structure(s) and size:_____

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

PROPOSED STRUCTURE(S) — N/A

Principal Structure:
Width_____ Depth_____ Height_____
1 Story_____ 2 Story_____ Split Level_____
No. of Bedrooms_____ No. of Bathrooms_____
Floor Area: 1st Floor_____ 2nd Floor_____
Garage_____ Basement_____

Accessory Structure(s):
List type of structure(s) and size:_____

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

Size of Lot: Average Width approx. 80-85' Average Depth approx. 360' Total Square Footage 30,554

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

Revised 7/24/15

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

Signature of Owner _____ Date 5-30-2026

Signature of Agent _____ Date _____

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

Conditions for approval or reasons for denial _____

_____

Town Use Only

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

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

Revised 7/24/15

Preliminary Site Evaluation Application

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

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

Improvement Description:

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

Option A – Please check from the list below:

☐ Swimming Pool ☐ Wood Deck ☐ Pole Building ☐ Outbuilding ☐ Garage ☑ Other ADJUSTMENT TO BUILDING ENVELOPE

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

Option B

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

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

☐ **Land Division:**
Creation of new land parcels that include an existing building served by a private sewage system.

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

Option C

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

Existing number of bedrooms: _____

Proposed number of bedrooms: _____

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

Increase in Building Usage: ☐ Same Usage: ☐

Decrease in Building Usage: ☐ Change of Use: ☐

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

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

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

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

Robert Dignan

Printed Name of Property Owner

5-30-2026

Property Owner Signature

FEES: To be submitted with application	
Option "A"	$56.00
Option "B"	$72.00
Option "C"	$87.00

Make Checks Payable to: "Waukesha County"

For improvements or remodeling projects involving more than one category, the fee will be based on the greater amount.

For Department Use Only:		
Received By:	Date:	
Fees Due:	Fees Paid:	
WCZoningJurisdiction:	Yes	No
Current on Maintenance:	Yes	No

Rev. 1/2024

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

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

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

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

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

We are requesting this change for the following reasons:

- It is our intention to build a home and an outbuilding, subject to the Genesee Building Code, and the rules of the Genesee Preserve HOA. As we are working to design this, we are finding that the current building envelope is significantly limiting our ability design a property layout that integrates into the land with the least amount of intrusion. The adjustment, as requested, will allow us to minimize the amount of land that is affected, and will decrease the amount of impermeable surface that is necessary.

- In working with our builder, we have developed a preliminary layout that will allow us to effectively mirror the layout of our neighbors, Brian and Brigitte Dugan. By taking this approach, we believe that we will create an outcome that is more environmentally conducive, while also being less visually intrusive for our neighbors. If we attempt to utilize the current building envelope, the only way to way to lay out the buildings would be in a line extending for much of the envelope. As a result, much of the benefit of the environmental corridor on the west end of the property ends up being lost. Additionally, our neighbors to the west (GNT 1579012) would end up with a view of our building structures, and not into the Conservancy area. By shortening the building

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

- One of the shared goals that we have with the WCLC is to improve the long-term biodiversity of the entire parcel, while attempting to return the entire 27 acres to the condition that it was in 1843. A significant component of this process includes improving the timber status. We are very fortunate to have a healthy, growing stand of Shagbark Hickory trees within the secondary environmental corridor on this property, as well as a few small oaks and a black walnut near the road. Throughout the upper 3 acres, however, we also have an overly abundant population of black cherry and eastern cedar trees. While neither of these species is considered invasive, the WCLC has indicated that they are also not considered desirable for the restoration. If this adjustment is approved, there are nine trees, numbered #100-106, as well as #108 & #127, on the survey map, that I expect we would eventually remove. Specifically, these are six black cherry trees and three Eastern cedars. To immediately compensate for the loss of any of these trees, we would propose adding three Burr Oak trees, with a trunk diameter of 2.5'-3.0" sourced locally from Piala's nursery. It should also be noted that we have received approval from the WCLC to add an additional 2-3 Swamp White Oak trees of the same size to the WCLC Conservancy area that is now cleared of buckthorn. In future years, as we file additional forestry plans, the goal will be to continue to replace less desirable species with higher quality native species.

- By reconfiguring the building envelope to the new proposed version, we will be able to position our conventional septic field further away from the Dugans' property, reducing any likelihood of future issues with their well. Under the current building envelope, all of the layout solutions that have presented themselves would necessitate placing the septic field immediately adjacent to our property line with the Dugans, on the south edge of the property. While this would still be within code, they have expressed apprehension about this issue. We would prefer to be good neighbors, and give them some extra peace of mind that our septic field will never become a problem with their existing well.

What this request does not do:

- This request does not ask either the Planning Commission or Town Board to grant any type variance, waiver, or conditional use permission that would in any way be inconsistent with current Town Code.

- This request does not increase the size of the building envelope. In fact, the building envelope actually decreases from .701 acres to .695 acres.

- This proposal does not have any sort of negative environmental impact on either the secondary environmental corridor, nor on the 24 acres of fen wetland that is governed

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

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

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

Thank you for your thoughtful consideration,

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

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

Reading the "Staff Review and Recommendation" that was prepared by Mr. Lyons, I was disappointed to see the recommendation to deny the requested adjustment to Lot 11 of the Genesee Preserves neighborhood. The recommendation is focused on the idea that "no other property owners were granted an adjustment." While I am unsure as to how many other Genesee Preserve residents have made a formal request to change their building envelope, I do know that it has been made very clear to me since Day One of our ownership that the Town was against making a change of this type. I was told during my first inquiry that we would "have to clear a very high bar for it to be considered." I believe that we have cleared that bar, but am forced to concede that my original explanation was not as thorough as it should have been. I hope to correct that with this document.

I respect that the issue of "setting precedent" must always be considered and weighed, because municipal decisions are never made in a vacuum. With that said, high quality ideas should always be weighed independently of each other. If an idea is brought to the Planning Commission that enhances the quality of the Township, and if that idea does not result in an outcome that is "less optimal," it should be evaluated on its own merits. In fact, I would expect that the Township would be hoping that its citizens are actively engaged in a manner that strives to create to implement enhancements in the community, including those that perhaps weren't considered previously for legitimate reasons. New information triggers new opportunities.

In this case, per my conversation with the surveyor who platted the property for the developer, the original building envelope on Lot 11 was only tied to "staying within the area that is already cleared." This was a reasonable position at the time, as it is less costly to survey a property when it doesn't require the team to bush hog through thick buckthorn. It was also reasonable for the Town and the Planning Commission to look at Lot 11 as it had been laid out to them, and to accept it or require a change based upon the request and facts that were presented to them.

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

The issue is this. When the initial buckthorn removal process was completed in April of last year, a significantly more compelling option became quite apparent. I understand that approving this request means that you may receive questions on this request from other Town residents, and that the development of Genesee Preserve was contentious. In looking at the question, "How does the Board justify this building envelope change to future Town residents who may come back and ask for the same treatment?" I wanted to share the following.

Answer: *The property that was granted the change is a 27.295 acre parcel, of which 24 acres (88%) was identified as being so ecologically sensitive that those acres were required to be placed into Conservancy status under the terms of the development agreement. That does not change. Of the remaining 3.3 acres, all but 0.701 acres were placed into Secondary Environmental Corridor (SEC) status, to again protect the environmental integrity of the area.*

As the owners began removing invasive species and attempting to design their residence for this parcel, it became evident that there was a modification that could be made to the building envelope that would improve the overall long-term environmental condition of the property. By adjusting the long, thin envelope to a shorter, wider envelope, they accomplished the following:

1. *They were able to decrease the size of the building envelope from 0.701 acres to 0.695 acres, thereby increasing the size of the SEC.*
2. *They were able to improve the efficiency of the bordering wildlife corridor by connecting sections of SEC that had limited contact with each other. In doing so, they were able to improve the quality of not only their own SEC, but also enhance connectivity with the SEC in Lots 12-15.*
3. *They were able to eliminate the need to excavate into a high-grade slope area on the western edge of existing building envelope which allowed them to retain better drainage characteristics of the property. This also removed the need of for a 4'-6' retaining wall in that location, again improving the quality of the SEC.*
4. *They were able to keep the entire "building footprint" in an area that never varied by more than 24" of topographical height, in comparison to the 48" or more that would have been necessary if they had used the original envelope.*
5. *By reconfiguring to a more compact footprint, they were able to reduce the amount of concrete necessary for connecting walkways, thereby reducing the amount of impervious surface that was necessary in and around the home and the detached garage.*
6. *By locating the home and detached garage closer to the cul-de-sac, they were able to further reduce the amount of impervious surface as the length of the driveway distance was cut by more than 50%. This eliminated no less than 2,400 sq. ft. of additional asphalt surfacing, again improving the drainage and water retention capabilities of the parcel.*

(Note here: We are exploring the construction of the driveway with a permeable option, such as pavers, pending HOA approval. At present, this will not be cost feasible.)

7. *They actively engaged with the Waukesha County Land Conservancy (WCLC) to implement an aggressive multi-year campaign to return this parcel to the condition that it was in during the mid-19th Century. This specifically included:*
    a. *The owners developing and fully funding a plan to eradicate invasive Buckthorn and Eurasian Honeysuckle, on both the non-conservancy and Conservancy portions of the property. Prior to requesting the change, the owners had begun the multi-year process of removing these species from roughly six of the 27.295 acres. This allowed native oaks, black walnut, and shagbark hickory trees to benefit from improved growing conditions and less competition for resources.*
    b. *The owners developing and fully funding a plan with TallGrass Prairie Restoration to return the SEC to its original prairie/oak savannah status. This was done to bring the parcel back to its historical origins, and to serve as a permanent, non-chemical tool to combat the future return of buckthorn.*
    c. *A conditional term that required the owners to add a specific number of 2.5"-3.0" (diameter) burr oak (Quercus Macrocarpa) trees to offset the few less desirable/non-native trees that were impacted by the approved change. This contingency accelerated the habitat's return to oak savannah, and reintroduced trees that are better suited for local wildlife and soil conservation needs.*
8. *By making the adjustment to the building envelope, the property owner was able to give the most complete access possible to the Waukesha County Land Conservancy, so that they would be able to actively monitor and maintain the conservancy portion of the property. By increasing the width of the SEC at the north end of the property, the WCLC is now able to gain access to the property with any type of necessary equipment, without crossing the property owner's driveway or septic system. If not for this adjustment, the WCLC's only access, other than on foot, would have been to enter from WCLC owned property, and then crossing through Lot 10's conservancy, which is currently inaccessible due to the proliferation of buckthorn. This change further created greater access for any ATV's or fire equipment that would be utilized in future prescribed burns.*

It's important to understand that the Planning Commission and Town Board do not take the issue of changing a building envelope lightly, and when an owner requests such a change the Town justifiably sets a high bar that must be overcome. In this case, the owner's request provided enough significant environmental improvements on a unique, environmentally sensitive property, that the Planning Commission decided that it was ultimately in the best interest of both the Township, and the neighbors in the Genesee Preserve neighborhood, to grant the request."

6-22-2026

Brian and Brigitte Dugan

W296s5940 Ancient Oak Trl

Waukesha, WI 53189

6/17/2026

Town of Genesee Planning Commission & Town Board

S43 W31391 Highway 83

Genesee Depot, WI 53127

Re: Support for Proposed Building Envelope Modification – Lot 11

To the Members of the Planning Commission and Town Board,

We are writing to express our support for the proposed modification to the building envelope for Lot 11, owned by Bob and Christine Dignan. Our property, Lot 10, is directly adjacent to theirs, and we have reviewed the proposed changes with interest.

We support this modification because it allows the septic field on Lot 11 to be located farther away from our home, thereby reducing potential risk and improving the overall site layout from a neighboring property perspective. This adjustment reflects thoughtful consideration of both environmental and neighboring property impacts.

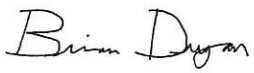
Additionally, we would like to acknowledge and commend the Dignan's for the improvements they have already made to their land, particularly the removal of invasive species such as buckthorn. These efforts contribute positively to the health, appearance, and ecological value of the surrounding area.

Based on these considerations, we respectfully encourage the Planning Commission and Town Board to approve the requested building envelope changes.

Thank you for your time and consideration.

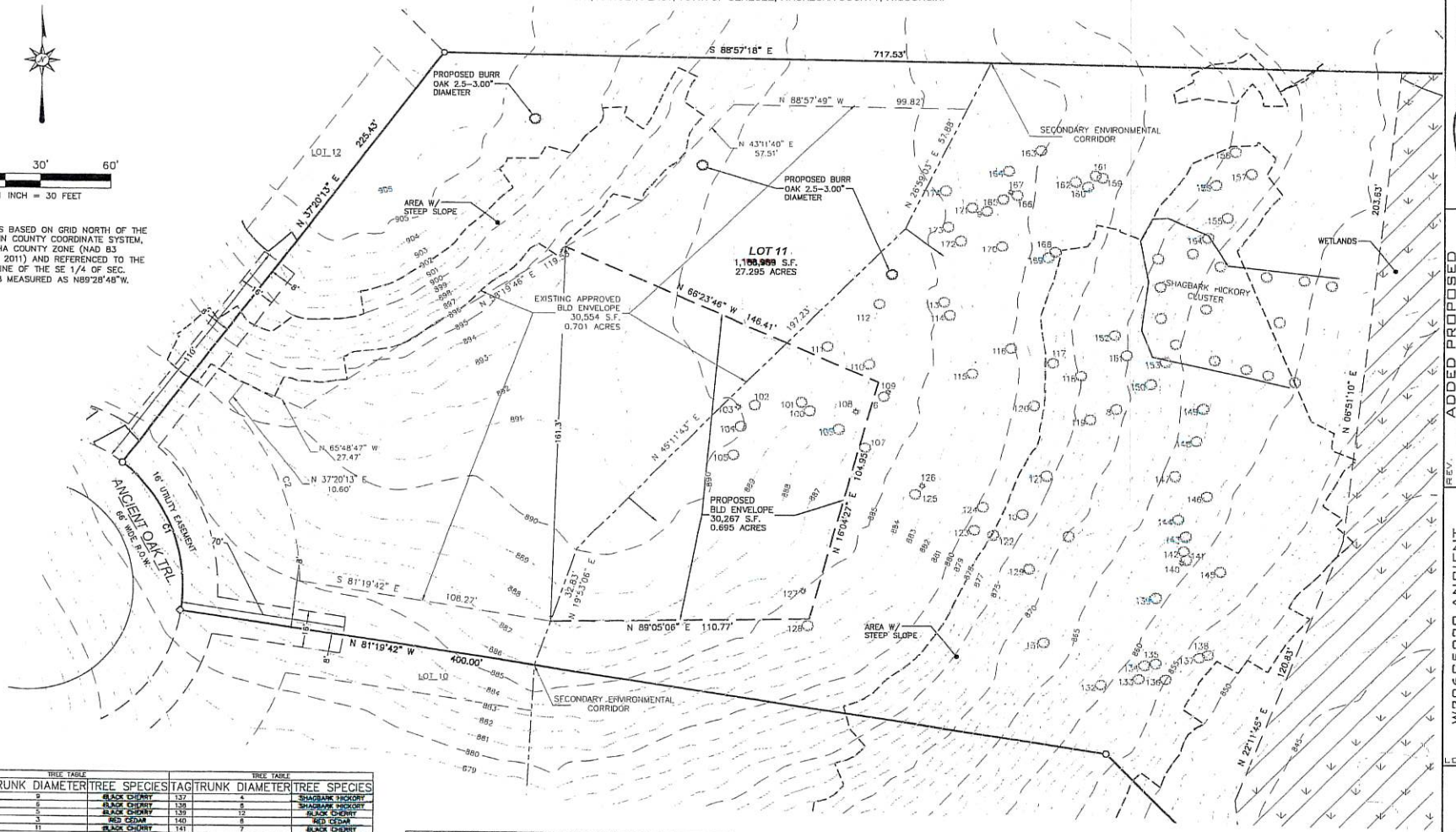
Sincerely,

Brian Dugan



EXHIBIT

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



0' 30' 60'

1 INCH = 30 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 SE 1/4 OF SEC. 35-6-18 MEASURED AS N89°28'48"W.

TREE TABLE

TAG	TRUNK DIAMETER	TREE SPECIES
100	9	BLACK CHERRY
101	6	BLACK CHERRY
102	5	BLACK CHERRY
103	3	RED CEDAR
104	11	BLACK CHERRY
105	6	BLACK CHERRY
106	5	BLACK CHERRY
107	4	BLACK CHERRY
108	4	RED CEDAR
109	3	RED CEDAR
6	5	BLACK CHERRY
110	7	BLACK CHERRY
111	8	BLACK CHERRY
112	13	BLACK CHERRY
113	5	BLACK CHERRY
114	4	BLACK CHERRY
115	4	BLACK CHERRY
116	2	BLACK CHERRY
117	7	BLACK CHERRY
118	6	BLACK CHERRY
8	8	BLACK CHERRY
119	8	BLACK CHERRY
120	4	BLACK CHERRY
121	5	SHAGBARK HICKORY
10	6	BLACK CHERRY
122	7	BLACK CHERRY
123	4	BLACK CHERRY
124	6	AMERICAN ELM
125	5	BLACK CHERRY
126	8	RED CEDAR
127	9	RED CEDAR
128	5	BLACK CHERRY
129	10	BLACK CHERRY
131	7	SHAGBARK HICKORY
132	6	SHAGBARK HICKORY
133	8	SHAGBARK HICKORY
134	8	SHAGBARK HICKORY
135	10	SHAGBARK HICKORY
136	8	BLACK CHERRY

TREE TABLE

TAG	TRUNK DIAMETER	TREE SPECIES
137	4	SHAGBARK HICKORY
138	6	SHAGBARK HICKORY
139	12	BLACK CHERRY
140	6	RED CEDAR
141	7	BLACK CHERRY
142	8	BLACK CHERRY
143	9	BLACK CHERRY
144	6	BLACK CHERRY
145	10	BLACK CHERRY
146	6	BLACK CHERRY
147	7	BLACK CHERRY
148	11	SHAGBARK HICKORY
149	9	SHAGBARK HICKORY
150	9	SHAGBARK HICKORY
151	7	SHAGBARK HICKORY
152	8	SHAGBARK HICKORY
153	4	RED OAK
154	8	RED OAK
155	25	SILVER MAPLE
156	7	BLACK CHERRY
157	6	BLACK WALNUT
158	12	BOX ELDER
159	6	SHAGBARK HICKORY
160	4	BLACK CHERRY
161	12	BLACK CHERRY
162	6	BLACK CHERRY
163	4	BLACK CHERRY
164	4	BLACK CHERRY
165	4	BLACK CHERRY
166	6	BLACK CHERRY
167	6	WHITE PINE
168	3	BLACK CHERRY
169	4	BLACK CHERRY
170	4	BLACK CHERRY
9	6	BLACK CHERRY
171	7	BLACK CHERRY
172	6	BLACK CHERRY
173	6	BLACK CHERRY
174	6	AMERICAN ELM

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.65'	66.00'	61°20'05"	N 21°59'44" W	67.33'
C2	83.98'	116.00'	41°28'42"	N 21°59'44" W	82.15'

LEGEND

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- DECID. TREE WITH TAG ID
- CON. TREE WITH TAG ID
- PROPOSED TREE

NOTES:

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- CONTOURS SHOWN PER WAUKESHA COUNTY GIS

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

LAND SURVEYING & LAND PLANNING
995 LEXINGTON DRIVE
OCONOMOWOC, WI 53066

REV. ADDED PROPOSED TREES (04/29/2026 NG)

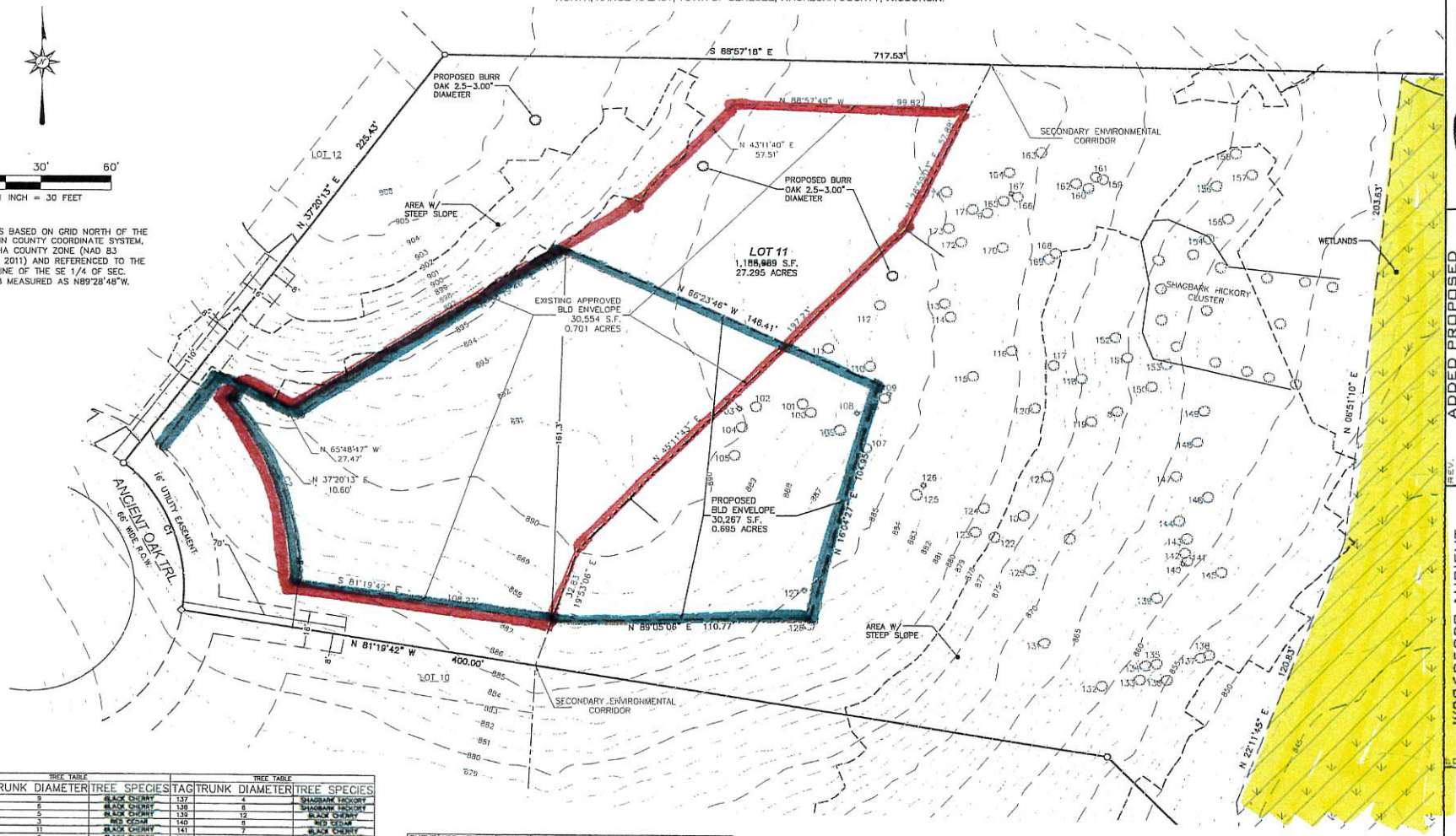
LOCATION
W29655930 ANCIENT OAK TRL.
WAUKESHA, WISCONSIN
53189
TAX KEY: GNT 1579011

CLIENT ROBERT DIGNAN
PROJECT BUILDING PAD
LAYOUT EXHIBIT
DRAWING

DATE 12/18/202
JOB NO. 25312
SHEET 1 OF 1

EXHIBIT

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



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

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

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LandTech
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REV. ADDED PROPOSED TREES (04/29/2026 NG)

LOCATION
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WAUKESHA, WISCONSIN
53189
TAX KEY: GNT 1579011

CLIENT ROBERT DIGNAN
PROJECT BUILDING PAD
LAYOUT EXHIBIT

DATE 12/18/20
JOB NO. 25312
SHEET 1 OF 1

WAUKESHA COUNTY
LAND CONSERVANCY
P.O. Box 2572
Brookfield, WI 53008

May 15, 2026

Dear Members of the Planning Commission and Town Board,

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

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

Thank you for your attention and consideration.

Sincerely,

Allison Romero

Allison Heine de Romero

Executive Director

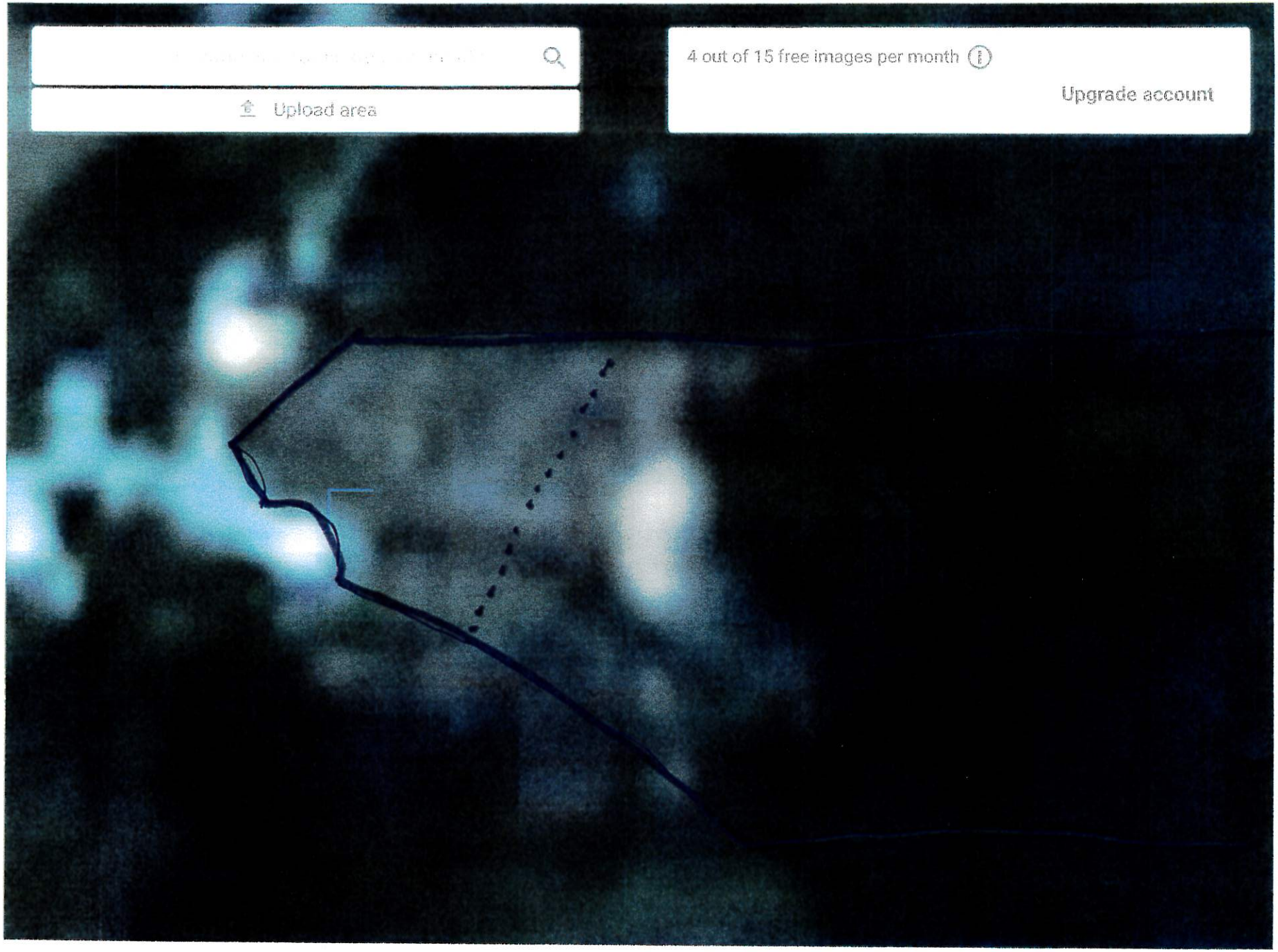
Google Maps

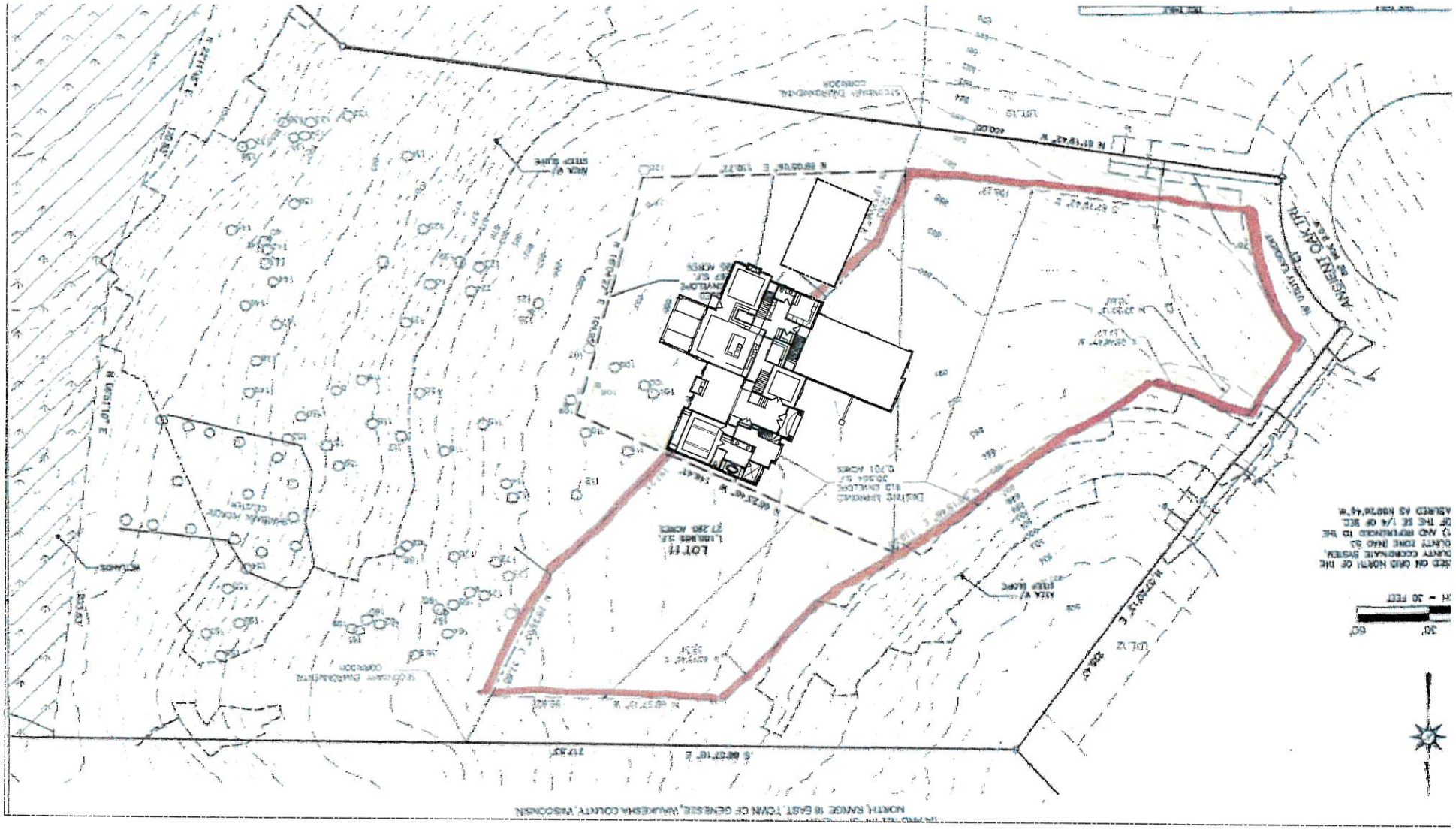
LOT 11 AT ACQUISITION



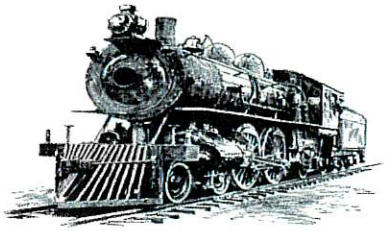
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

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LOT 11 GENESEE PRESERVE
CURRENT PROPOSED LAYOUT OF RESIDENCE & CARRIAGE HOUSE,
CONTINGENT UPON TOWN 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

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.

PROJECT NAME: Lot 11 Building Envelope Adjustment Request

PROJECT ADDRESS: W296S5930 Ancient Oak Trail, Genesee, WI

TAX KEY NO.: GNT 1579011

REQUEST FOR: Adjustment of the delineating line between the building envelope and secondary environmental corridor

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

Robert T. Dignan			5-30-2026
Printed Name	*Signature*		*Date*
942 S. Waterville Lake Rd.	Summit	WI	53066
Mailing Address	*City*	*State*	*Zip*
(262) 903-0060	N/A	BDignan@mac.com	
Phone	*Fax*		*Email*

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Robert T. & Christine M. Dignan			5-30-2026
Printed Name	*Signature*		*Date*
942 S. Waterville Lake Rd.	Summit	WI	53066
Mailing Address	*City*	*State*	*Zip*
(262) 903-0060	N/A	BDignan@mac.com	
Phone	*Fax*		*Email*

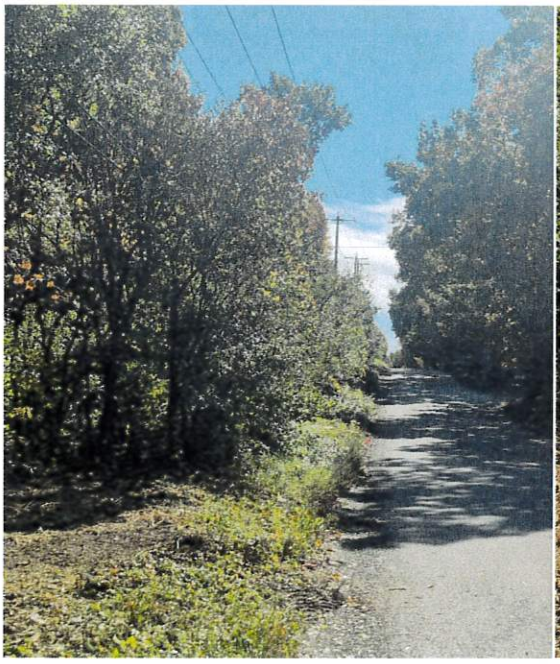
Paid $75.00

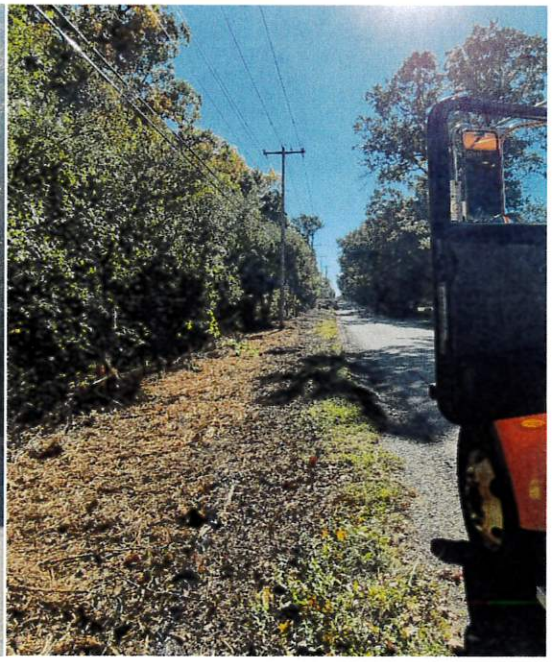
DPW Report October 2026

Submitted by Sam Fuller

Brush/Tree Work Roadside mowing:

Vegetation management was performed on Woods Rd. to accommodate future road improvement activities. The mini ex, chainsaws, chipper and patrol truck were used to continue this work. In addition, up to four crew members were present to carry out cutting/brushing. Work is slated to continue on Woods Rd. weather permitting. Roadside mowing was wrapped up on Old Village rd collectively completing mowing for the Towns road system.





Potholes and patching:

Potholes were filled throughout the town including Point Dr. Two patching projects were completed including milling and patching on Jarmon Ct. In preparation for the end of asphalt availability all equipment used for road repairs have been cleaned and greased for storage.

Staffing:

The Department welcomed a new Superintendent, Sam Fuller, as well as saying goodbye to Matt and Rich. Interviews to fill the two vacant positions are ongoing.

Parks:

Final mowings of the season have occurred along with final fertilizations. Winterization of park shelters was moved from October 30th to Nov 6th due to Martens plumbing not being able to secure a rental air compressor. Finally, beautification of the salt shed was completed by prepping and painting the lower structure walls.





Truck set up and Maintenance:

Five patrol trucks were inspected in house and set up for the upcoming snow/ice season. Set up of the loader plow was also conducted at the time. Preventative maintenance and minor repairs were necessary for some equipment. Most notably the attachment locking mechanism for the front end loader needed replacement due to excessive corrosion.



TOWN BOARD RESOLUTION SUPPORTING A COMPREHENSIVE AND SUSTAINABLE TRANSPORTATION FUNDING SOLUTION

Town of Genesee, Waukesha County

Resolution 26-8R

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including county highways, town roads, and city and village streets; and

WHEREAS, Wisconsin's economy—rooted in agriculture, manufacturing, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General-Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S) and Agricultural Roads Improvement Program (ARIP); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration ("wheel") taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the Town of Genesee Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
2. Includes responsible and prudent use of General-Purpose Revenue and bonding;
3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and
4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing districts within the Town of Genesee.

Adopted this _____ day of _____, 2026.

TOWN OF GENESEE
REGULAR TOWN BOARD MINUTES
OCTOBER 12, 2026
6:00 p.m.

Chairman Tesch called the meeting to order at 6:00 p.m. Present were Chairman Tesch, Town Board Supervisors Morris, Braun, Yatzeck and Reece. Also present were Administrator Herrmann, Public Works Superintendent Gryzkewicz and Clerk-Treasurer Majeskie.

Pledge of Allegiance
The pledge was said.

Public Comment
At this time residents can address the Town Board 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. 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
No Comments

Discussion/Action – Lori Brasch Christmas in the Depot
Brasch asked if she could use the foyer and bathrooms of the town hall on November 7th for Christmas in the Depot. The event will be from 11:00 a.m. to 5:00 p.m. and there will be horse and buggy rides from 1:00 p.m. to 3:00 p.m. Braun made a motion to allow Brasch to use the town hall at no charge for the community event, seconded by Yatzeck. The motion passed unanimously.

Reports –
Clerk Treasurer – Meri Majeskie
Discussion/Action - Bills to be presented
Morris made a motion to approve the bills seconded by Reece. The motion passed unanimously.

Department of Public Works – Jeff Gryzkewicz
Update on Public Work - Report
Discussion/Action – 2027 Road Program
Gryzkewicz informed the Board that the Town of Mukwonago is planning on redoing Road X next year. Part of that road is ours. Mukwonago wanted us to do our portion of the road at the same time. Gryzkewicz thinks that the road is not that bad and doesn't need to be done next year. There is other roads in the Town that need to be done first. Chairman Tesch will reach out to Mukwonago's Chairman and possibly have a joint meeting.

Discussion/Action -Forwarding violation for land alternating actives to our attorney for review and resolution for Ryan Sveinsvoll S28W30150 Bryn Mawr Ct Waukesha WI 53188 Tax Key GNT 1480-031
Reece wanted Herrmann to send another letter, then to try stopping by his home before contacting the attorney.

Discussion/Action – Foth Infrastructure & Environment LLC new rate for 2027
Morris made a motion to approve new rate, seconded by Braun. The motion passed unanimously.

Discussion/Action – Minutes to be approved – Town Board Meeting 9-14-2026, Special Town Board Meeting10-2-2026

Morris made a motion to approve the minutes, seconded by Braun. The motion passed unanimously.

Discussion/Action - Operator permit applications

Yatzeck made a motion to approve the operators license for Haley Naranjo, seconded by Braun. The motion passed unanimously.

Correspondence

None.

Adjourn

Reece made a motion to adjourn, seconded by Yatzeck. The motion passed unanimously. The Meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Meri Majeskie, WCMC
Town Clerk Treasurer

TOWN OF GENESEE
BUDGET WORKSHOP MINUTES
October 12, 2026
5:00 p.m.

Chairman Tesch called the meeting to order at 5:00 p.m. Present were Chairman Tesch, Town Board Supervisors Morris, Braun, Yatzeck and Reece. Also present were Administrator Herrmann, Public Works Superintendent Gryzkewicz and Clerk-Treasurer Majeskie.

Discussion - 2027 Budget
The Board discussed the budget.

Adjourn
Braun made a motion to adjourn, seconded by Reece. The motion passed unanimously. The meeting was adjourned at 5:48 p.m.

Respectfully submitted,

Meri Majeskie, WCMC
Town Clerk-Treasurer

TOWN OF GENESEE
SPECIAL TOWN BOARD MINUTES
October 28, 2026
9:00 A.M.

Chairman Tesch called the meeting to order at 9:00 a.m. Present were Chairman Tesch, Town Board Supervisors Morris, Braun, Yatzeck and Reece. Also present were Administrator Herrmann, Public Works Superintendent Fuller, and Clerk Treasurer Majeskie.

Discussion/Action -Wolf contract for snow plowing one route for the 2026/2027 season.

The Board discussed options and decided that they wanted to hire extra plow drivers inhouse because we have the trucks and equipment. Reece made a motion to not accept the wolf contract for plowing 2026/2027, seconded by Morris. The motion passed unanimously.

Discussion/Action – Possible change to a new accounting firm.

Yatzeck made a motion to terminate the current engagement with Baker Tilly and accept the engagement with Engelson and Associates, LTD. Seconded by Reece. The motion passed unanimously.

Discussion/Action – Resolution 26-7R Authorizing the issuance and sale of a $578,000.00 General Obligation Promissory Note.

Morris made a motion to approve Resolution 26-7R, seconded by Braun. The motion passed 3-2. Yatzeck and Reece abstained.

Adjourn

Morris made a motion to adjourn, seconded by Braun. The motion passed unanimously.

Respectfully submitted.

Meri Majeskie WCMC
Clerk Treasurer

TOWN OF GENESEE
SPECIAL TOWN BOARD MINUTES
November 4, 2026
8:30AM

Discussion/Action – Wages and benefits for DPW employees.

The Board discussed paying for cobra for the new Public Works Superintendent and possibly the two new employees that the Town will be hiring. Going forward it would be on an individual basis. The Town is looking into shortening the wait time to start health insurance when a new employee is hired to less than 60 days. Herrmann discussed changes to the employee handbook. This will be put on the next agenda.

Adjourn

Yatzeck made a motion to adjourn, seconded by Reece. The motion passed unanimously.

Respectfully submitted,

Meri Majeskie WCMC
Clerk Treasurer

TOWN OF GENESEE
AMENDED SPECIAL TOWN BOARD MINUTES
October 15, 2026
5:30 P.M.

Chairman Tesch called the meeting to order at 5:30 p.m. Present were Chairman Tesch, Town Board Supervisors Morris, Yatzeck, and Reece. Also present was administrator Herrmann. Supervisor Braun was absent.

Chairman Tesch read the notice. Morris made a motion to go into closed session, seconded by Reece. Roll call vote, Morris aye, Yatzeck aye, Reece aye and Tesch aye. The motion passed 4-0. The Board went into closed session at 5:30 p.m.

CLOSED SESSION: The Town Board will enter, by roll call vote, into a Closed Session pursuant to State Statute 19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, Town employees.

Reece made a motion to go into open session, seconded by Morris. Roll call vote Morris aye, Yatzeck aye, Reece aye and Tesch aye. The motion passed 4-0. The meeting went into open session at 6:05 p.m.

Discussion/Action- following closed session, the Town Board will convene into open session and may take such action as it deems appropriate regarding the matter discussed in closed session
No action taken.

Adjourn
Morris made a motion to adjourn, seconded by Reece. The motion passed 4-0. The meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Meri Majeskie WCMC
Clerk-Treasurer