

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
August 25th, 2025
AMENDED AGENDA
Immediately Following Public Hearings

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- Conditional Use Amendment for Genesee Heating and Air Conditioning. The property is described as being a part of the SW ¼ of Section 27 and a part of the SE ¼ of Section 28 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **S53W31165 Old Village Rd. (GNT 1547-973)**
3. Discussion/Action- Conditional Use Amendment for Genesee Pet Resort. The property is described as being a part of Lot 1 CSM 5929 being a part of NE ¼ of Section 24 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **S40W28178 State Rd 59. (GNT 1533-998-002)**
4. Discussion/Action- Crossing Community Church New Sign. The property is described as being a part of the NE ¼ of Section 21 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **S42W31230 Hwy 83. (GNT 1521-972-003)**
5. Discussion/Action- Accessory Building in excess of 1,600 square feet for David and Laura Tuttle. The property is described as being a part of the NE ¼ of Section 34 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **W300S5693 Hwy 83. (GNT 1573-998-007)**
6. Discussion/Action- Accessory Building in excess of 1,600 square feet for Todd Grafenauer. The property is described as being Lot 1 in Certified Survey 10126 being a part of the NE ¼ and the NW ¼ of Section 16 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **W315S3300 Harvest View Dr. (GNT 1501-993-005)**
7. Discussion/Action- Approval of July 28th, 2025 Plan Commission Minutes.
8. Update on Pending Enforcement Matters
9. Correspondence
10. Adjourn

Rachel Workman
Deputy Clerk
August 18th, 2025

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.

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, August 25, 2025, 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 request of **Genesee Heating and Air Conditioning, S52 W31165 Old Village Road, Mukwonago, Wisconsin** for amending an existing Conditional Use for a legal nonconforming use to allow a Trades business, specifically a Heating and Air Conditioning business per Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said use.

- The property is described as Lot 2 CSM 4468 as previously recorded, being a part of the SW ¼ Section & part of the SE ¼ Section 28 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S52 W31165 Old Village Road located on the south side of Old Village Road approximately 200' east of the intersection Old Village Road and Dable Road, containing approximately 5 acres of land.

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, August 9, 2025 and
Saturday, August 16, 2025.**

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, August 25, 2025, 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 request of **Faith Harrington (d/b/a Genesee Pet Suites), S40 W28170 STH 59, Waukesha, Wisconsin** to amend the existing Commercial Kennel Conditional Use Facility per Section 40 (B)(4) Animal Hospitals, Veterinarian Clinics, and Commercial Kennels of the Town of Genesee Zoning Code to increase the number of dogs allowed.

- The property is described as Lot 1 Certified Survey Map No. 5929, being a part of the NE ¼ of Section 24, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located on the north side of STH 59, containing approximately 6.29 acres of land.

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, Town Planner 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

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Saturday, August 16, 2025.

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 18, 2025
MTG DATE: August 25, 2025
RE: Conditional Use Amendment – Nonconforming Use

BACKGROUND:

1. Petitioner/Agent: Genesee Heating & Air Conditioning LLC
2. Property Owner: Scott Messinger and Sandra Messinger
3. Address: S53 W31165 Old Village Road, Mukwonago, WI 53149
4. Location:
Lot 2 CSM 4468 s previously recorded. PT SW1/4 SEC 27 & PTSE1/4 SEC 28 T6N T19E.
5. Tax Key Number(s): 1547.973
6. Area: 5.0 AC
7. Current Land Use Designation: Pending change to Commercial
8. Current Town Zoning: Pending change to B-3 General Business District
9. Public Hearing Dates: August 25, 2025

OVERVIEW:

The petitioner is requesting approval to amend an existing Conditional Use Grant for a nonconforming use to allow an HVAC business. The applicant was previously approved for a Comprehensive Plan Land Use amendment and Conditional Zone Change for the same project located at S53 W31165 Old Village Road. The applicant is continuing through the County Comprehensive Plan Land Use amendment process & Zone Change process, but the timeline for those approval is still several months away. After discussions with Waukesha County and the applicant, in order to begin operations at the proposed site the applicant is seeking approval to amend the Conditional Use for a non-conforming use that was previously approved by Waukesha County.

PLANNER COMMENTS:

History: The subject parcel was originally granted a conditional use for a nonconforming use in 1969 by Waukesha County. This allowed the existing legal non-conforming plant to expand. Since that time the conditional use for a non-conforming use was amended in 1979, 1983, 1993, 1997 and 2001 under Waukesha County zoning.

Zoning: Section 17(B)(2) of the Town code allows the Town Plan Commission to approve a change to another use provided that Town Plan Commission determines that the new use would not result in a greater degree of non-conformity than the current use. Therefore, it is up to the

Plan Commission to determine if the proposed HVAC use would result in a greater degree of non-conformity than the prior bottling plant use.

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:

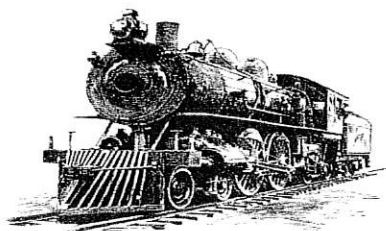
The Town of Genesee Plan Commission **Approves** the Conditional Use Amendment for Genesee Heating & Air Conditioning LLC for the property located at S53 W31165 Old Village Road, Mukwonago, WI subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented with the zone map amendment petition, and in substantial conformity with the presentation at the public hearings of May 27, 2025, June 23, 2025 and August 25, 2025.
2. Use of the property shall be limited to the HVAC business as requested as part of the amendment to the existing non-conforming conditional use.
3. No outside storage shall be allowed as part of this request.
4. 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.
5. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
6. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
7. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
8. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
9. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.

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

EXHIBIT:

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



Town of Genesee est. 1843
S43 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

PLEASE READ AND SIGN THE FOLLOWING NOTICE:

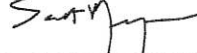
Pursuant to the Town of Genesee Ordinance, the Town of Genesee Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other of the Town's professional staff results in a charge to the Town for that professional's 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.

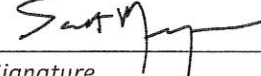
PROJECT NAME: Century Springs Property
PROJECT ADDRESS: S53 W31165 Old Village Rd Mukwonago Wi 53149
TAX KEY NO.: GNT 1547.973
REQUEST FOR: Zoning and/or Conditional Use Permit

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

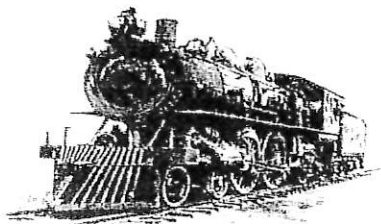
Scott Messinger 

Printed Name	Signature	Date
218 Providence Pt	Anderson	29626
Mailing Address	City	State
2397702421		Zip
		<small>ssmessinger@comcast.net</small>
Phone	Fax	Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Scott Messinger 

Printed Name	Signature	Date
218 Providence Point	Anderson	29626
Mailing Address	City	State
2397702421		Zip
		<small>Ssmessinger@comca</small>
Phone	Fax	Email



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:

Ross Roman 8/6/2005
Printed Name Date
S44 W32531 Rhapsody Ln Waukesha WI 53189
Mailing Address City State Zip
414-241-7432 janaswale@gmail.com
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Scott Messinger
Printed Name Date
218 Providence Pt. Anderson SC 29626
Mailing Address City State Zip
239-770-2421 ssmessinger@comcast.net
Phone Fax Email

C/U FILE NO.: _____ TAX KEY NO.: GNT 1547.973

LEGAL DESCRIPTION: PTSW 1/4 SEC 27 & PT SE 1/4 SEC 28 T6N R18E C&M SE COR SEC 28 S88° 27' W
986.100 FT; N22° 06' W 153.05 FT; N44° 43' E 298.07 FT; S50° 37' E 305.43 FT; —
 ZONING DESIGNATION: _____ Cont.

TOWN LAND USE PLAN DESIGNATION: _____

REQUEST FOR: Business operation of Genesee Heating & Air Conditioning

SECTION OF ORDINANCE: _____

Cont. N44° 43' E 190.85 FT; N50° 11' W 335.38 FT; N44° 36' E 575.28 FT; S50° 11' E 375.00 FT; S70°
30' E 810.54 FT; N22° 30' W 206.00 FT; N74° 02' E 800.38 FT; S60° 28' E 1774.44 FT;
S88° 44' W 1324.60 FT to B&N


***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: Ross Roman

Signature: 

Date: 8/6/2025

Name of Property Owner or Authorized Agent: Scott Messenger

Signature: 

Date: 8/7/2025

Title or authority, if not the property owner: _____

Date: _____

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

Genesee Heating & Air Conditioning LLC Business Narrative 3/26/2025

Genesee Heating & Air Conditioning is an HVAC company that provides both service and installation of heating and air conditioning to both residential and commercial customers within our community.

The plan for the property located at S53W31165 Old Village Road is to use it for both office space and storage for our heating and air conditioning company.

We plan to keep the parking lot as is and park employee vehicles on site during business hours.

We plan to remove the old free standing Century Springs Sign as well as the sign on the front of the building.

We plan to change the color of the exterior of the property to a more aesthetically pleasing color. We may also change the material of the exterior of the property.

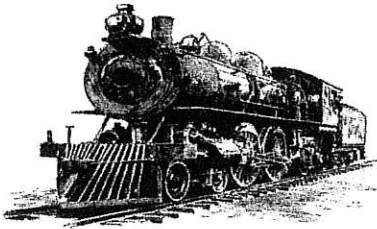
We plan to repair any outdoor lighting that currently exists and return to operating.

We plan to landscape the front of the property and add flowers/shrubs as needed.

We plan to remove the free-standing garage on the east side of the property that is dilapidated. We do not plan on rebuilding it.

We will not be selling any items directly to the public from the property. All HVAC equipment is delivered to customers' homes or businesses.

The items that will be located on the property will be furnaces, air conditioners, heat pumps, boilers, sheet metal, IAQ items etc.



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: Genesee Heating & Air Conditioning LLC
BUSINESS ADDRESS: SS3W31165 Old Village Rd Mukwonago
PLAN OF OPERATION NO.: _____ **TAX KEY NO.:** GNT 1547973
REQUEST FOR: Genesee Heating & Air Conditioning LLC

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

Genesee Heating & Air Conditioning LLC 3/26/2025
Printed Name Date
543 AS Allen Circle Suite C Wales WI 53183
Mailing Address City State Zip
262-951-0335 frontoffice@geneseehvacllc.com
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

R & J Roman Investments LLC 3/26/2025
Printed Name Date
[REDACTED] Waukesha WI 53189
Mailing Address City State Zip
[REDACTED] [REDACTED]
Phone Fax Email

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

SITE SPECIFIC QUESTIONS

1. 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.

2. 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.

3. 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? 20+

Number of loading docks on the site? 2

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

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

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

6. Is the operator changing? Yes ☒ No ☐

7. 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.

8. 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.

Removal of old Century Springs sign both on the building and the free standing one.

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

Business hours 7am - 5pm Monday - Friday 24 hour emergency service

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

Full-Time 10 Part-Time 2 Seasonal _____

11. Will there be music or other types of entertainment onsite? Yes ☐ No ☒

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

the days and hours music will be provided?

12. 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? _____

13. Is the site served by sewer or a private septic system? private holding tank

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

If yes, please provide a Sanitary Permit Number or date of PSE approval. _____

If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

14. 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.

15. Will there be any bar service? Yes ☐ No ☒

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

16. 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.).

17. Has a Building Inspection been completed? Yes ☐ No ☒

If yes, Date. _____

If no, please contact the Town Building Inspector at (262) 364-6633.

18. Has a Fire Inspection been completed? Yes ☐ No ☒ Called fire inspector Tony and was told that no inspection needed by building inspector approval of property

If yes, Date. _____

If no, please contact the Local Fire Inspector at (262) 968-3301.

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

operation? Yes ☐ No ☒ If yes, explain _____

20. Expected date of occupancy: June 6, 2025

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: Ross Roman
Signature: Ross Roman
Date: 3/26/25

Name of Property Owner or Authorized Agent: Scott Messinger
Signature: Scott Messinger
Date: 4/2/25

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

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

Genesee Heating & Air Conditioning LLC Business Narrative 3/26/2025

Genesee Heating & Air Conditioning is an HVAC company that provides both service and installation of heating and air conditioning to both residential and commercial customers within our community.

The plan for the property located at S53W31165 Old Village Road is to use it for both office space and storage for our heating and air conditioning company.

We plan to keep the parking lot as is and park employee vehicles on site during business hours.

We plan to remove the old free standing Century Springs Sign as well as the sign on the front of the building.

We plan to change the color of the exterior of the property to a more aesthetically pleasing color. We may also change the material of the exterior of the property.

We plan to repair any outdoor lighting that currently exists and return to operating.

We plan to landscape the front of the property and add flowers/shrubs as needed.

We plan to remove the free-standing garage on the east side of the property that is dilapidated. We do not plan on rebuilding it.

We will not be selling any items directly to the public from the property. All HVAC equipment is delivered to customers' homes or businesses.

The items that will be located on the property will be furnaces, air conditioners, heat pumps, boilers, sheet metal, IAQ items etc.



Legend

- ☐ Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - ☐ Lot
 - ☐ Unit
 - ☐ General Common Element
 - ☐ Outlot
- SimultaneousConveyance
 - ☐ Assessor Plat
 - ☐ CSM
 - ☐ Condominium
 - ☐ Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 200.00 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.

Notes:

Printed: 4/24/2025



Genesee Heating & Air Conditioning's Purchase of S53W31165 Old Village Road

Good evening,

My name is Ross Roman, and I am the owner of Genesee Heating & Air Conditioning, a local HVAC business with deep ties to this community. We have been proudly serving residents and businesses here for 12 years, providing top-quality heating, ventilation, and air conditioning services. As we continue to grow and expand, we have identified an opportunity to contribute even more to the community through the purchase of S53W31165 Old Village Road and are here today to discuss our vision.

We believe in being more than just a service provider — we strive to be a proactive, engaged member of the community, and this potential property acquisition is a vital step in that commitment. Through this investment, we aim to create a space that will not only allow us to grow our operations but will also benefit the community and help further the goals of local employment and community engagement.

Vision for the Property:

Our vision for S53W31165 Old Village Road is to revitalize the property and to develop it into a fully operational HVAC service and training center that will serve both our current and future employees as well as establish our footprint in the community. We plan to use this space for multiple purposes:

1. **HVAC Service and Operations Hub:** A dedicated area for providing services to both residential and commercial clients, allowing for increased efficiency in operations while maintaining the high standards we've established in the community.
2. **Training and Education Center:** We believe in supporting the professional development of our team and creating opportunities for local talent. Our goal is to establish a training and apprenticeship center at this location, where we can train new HVAC technicians, offer internships, and collaborate with local schools and workforce development organizations to provide skilled trades education. This initiative will also help create job opportunities for community members, providing them with the tools and knowledge needed to succeed in this growing industry.
3. **Sustainability and Energy Efficiency Hub:** As part of our commitment to sustainability, we plan to use the property to showcase and implement the latest energy-efficient technologies. We want to serve as a resource for the community by educating homeowners and business owners about how to lower their energy consumption and carbon footprints through modern HVAC systems.



1st Floor

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 18, 2025
MTG DATE: August 25, 2025
RE: Conditional Use Amendment – Genesee Pet Resort

BACKGROUND:

1. Petitioner/Agent: Genesee Pet Resort
2. Property Owner: Genesee Pet Resort
3. Address: S40 W28170 State Road 59
4. Location:
LOT 1 CERT SURV 5929 being part of NE1/4 SEC 24 T6N R18E
5. Tax Key Number(s): 1533.998.002
6. Area: 6.302 AC
7. Current Town Zoning: R-1 Residential District & EC Environmental Corridor
8. Public Hearing Dates: August 25, 2025

OVERVIEW:

The petitioner is requesting approval to amend an existing Conditional Use Grant for Genesee Pet Resort from the previously approved 40 animals to 80 animals. The Conditional Use was previously amended in 2015 and originally approved in 2004.

PLANNER COMMENTS:

Zoning: The applicant had not provided any information or documentation justifying the increase from 40 to 80. Staff conducted an inspection of the property on August 18, 2025 and discussed need for additional information before Plan Commission should consider the request. As of the end of day August 18, 2025 no additional information has been received.

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 tables the Conditional Use Amendment for Genesee Heating & Air Conditioning LLC for the property located at S40 W28170 State Road 59 to the September 22, 2025 Plan Commission meeting.



Staff Review

EXHIBIT:

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

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

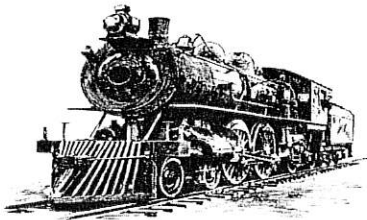
PROJECT NAME: Genesee Pet Resort (formerly Genesee Pet Suites)
PROJECT ADDRESS: 540 W28178 State Rd 59, Waukesha, WI 53189
TAX KEY NO: 1533-998-002
REQUEST FOR: Increase Occupancy from 40 to 80

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

Faith Harrington Faith Harrington 7/2/25
Printed Name Signature Date
[REDACTED] Waukesha, WI 53189
Mailing Address City State Zip
[REDACTED]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Faith Harrington Faith Harrington 7/2/25
Printed Name Signature Date
[REDACTED] Waukesha WI 53189
Mailing Address City State Zip
[REDACTED]
Phone Fax Email



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: Genesee Pet Resort
BUSINESS ADDRESS: S40 W28178 State Rd 59, Waukesha WI 53189
PLAN OF OPERATION NO.: _____ TAX KEY NO.: 1533-998-002
REQUEST FOR: Increase occupancy from 40 to 80

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

Faith Harrington 7/10/25
Printed Name Date
[REDACTED] Waukesha WI 53189
Mailing Address City State Zip
[REDACTED] [REDACTED]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Same as above
Printed Name Date
Mailing Address City State Zip
Phone Fax Email

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

SITE SPECIFIC QUESTIONS

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

1. Is any interior remodeling proposed? Yes ☐ No ☒

Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

pd
125 cu

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.

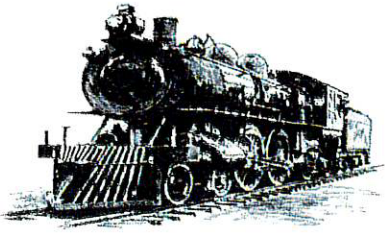
The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in 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: Faith Harrington
Signature: Faith Harrington Date: 7/10/25

Name of Property Owner or Authorized Agent: Faith Harrington
Signature: Faith Harrington Date: 7/10/25

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

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



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:

EARTH Harrington

Printed Name

7/2/2025

Date

[REDACTED]

Mailing Address

Waukesha WI

City

State

53189

Zip

[REDACTED]

Phone

Fax

[REDACTED] Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

EARTH Harrington

Printed Name

7/2/2025

Date

[REDACTED]

Mailing Address

Waukesha WI

City

State

53189

Zip

[REDACTED]

Phone

Fax

[REDACTED] Email

C/U FILE NO.: _____

TAX KEY NO.: _____

LEGAL DESCRIPTION: _____

ZONING DESIGNATION: _____

TOWN LAND USE PLAN DESIGNATION: _____

REQUEST FOR: _____

SECTION OF ORDINANCE: _____

***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: Faith Harrington
Signature: Faith Harrington
Date: 7/2/2025

Name of Property Owner or Authorized Agent: Faith Harrington
Signature: Faith Harrington
Date: 7/2/2025

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

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

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 18, 2025
MTG DATE: August 25, 2025
RE: Crossing Community Church - Sign

BACKGROUND:

1. Petitioner/Agent: Crossing Community Church
2. Property Owner: Crossing Community Church
3. Address: S42 W31230 Highway 83
4. Location:
LOT 1 CERT SURV 11491 part of SE1/4 SW1/4 OF NE1/4 SEC 21 T6N R18E
5. Tax Key Number(s): 1521.972.003
6. Area: 1.911 AC
7. Town Zoning: B-2 Local Business District
8. Waukesha County Shoreland Zoning: B-2 Local Business District

OVERVIEW:

The petitioner is requesting approval to construct an additional sign on the subject property. The sign consists of a 15' tall x 8' wide wood cross structure orientated perpendicular to the roadway. The cross is proposed within the area of the property subject to Waukesha County's Shoreland Zoning.

PLANNER COMMENTS:

Zoning: As a result of the proposed sign being in with the shoreland zoning area Waukesha County will have final review and approval, but Town consideration is also applicable. The proposed cross is consistent with the requirements of chapter 478 of the Town of Genesee Code.

STAFF RECOMMENDATION:

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

The Town of Genesee Plan Commission **Approves** the construction of a new sign (wood cross) for the property located at S42 S31230 Highway 83, (1521.972.003) subject to the following conditions:

1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on August 25, 2025. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission.
2. Final approval subject to full approval by Waukesha County.
3. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
4. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
5. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
6. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.
7. 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.
8. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

EXHIBIT:

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



- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

0 81.94 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.

Notes:

Printed: 8/18/2025



WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION

515 W. Moreland Blvd. Room AC230

Waukesha, WI 53188

(262) 548-7790

Email pod@waukeshacounty.gov

Website www.waukeshacounty.gov/planningandzoning

RECEIVED

JUN 03 2025

DEPT OF PARKS & LAND USE

Site Plan and Plan of Operation Application Form

Fee Pd. \$ _____ ATF Y/N: _____ Receipt No.: _____ Staff initials receiving appl: _____

SPPO File No. _____ Permit No. _____

(Area above to be completed by the Planning and Zoning Staff)

Please complete this fillable form and attach the following:

- Site Plan (an overlay on a plat of survey is preferred)
- Additional plans and information as detailed on the *Submittal Form*
- The *Checklist* may also be consulted for additional detail.
- All items shall be *electronically submitted* to pod@waukeshacounty.gov, and upon review of the information, additional items may be required.
- Plans must be *to scale*.
- Complete all application form requirements to expedite the approval process.
- Future revisions to the approved Site Plan/Plan of Operation will require new permits/approvals.

1. Name of Business Operation: Crossing Community Church

Address of Operation, incl. unit no(s):

542W31230 Hwy 83 P.O. Box 23

Genesee Depot, WI 53127

Business Phone No.: 262 968 1981

2. Tax Key No(s). GNT 1521 912 003

3. Property Owner Name: Crossing Community Church

Owner Mailing Address:

same as above

Owner Phone No.: 262 968 1981 or cell 262 424 3323

Owner Email Address: [REDACTED]

4. Name of Business Operator: Larry Borchert - Elder

Address where information should be sent, if different from the Business Address listed in No. 1 above: _____

Business Operator Phone No: 262 424 3323

Business Operator Email: [REDACTED]

receipt #
731-25
7500
Paul
Cush

5. **Request for (check all that apply and then refer to the Submittal Form and Checklist for additional requirements/detail):**

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> New Building/Addition/Remodel | <input type="checkbox"/> New Owner/Operator |
| <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> Commercial Boarding | <input type="checkbox"/> Piers/Docks/Moorings | <input type="checkbox"/> Food and Bar Service |
| <input type="checkbox"/> Expansion in/Change in Use | <input type="checkbox"/> Storage (int/ext) | <input type="checkbox"/> Special Events (int/ext) |
| <input type="checkbox"/> Other (specify) _____ | | |

In the T/Oconomowoc only, for new businesses/Major Modifications (new additions, complete remodels, etc.), the PZD will forward the application to the T/Ocon but you must apply separately with the Town. Minor Modifications (signage, minor remodeling, etc.) are a PZD Staff review and we will notify the T/Ocon Planner of our decision.

Describe in detail the specific existing and proposed use(s) on the property:

Be sure to include any temporary, accessory, outdoor uses, etc. *List the square footage of all uses. Provide a separate list of all items sold or produced on the property.* You may attach additional documents.

Existing use(s): Church, House of worship

Proposed use(s): same but to include exterior cross.

6. **How many employees, including yourself, will be working at this location:**

No. Full Time 1 No. Part Time 2 No. Seasonal (specify when) N/A

Is this a change from the current approved no. of employees? Yes ☐ No ☒

7. **Proposed days and specific hours of operation:** Tues - Friday 7:30-1:30

Is this a change from the current approved days/hours of operation? Yes ☐ No ☒ Sun 7:30-12

8. **Are any changes to the site proposed?** Yes ☐ No ☒

If yes, delineate any and all changes on the Site Plan submitted.

9. **Is any interior remodeling proposed?** Yes ☐ No ☒

If yes, delineate any changes on the Interior Floor Plan submitted. A separate permit and/or State Approved Building Plans (submit electronically) may be required.

10. **No. of parking spaces existing on the site?** 78 **No. of accessible spaces?** 4

Number of anticipated maximum parking spaces needed for the operation (include employees, customers, vehicles, tenants, required accessible spaces, etc.)? —

Number of loading docks? — **No. of required spaces (staff enters, *see p. 5)?** —

Provide a Site Plan/Parking Plan. Also describe the *specific* types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc. - you may attach additional documents).

Are any changes to the parking or loading on the site proposed?

Yes ☐ No ☒ If yes, delineate any changes on the Site Plan submitted.

11. **Will there be outdoor storage on the site?** Yes ☐ No ☒

If yes, delineate on the Site Plan submitted and list what *specific* types of items will be stored outdoors on the site (number, sizes, etc. - you may attach additional documents).

12. **Are any changes to the lighting on the site proposed?** Yes ☐ No ☒

If yes, delineate any changes on the Site Plan/Lighting Plan submitted *and* submit elevation renderings/catalog cut sheets.

13. **Are any changes to the landscaping on the site proposed?** Yes ☐ No ☒

If yes, delineate any changes on the Site Plan/Landscaping Plan submitted.

14. **Are any special events proposed with this use?** Yes ☐ No ☒

Special events include, but are not limited to, holiday events, special music events, fundraisers, pub crawls, rally's, etc. Please also include if your operation will be hosting sports leagues (volleyball, horseshoes, bags, bocce ball, etc.). If yes to any of the above or other, *describe* the types of events, days/hours of each event, number of persons, additional parking accommodations, sanitary facilities, music, signage, security, food and alcohol served, fencing, etc., and *delineate* the locations of the events on the Site Plan/Interior Floor Plan submitted. You may attach additional documents.

15. **Will there be music or other types of entertainment on site?** Yes ☐ No ☒

If yes, type(s): live ☐ amplified ☐ recorded ☐ jukebox ☐ other ☐ (describe other)

indoors ☐ outdoors ☐ both ☐ **List the days and hours music will be provided:**

16. **How many arcade/video/gaming machines does your operation have?** 0

17. **Existing signage (check all that apply, show on Site Plan and describe in detail below):**

☒ wall ☒ free standing ☐ ground ☐ mobile ☐ projecting ☐ window ☐ banner
☒ electronic message (not allowed in the DOD) ☐ flag ☐ sandwich board ☐ other (describe other)

Describe if the *existing* signs above are illuminated or not, single or double sided, and list the number, size and height of *all existing* signs. You may attach additional documents.

Are any changes to the existing signage on the site proposed? Yes ☐ No ☒

If yes, delineate any changes on the Site Plan/Signage Plan submitted *and* submit scaled renderings.

Proposed signage (check all that apply and describe in detail below):

☐ wall ☐ free standing ☐ ground ☐ mobile ☐ projecting ☐ window ☐ banner
☐ electronic message (not allowed in the DOD) ☒ flag ☐ sandwich board ☐ other (describe other)

also known as cross

Describe if the *proposed* signs are illuminated (provide cut sheets) or not, single/double sided, and list the number, size and height of *all proposed* signs. You may attach additional documents.

18. How will the dumpsters/waste containers be screened from public view?

Delineate on the Site Plan/Waste Disposal Plan submitted.

Gated Enclosure ☐ **Fencing** ☐ **Vegetation** ☐ **Other** ☒ None

19. Site served by: ☐ sewer ☒ **septic system—type:** Conv ☐ HT ☐ Mound ☐

Has a Sanitary Permit/PSE been obtained for this project? Yes ☐ No ☒ NA ☐

If yes, provide a Sanitary Permit number or date of PSE approval _____

If no, contact the County EHD at (262) 896-8300, or visit Room AC260.

If NA per EHD, check box ☐ and provide SOD name and date _____

20. Will there be food service? Yes ☐ No ☒

If yes, provide an *interior and exterior seating plan* on the Interior Floor Plan and/or Site Plan and contact the County EHD at (262) 896-8300 or at sod@waukeshacounty.gov for a *Restaurant License*. Provide a *copy of the menu* if this is a new business or if the current menu is changing.

21. Will there be bar service? Yes ☐ No ☒

If yes, provide an *interior and exterior bar seating plan* on the Interior Floor Plan/Site Plan and contact the Town Hall for a *Liquor License*.

22. Has a building inspection been completed for this current proposal?

Yes ☐ No ☒ If no, please contact the Town Building Inspector for a building inspection.

23. Has a fire inspection been completed for this current proposal?

Yes ☐ No ☒

If no, please contact the Fire Inspector for your area for a fire inspection, if he/she requires one.

Note: Western Lakes Fire Dept. requires an inspection *prior to any* SPPO approval.

24. Have you contacted the Town for approval of your project? Yes ☒ No ☐

Note: not applicable in the Town of Oconomowoc for Minor Modifications.

Anticipated Town meeting date TBD Upon approval by the Town, please have the Town forward their decision to the County Planning and Zoning Division (pod@waukeshacounty.gov) so we can move forward with our review process (*not applicable in the T/Oconomowoc for Minor Modifications*).

NOTES/ADDITIONAL INFORMATION:

The undersigned owner hereby certifies that *all* of the above information and attachments (Site Plan/Plat of Survey, Building Plans, Interior Floor Plans, and supplemental plans and 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 on this application form. The use of the property shall be carried out *as approved/conditioned in the permit*, and *all* applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use as approved/conditioned. *If any changes are made from this approval/permit, a revised approval/permit is required.* Failure to comply with the approval as permitted will result in *revocation and/or other penalties.* By signing this form, the owner or his/her authorized agent is giving their *consent* for the Department of Parks and Land Use to inspect the site even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as your *acceptance* of the wetland statement included on your Property Owner letter issued with your permit, as applicable. *Both the owner/authorized agent and operator must sign this application or the applicable authorized agent form.*

Name of Property Owner or Authorized Agent: Larry Borchert - Elder

Signature: Larry Borchert

Title or authority if not the property owner: Elder

Date: 6/2/25

Name of Business Operator: Nicole Streit - office mgr

Signature: Nicole Streit

Date: 05/14/2025

Area below to be completed by the Planning and Zoning Staff

Only upon compliance with any required conditions by the owner, the Zoning Administrator, or his/her designee, will approve/conditionally approve and sign below stating the Site Plan/Plan of Operation complies with Zoning Ordinance(s)/CDPs. The Assigned Planner will then issue a Use Permit referencing compliance with the conditions of approval as listed in the Staff Report and with the approved plans/exhibits.

Zoning District(s): _____ SPO ☐ ZC ☐

CU File No./series, if applicable _____

Lot Size: Width _____ Depth _____ Area _____

*Parking spreadsheet updated, if applicable. Yes ☐ NA ☐

Most recent SPPO file no. approved _____

Reviewed by (Assigned Planner initials): _____ Date: _____

Area below to be completed by the Zoning Administrator

Does the use comply with *all* of the zoning ordinance regulations *and* the Town and County CDPs?
Yes ☐ No ☐

Zoning Administrator: Approved ☐ Conditionally Approved ☐ Denied ☐

Signature: _____ Date: _____

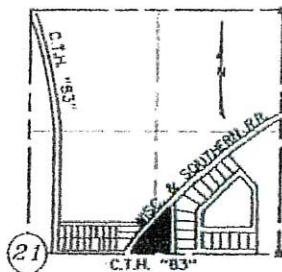
(262) 542-8200

DEPT PARKS & LAND USE

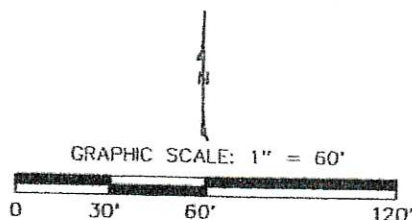
CURRENT - FROM COUNTY

**APPROVED
SIGNAGE
PLAN**

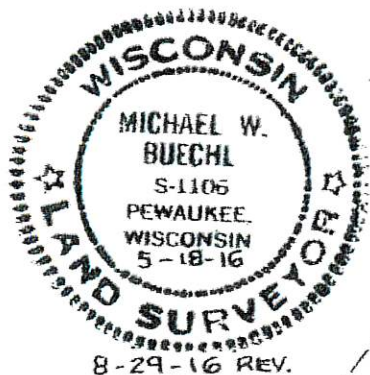
A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN



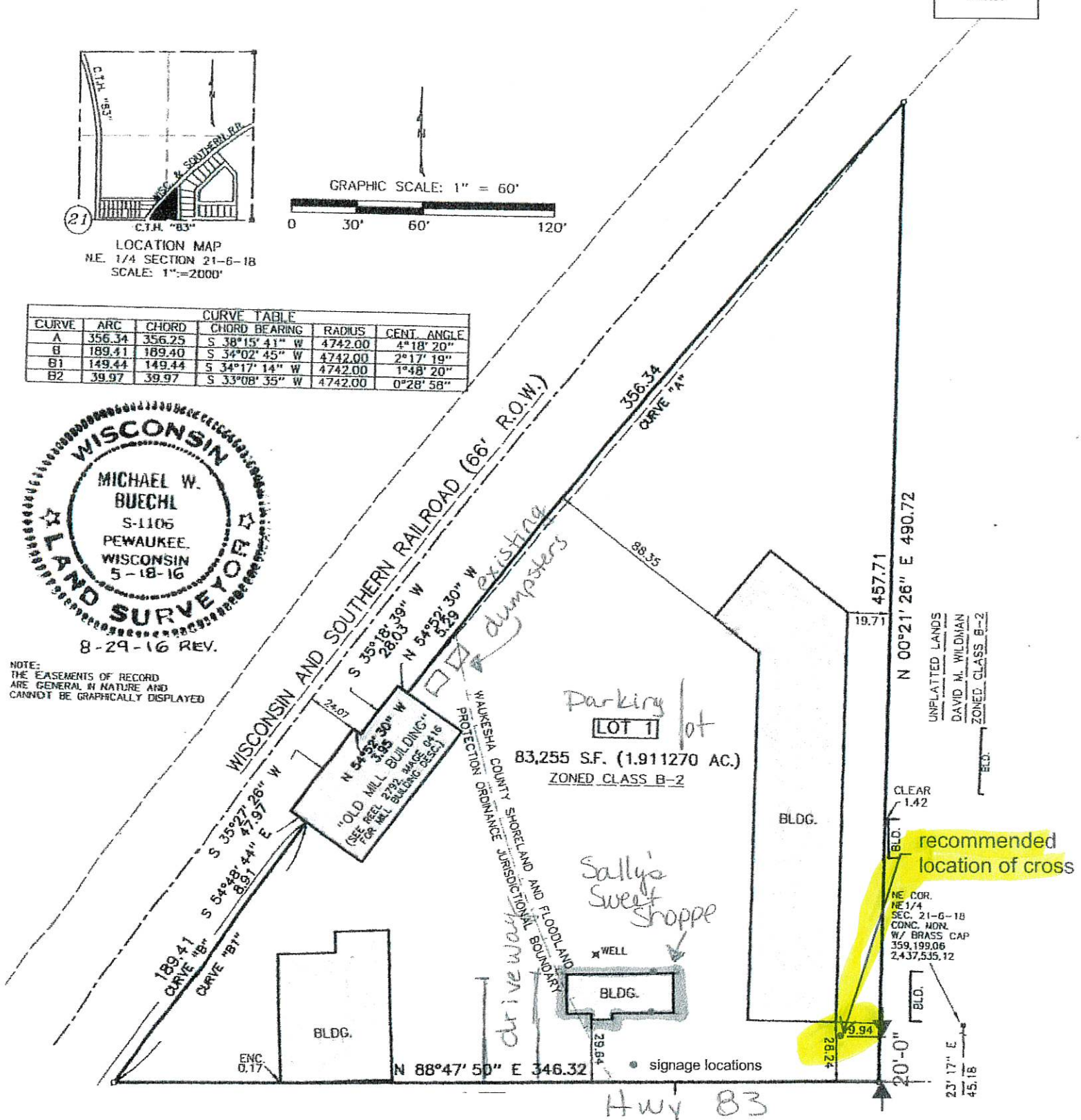
LOCATION MAP
N.E. 1/4 SECTION 21-6-18
SCALE: 1"=2000'



CURVE TABLE					
CURVE	ARC	CHORD	CHORD BEARING	RADIUS	CENT. ANGLE
A	356.34	356.25	S 38°15' 41" W	4742.00	4°18' 20"
B	189.41	189.40	S 34°02' 45" W	4742.00	2°17' 19"
B1	149.44	149.44	S 34°17' 14" W	4742.00	1°48' 20"
B2	39.97	39.97	S 33°08' 35" W	4742.00	0°28' 58"



NOTE:-
THE EASEMENTS OF RECORD
ARE GENERAL IN NATURE AND
CANNOT BE GRAPHICALLY DISPLAYED

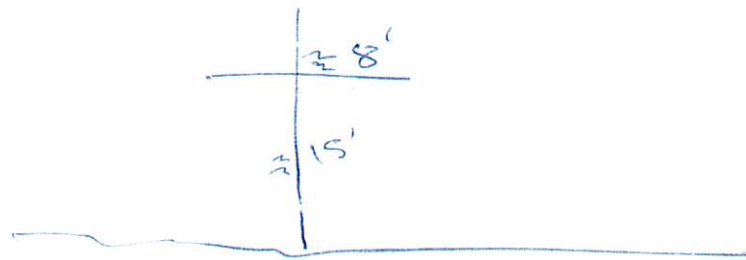




- ROAD OFFSET FROM CURB - 26' → 30'
- CROSS - 15' X 8' ABOVE GROUND
- CROSS PERPEDDICULAR TO ROAD

CROSS

8" x 8" Beams



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 18, 2025
MTG DATE: August 25, 2025
RE: Accessory Structure in excess of 1,600 sq. ft.

BACKGROUND:

1. Petitioner/Agent: Canfield Buildings
2. Property Owner: David and Laura Tuttle – Tuttle Revocable Living Trust
3. Address: W300 S5693 State Road 83
4. Location:
LOT 1 CSM part of PT NE1/4 SEC 34 T6N R18E
5. Tax Key Number(s): 1573.998.007
6. Area: 10.95 AC
7. Town Zoning: A-2, Rural Home District & EC Environmental Corridor Overlay & Wetland Overlay

OVERVIEW:

The petitioner is requesting approval to construct a 50'x110' detached structure resulting in a 5,500 sq. ft. detached structure.

PLANNER COMMENTS:

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

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

The applicant is requesting the 5,500 sq. ft. for use as a residential private riding area for personal use only. The proposed structure would be located behind the existing 36'x56' detached structure. The proposed building would fit between that existing structure and the floodplain that existing on site. The proposed location should minimize any effect on adjoining properties.

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 **Approves** the construction of a 50'x110' addition to an existing detached structure addition for the property located at W300 S5693 State Road 83, (1573.998.007) subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission during its August 25, 2025 meeting.
2. Prior to issuance of zoning and building permits the applicant shall record a deed restriction limiting the use of the accessory structure to personal residential use only.

EXHIBIT:

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



0 216.59 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
543 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1573998007

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Canfield Buildings

Printed Name

S66W27890 River Rd Waukesha WI 53189

Mailing Address

262-544-9230 City 262-549-4066 State office@canfieldbuildings.com Zip

Phone

Fax

Email

PROPERTY ADDRESS:

W300S5693 State Rd 83, Mukwonago, WI 53149

LEGAL DESCRIPTION:

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

50' x 110' x 15' Riding Arena

Property owner: David Neil Tuttle & Laura J Trnovec Tuttle, Revocable Living Trust

Printed Name

W300S5693 State Rd 83 Mukwonago WI 53149

Mailing Address

City State Zip

Phone

Fax

Email

EXISTING STRUCTURE(S)

Principal Structure:

Width 33 Depth 71 Height 30

1 Story _____ 2 Story X Split Level _____

No. of Bedrooms 3 No. of Bathrooms 2 1/2

Floor Area: 1st Floor 2350 2nd Floor 1600

Garage 1665 Basement _____

Accessory Structure(s):

List type of structure(s) and size: 36' x 56'

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____

1 Story _____ 2 Story _____ Split Level _____

No. of Bedrooms _____ No. of Bathrooms _____

Floor Area: 1st Floor _____ 2nd Floor _____

Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: 50 x 110

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

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

5500

Size of Lot: Average Width 640'

Average Depth 748.075

Total Square Footage 478,768-

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

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

* Signature of Owner Laura J Trnovec Tuttle Date 07/29/25
Signature of Agent Bill Campbell Date 29 Jul 2025
Application (approved) (denied) by Zoning Administrator _____ Date _____
Conditions for approval or reasons for denial _____

Town Use Only
Fee Paid _____ Receipt No. _____ PSE Approved _____ SOA No. _____ PO No. _____
ZP No. _____ CU No. _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

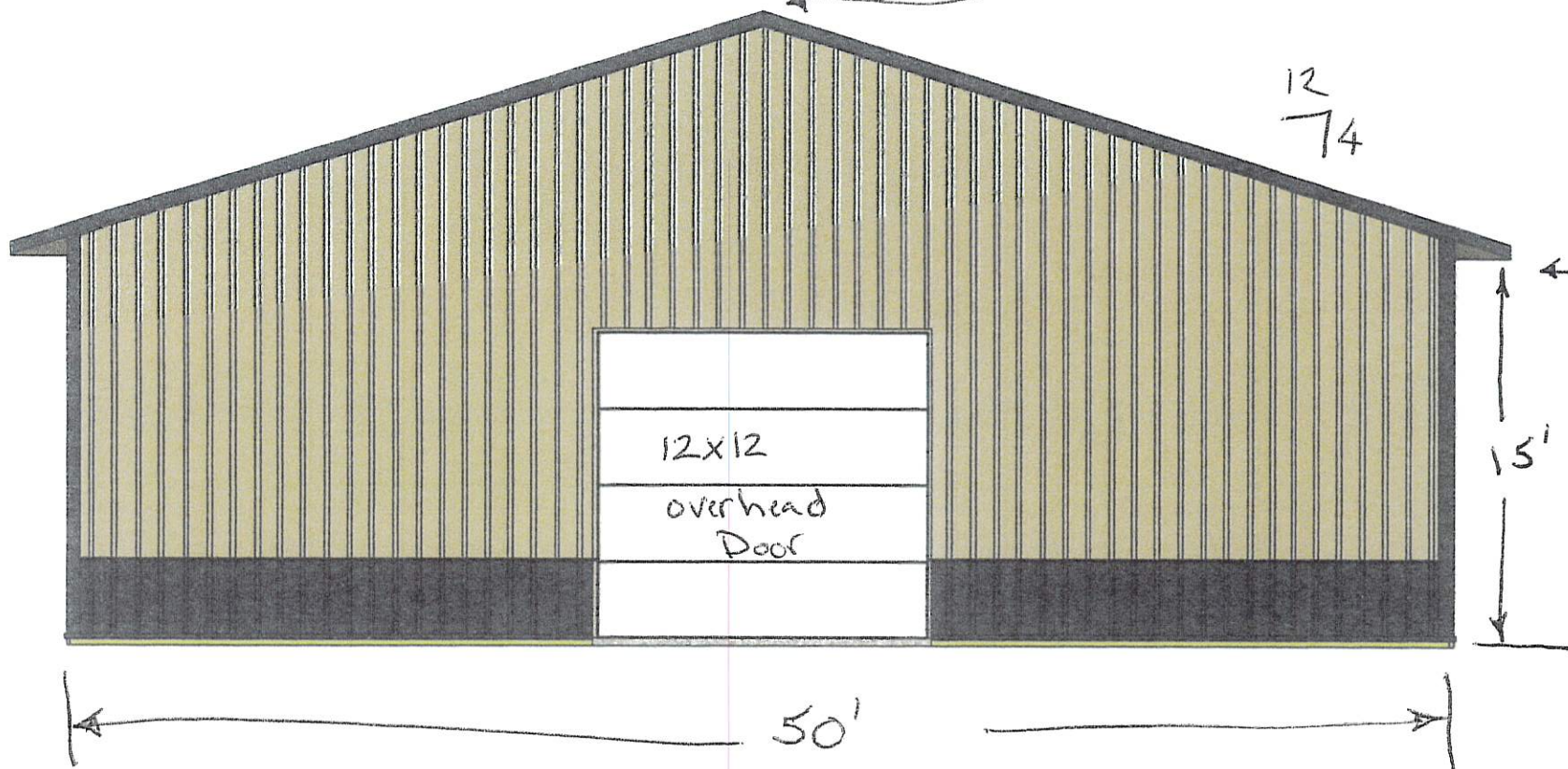


WEST SIDE-GABLE SIDE 2 ELEVATION

24'-6"
Peak
Height

Construction
Maestro
Estimating Software
Pricing, Quotes & Specs

12
74



24" OH

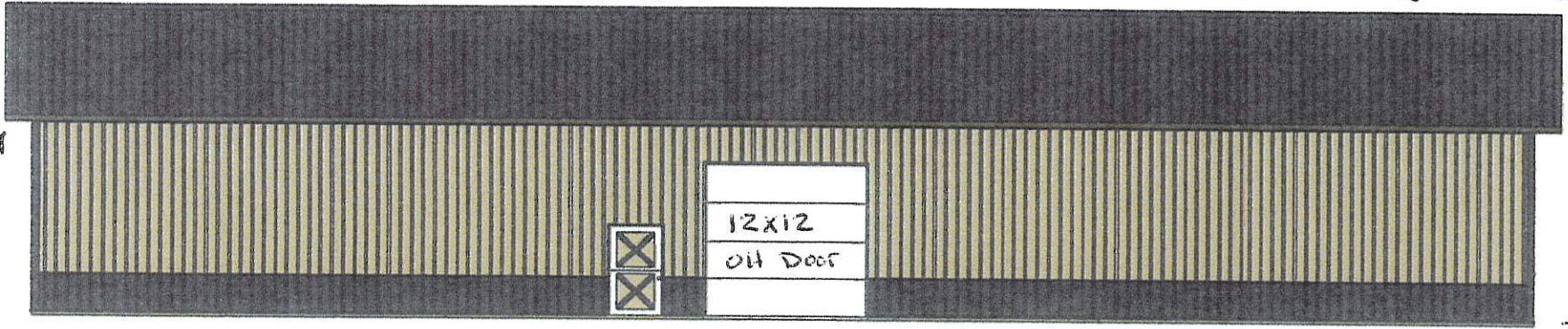


NORTH SIDE-EAVE SIDE 2 ELEVATION

24'-6" Peak Height



24"
OH



↑
15'
↓

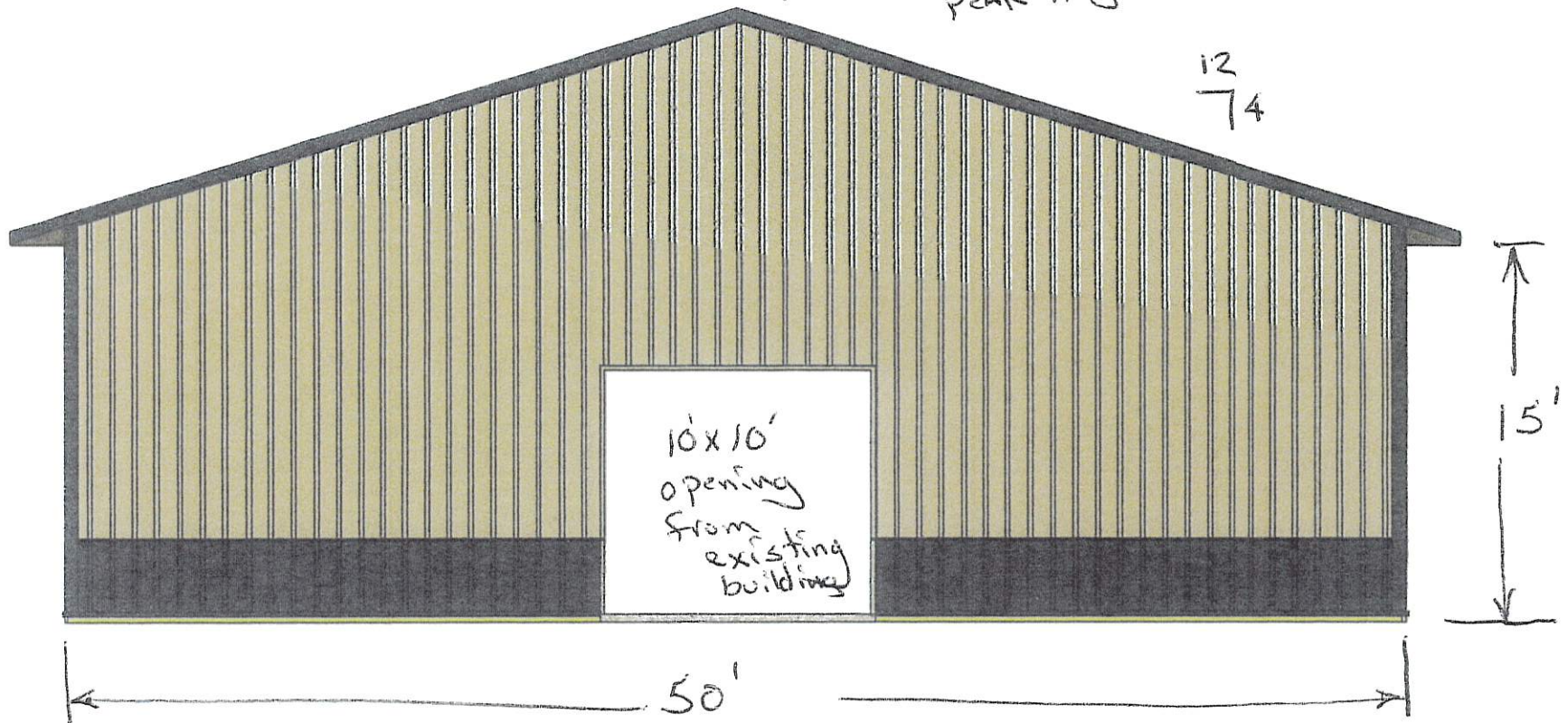
110'



EAST SIDE-GABLE SIDE 1 ELEVATION,

← 24'-6" peak height

Construction
Maestro
Estimating Software
P.O. Box 100, Georgia & South

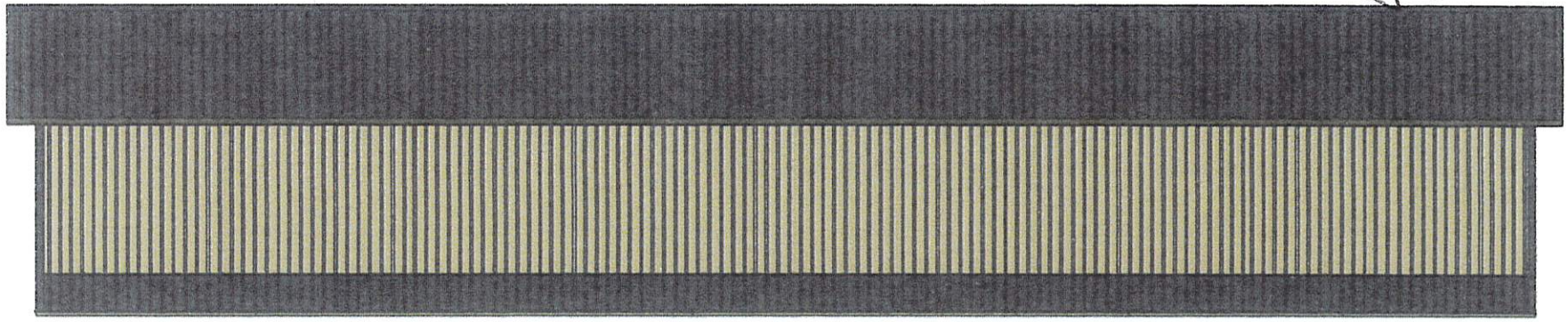




SOUTH SIDE-EAVE SIDE 1 ELEVATION

24'-6" Peak Height

Maestro



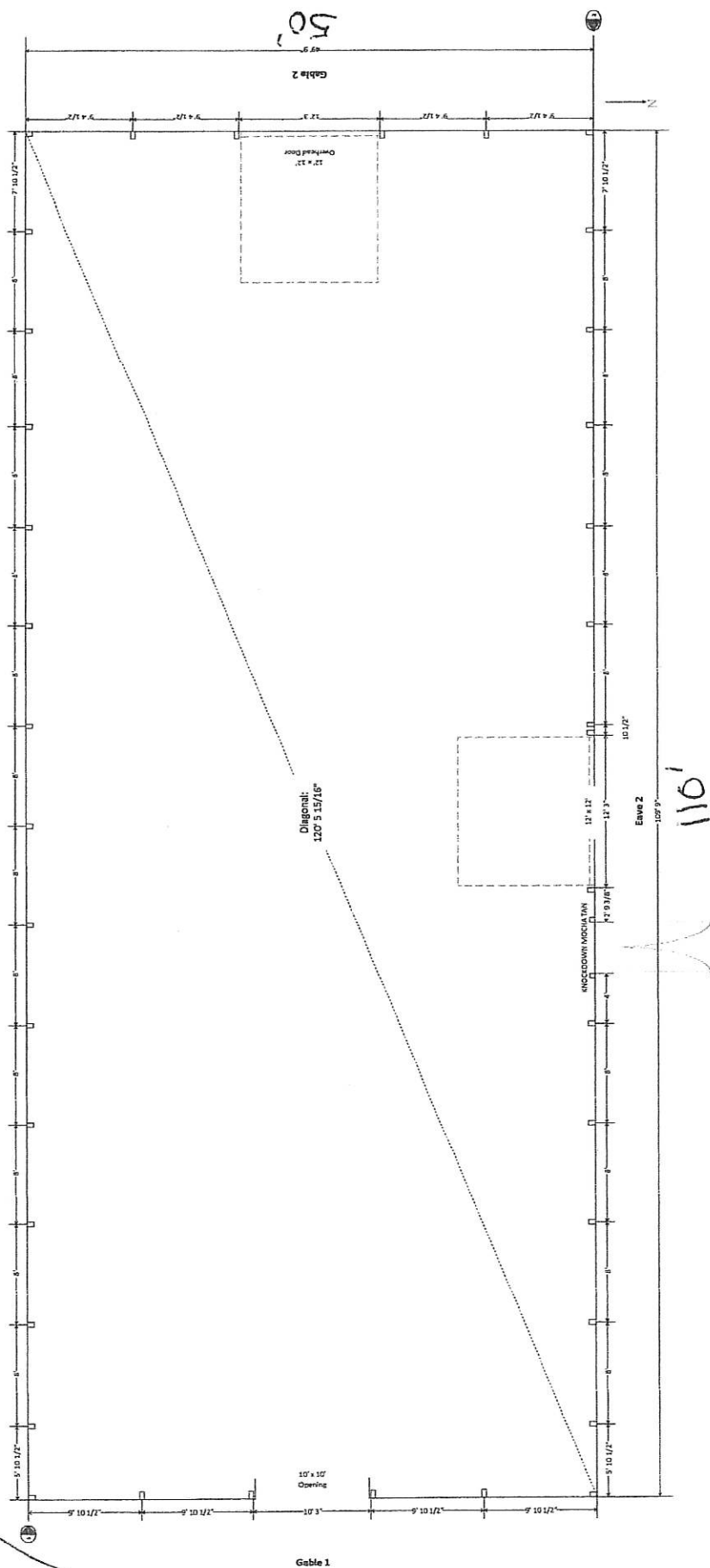
24" overha

110'



POLE LAYOUT
Personal Use, 5500 sq. ft.
Eave 1

Concetta Vitiello
Maestro
Dance & Movement
Therapist, Integrative & Holistic



Tc #12

"Laura Neal Tuttle 120
Estimate Number: 491



GABLE1 CROSS SECTION

ROOF LAYER 1: BROWN PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

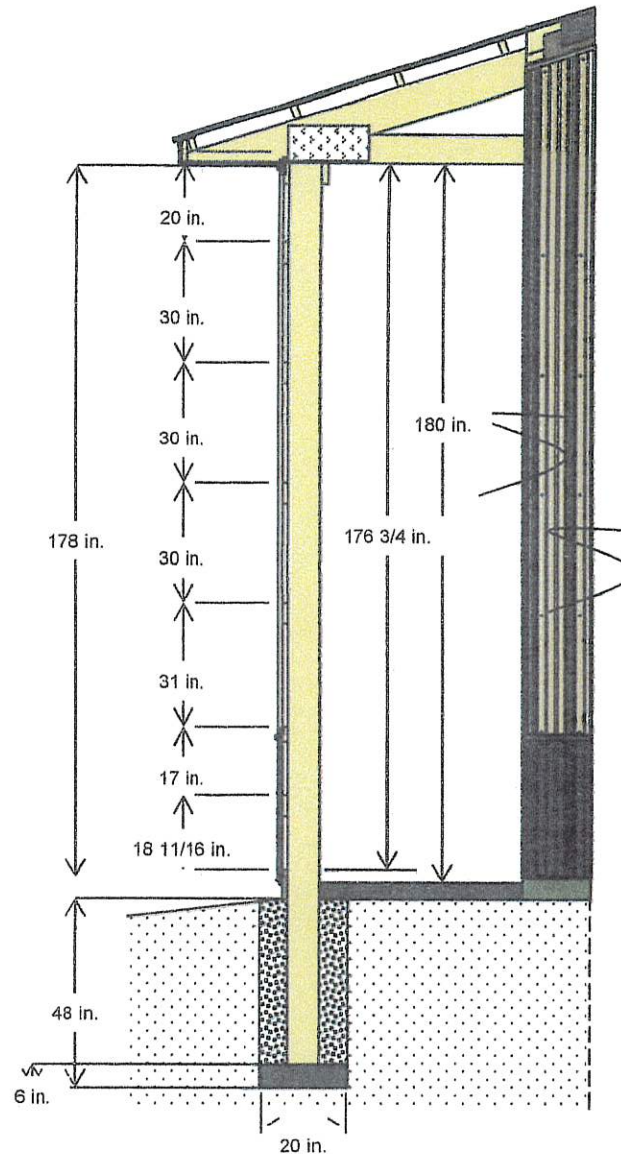
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED
UPRIGHT ON EDGE
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING: AMERIMAX BROWN 6 IN X 12 FT
ALUMINUM FACIA
UNDEREAVE: BROWN SOLID ALUMINUM SOFFIT 12 IN X
16 FT 0 IN

CORNER POSTS: TIMBER TECHNOLOGIES 3 PLY 4.5 X
7.25
INTERMEDIATE POSTS: TIMBER TECHNOLOGIES 3 PLY
4.5 X 7.25 SPACING 8 FT O.C.
EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 6
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: TAN PANEL-LOC PLUS - CENTRAL
GUARD STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 2 IN. BELOW THE TOP OF SKIRT
BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT
BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 0-10-0 OR 10 IN.)
TRUSS SPACING: 110 IN. O.C.
TRUSS LOADING INFORMATION: TCLL/TCDL/BCLL/BCDL
47-7-0-10
TOTAL TRUSS LOADING = 64 P.S.F.
BRACE PER TRUSS MANUFACTURER'S
RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 in.
BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 20 IN. HOLE WITH SAND/GRAVEL FILL &
COMPACT
PIER FOOTING: PRECAST 5000 P.S.I. 20 IN. X WIDE 6
IN. THICK CONCRETE PAD



31 July 2025

Narrative for Zoning & Planning Commission Town of Genessee, WI

Dear Mark Lyons and Town of Genessee Planning Commision,

Laura & Neil Tuttle located @ W300 S6593 State Rd 83, Mukwonago, WI 53149 respectfully request to build a 50' x 110' x 15' accessory building to be attached to existing accessory building. Existing accessory building size is 36' x 56' x 12'

Owner will use the new structure for riding her horse. It is a hobby she enjoys. Currently her horse is boarded offsite. She wants to be able to ride indoors during bad weather and not have to travel somewhere else to do so.

The proposed size fits within the Genessee zoning regulations. We understand that accessory buildings over 1600 sq ft require Planning Commision approval. The size of the Tuttle lot is 10.9155 acres x 43,560 sq ft per acre = 475,479 Sq Ft. 2% of property is allowed to be used for an accessory building . This allows for 9,510 sq ft. on the Tuttle property.

Existing accessory building is 2016 sq ft.

Existing Attached Garage is 1665 sq ft

Proposed Building is 5500 sq ft

Total Accessory building plus garage will be 9181 sq ft which is 329 sq ft under the allowable.

We also request to have a peak height of 24' – 6". The ceiling height of building is 15'. This is needed for safe riding & training of a horse.

Closest property line to the proposed building is 100' away. This will meet the requirement for the allowable 28' peak height exception.

Proposed Building meets the setback requirement of the lot lines and wetland area.

-Continued next page-



Building is located on property in such a way that it is not visible from the street. It is screened from neighboring properties by trees and vegetation.

Thank you for your consideration, Bill Canfield

**N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklusurveying.com**

15' offset
869.86

870.5

871.4

15' offset
872.08

669.8

Proposed House

Garage

870.8

871.9

872.0

873.2

873.8

Detail Scale 1" = 50'

Thomas M. Bernklau, PLS - 2147

PN 3920-18

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 18, 2025
MTG DATE: August 25, 2025
RE: Accessory Structure in excess of 1,600 sq. ft.

BACKGROUND:

1. Petitioner/Agent: Todd Grafenauer
2. Property Owner: Todd Grafenauer
3. Address: W315 S3300 Harvest View Drive
4. Location:
LOT 1 CERT SURV 10126 part NE1/4 & NW1/4 SEC 16 T6N R18E
5. Tax Key Number(s): 1501.993.005
6. Area: 3.459 AC
7. Town Zoning: A-2, Rural Home District & EC Environmental Corridor

OVERVIEW:

The petitioner is requesting approval to construct a 38'x75' detached structure. The applicant was previously approved for allowing the number of accessory structures to exceed the typically allowed two.

PLANNER COMMENTS:

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

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

The applicant is requesting the 2,850 sq. ft. residential structure. The structure should not have an negative impact on the surrounding area as long as residential use only is ahead to. In order to ensure the large structure does not have an impact on the adjacent properties, the applicant will be required to complete a deed restriction limiting the use of the strucutre to residential use only. Requiring the deed restriction is consistent with similar situtation approved by the Town Plan Commission.

STAFF RECOMMENDATION:

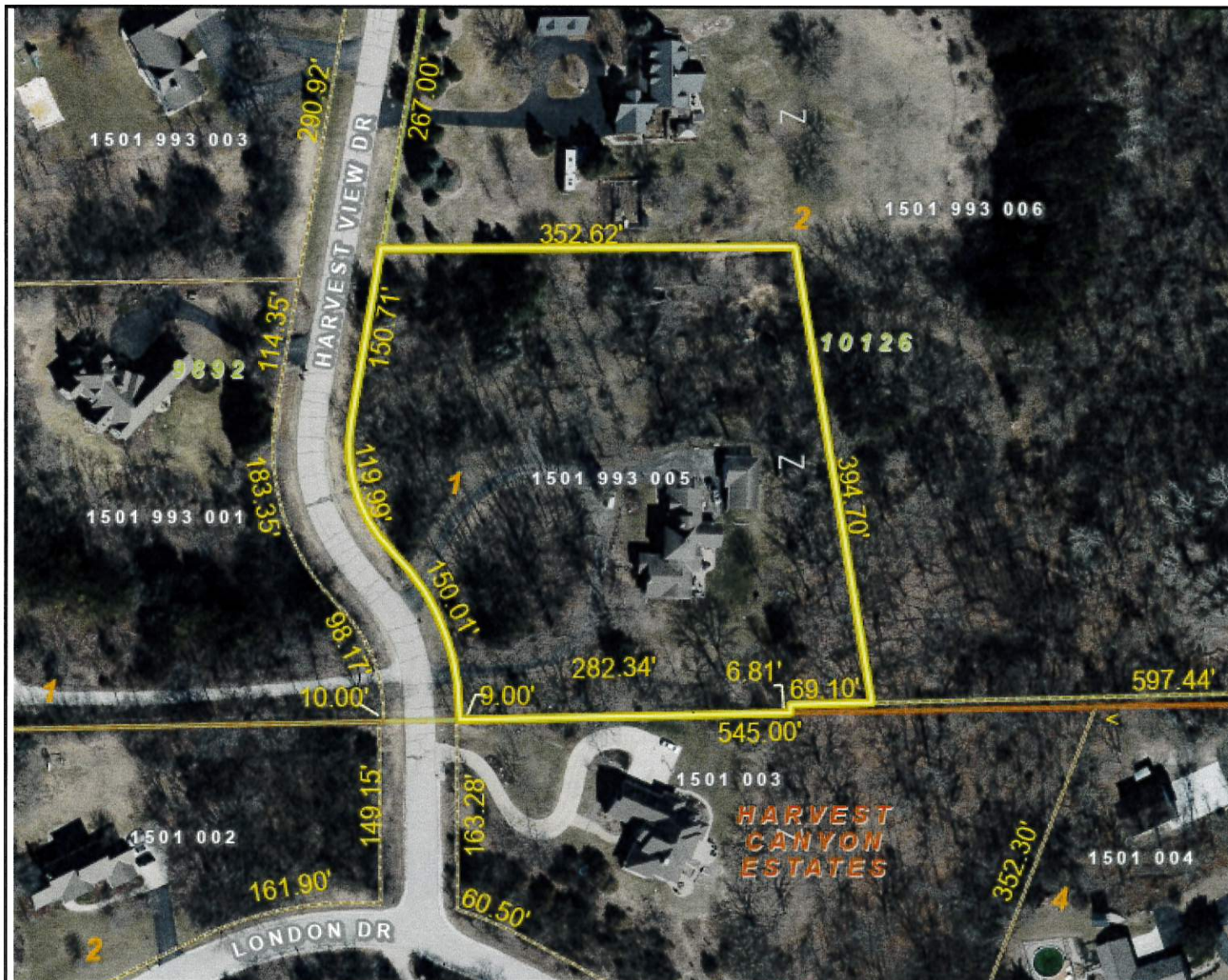
Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission Approves the construction of a 38'x75' detached structure addition for the property located at W315 S3300, (1501.993.005) subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission during its August 25, 2025 meeting.
2. Prior to issuance of zoning and building permits the applicant shall record a deed restriction limiting the use of the accessory structure to personal residential use only.

EXHIBIT:

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



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

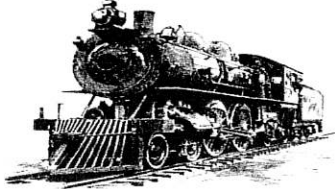
0 133.15 Feet

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Notes:

Printed: 8/18/2025





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 1501993005

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Everlast Structures
 Printed Name
 2970 N Brookfield Rd, Suite 202 Brookfield WI 53045
 Mailing Address City State Zip
 262-309-5889
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Todd Grafenauer
 Printed Name
 W315S3300 Harvest View Dr Waukesha WI 53189
 Mailing Address City State Zip
 262-887-8115
 Phone Fax Email

PROPERTY ADDRESS: W315S3300 Harvest View Dr, Waukesha, WI 53189

LEGAL DESCRIPTION:

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:
38'x75'x14' Post Frame Accessory Structure

EXISTING STRUCTURE(S)

Principal Structure:

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

Accessory Structure(s):

List type of structure(s) and size: _____

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

Size of Lot: Average Width _____

Average Depth _____

Total Square Footage 5.1 Acres

PROPOSED STRUCTURE(S)

Principal Structure:

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

Accessory Structure(s):

List type of structure(s) and size: 38'x75'x14' Post Frame Structure

Total sq. ft. s (don't include basement) 2850

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

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

Signed by:

Signature of Owner

Todd Grafenauer

Date 8/4/2025

Signature of Agent

D8EFAA671CB04C2...

Date 08/05/2025

Application (approved) (denied) by Zoning Administrator

Date

Conditions for approval or reasons for denial

Town Use Only

Fee Paid

100

Receipt No.

970008

PSE Approved

BOA No.

PO No.

ZP No.

CU No

File Copy

BI Copy

Assessor Copy

Owner Copy

Agent Copy

Waukesha County
*Department of Parks and
Land Use*



August 12, 2025

Todd Grafenauer
W315S3300 Harvest View Dr.
Waukesha, WI 53189

Re: Preliminary Site Evaluation
Pole Building
W315S3300 Harvest View Dr.
Town of Genesee

Dear Todd Grafenauer:

On August 8, 2025, a preliminary site evaluation was conducted on the above referenced premise. The purpose for this evaluation was to determine the operating condition of your private sewage system, the approximate location of this system and whether the improvement to your property could have a detrimental effect on the continued operation of your existing system.

Based on the site evaluation, it is this Department's Position that the proposed improvement on your property would not have an adverse effect on the operation of your private sewage system, therefore, this Department would not object to the improvement as requested. A building permit from the local building inspector is required prior to construction of the above referenced improvement.

The following comments are being made to you regarding the evaluation of your private sewage system.

This premise is served by a conventional private sewage system. Our records show the private sewage system was installed on April 27, 2002, by Mike McBride, plumber number 225034, and consists of two 750 gallon septic tanks and two 6 ft. by 72 ft. seepage areas.

In addition a sewage filter is located inside your septic tank. Filters are designed to remove suspended matter which would otherwise exit the septic tank and enter the soil absorption system causing clogging to occur. Compared to routine tank pumping, filter maintenance may be necessary at more frequent intervals to prevent clogging. Filter maintenance is usually done by a sewage hauler or homeowner.

Pg. 2
Grafenauer
August 12, 2025

This private sewage system was for a residence having no more than 4 bedrooms.

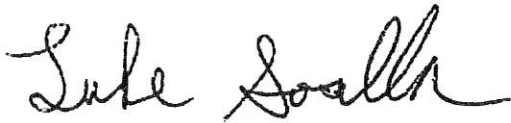
At the time of our visit there was no evidence of sewage accumulating on the surface of the ground. The private sewage system showed no visible evidence of failure or malfunction. At this time there is no known method to accurately predict how long a private sewage system will last.

The tank manhole terminated above grade. It is our Department's recommendation that the cover be provided with an effective locking device for safety reasons. This is a requirement for all tanks installed as of June 21, 1980.

These observations are for information only and in no way guarantees the future operation of the private sewage system.

If you have any questions concerning this letter, please feel free to call our Department at (262)-896-8300.

Sincerely,

A handwritten signature in black ink, appearing to read "Luke Sosalla". The signature is fluid and cursive, with the first name "Luke" and last name "Sosalla" clearly distinguishable.

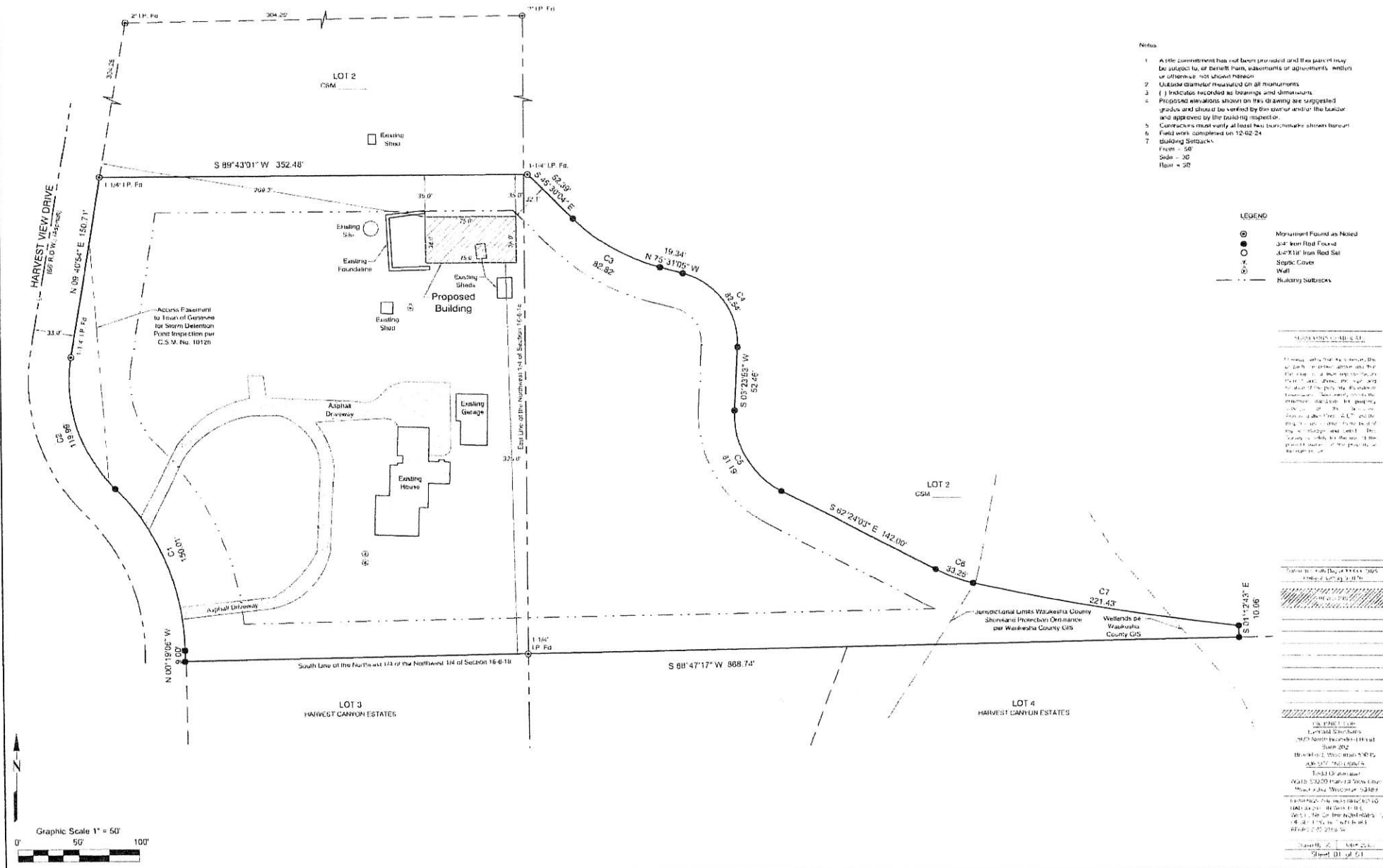
Luke Sosalla
Environmental Health Sanitarian

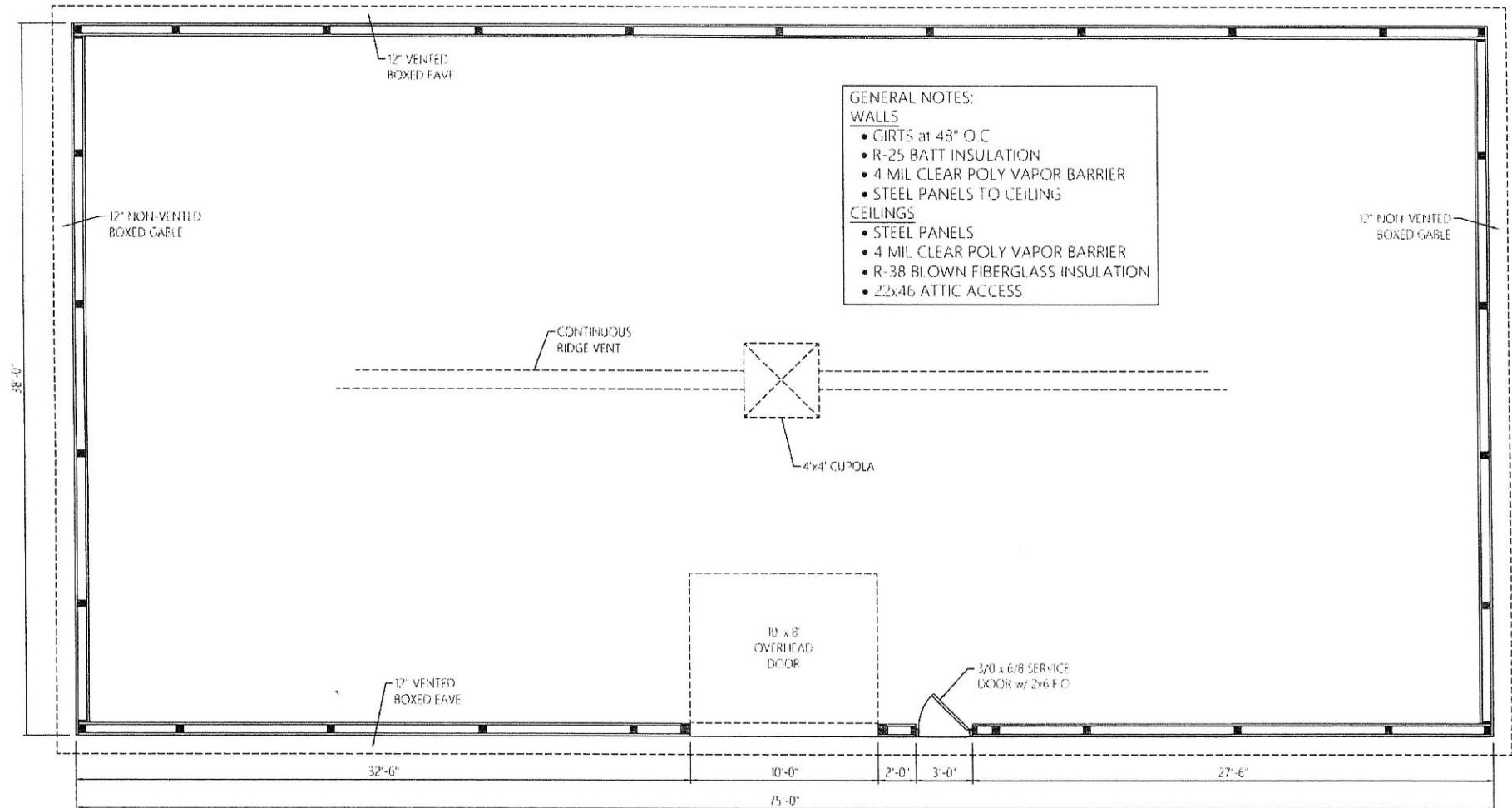
cc: Building Inspector

RS

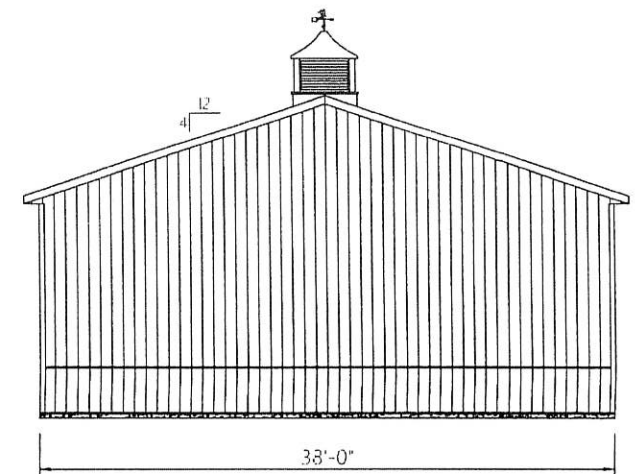
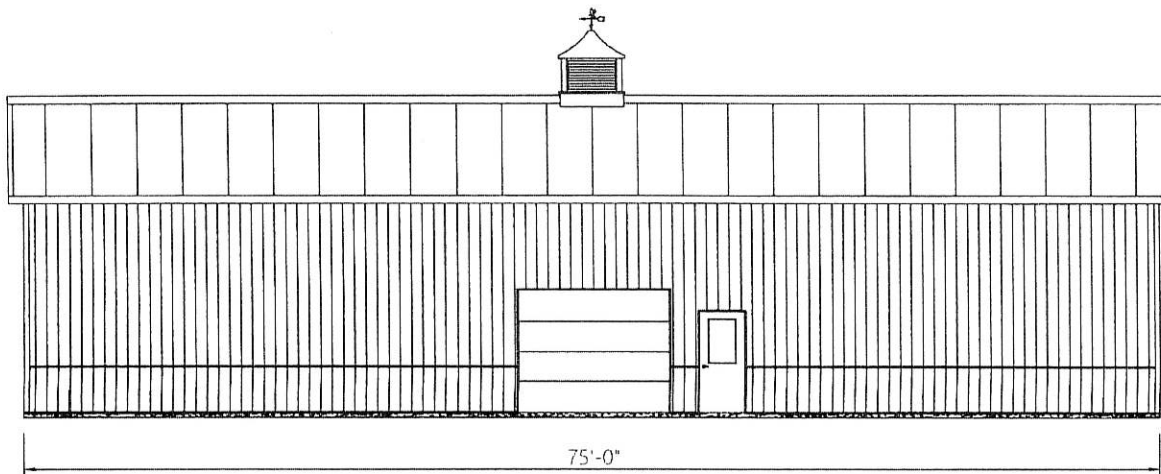
Property Description:

LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____ IN THE NORTHEAST 1/4
AND NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 18 EAST
IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN

$$\frac{1}{2}(\mathbf{F}_1 + \mathbf{F}_2) = \mathbf{F}_1 \quad \text{if } \mathbf{F}_1 = \mathbf{F}_2$$




1	8/1/25
2	
3	
4	



EVERLAST
structures
2970 N BROOKFIELD RD, SUITE 202
BROOKFIELD, WI 53005
3315 TERRACE CT, SUITE E
WAUKESHA, WI 54401

PROJECT NAME / LOCATION
TODD GRAFENAUER
W315S3300 HARVEST VIEW DR
WAUKESHA, WI 53189
WAUKESHA COUNTY

REVISION LOG

1	8/1/25
2	
3	
4	

PROPOSAL

SHEET NAME
BUILDING
ELEVATIONS

SCALE
1/8" = 1'-0"

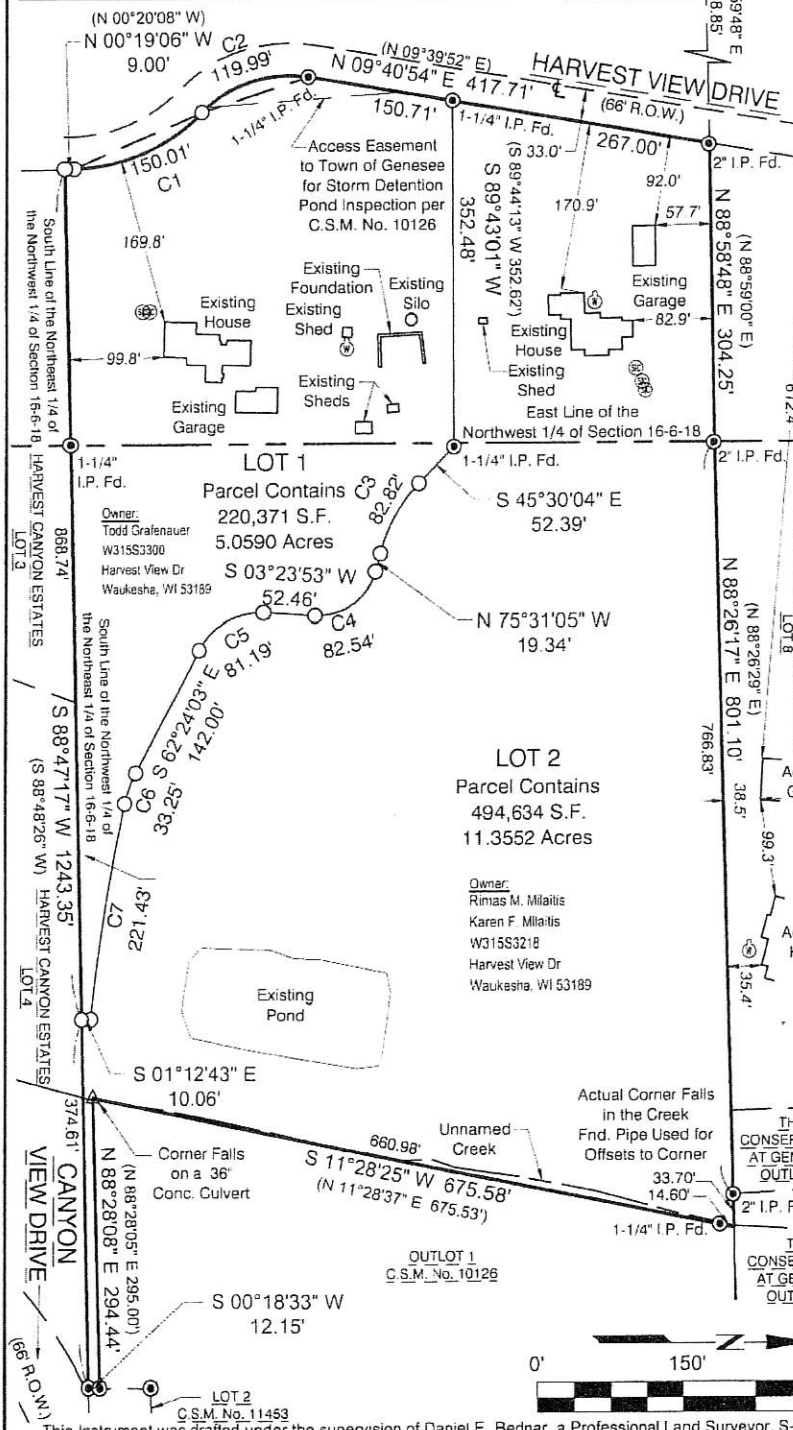
SHEET NUMBER
2 of 4

DATE
6/11/25

Certified Survey Map

A Redivision of Lots 1 and 2 of Certified Survey Map No. 10126 being a Redivision of Lot 4 of Certified Survey Map Number 9892 and lands, all located in the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 16, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	191.00'	150.01'	146.19'	N 22°49'08" W (N 22°50'08" W)
C2	125.00'	119.99'	115.44'	N 17°49'08" W (N 17°50'08" W)
C3	160.00'	82.82'	81.90'	S 60°41'23" E
C4	60.00'	82.54'	76.18'	S 36°00'38" E
C5	70.00'	81.19'	76.71'	S 29°49'39" E
C6	125.00'	33.25'	33.15'	S 69°22'09" E
C7	2000.00'	221.43'	221.32'	S 80°40'31" E



This instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812

Certified Survey Map

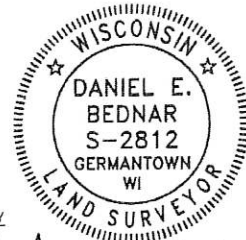
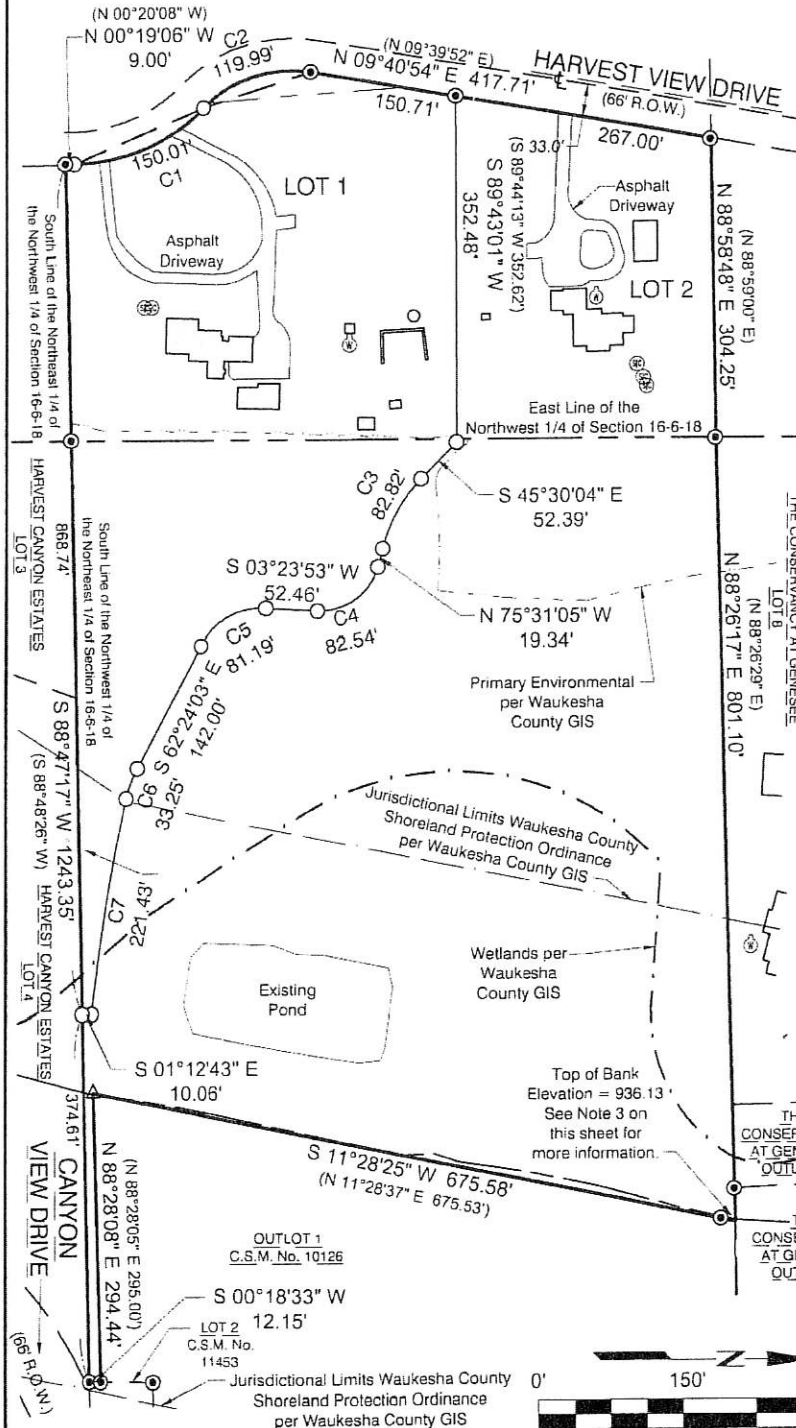
A Redivision of Lots 1 and 2 of Certified Survey Map No. 10126 being a Redivision of Lot 4 of Certified Survey Map Number 9892 and lands, all located in the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 16, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin

LEGEND

- 3/4"x18" Iron Rod Set
1 50lbs./Lineal Foot
- Monument Found as Noted
(Measured Outside Diam.)
- () Indicates Recorded as
Distances are Measured to
the Nearest Hundredth
of a Foot
- ⊕ Septic Cover
- ⊙ Well

NOTES:

1. BEARINGS ARE REFERENCED TO NAD 83/2011 WHICH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16 T 6 N R 18 E BEARS 3 00° 20' 58" W
2. ANY LAND BELOW THE ORDINARY HIGH-WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION
3. A TOP OF BANK ELEVATION 936.13 WAS ESTABLISHED FOR THE PORTION OF THE UNNAMED STREAM/DITCH SHOWN ON THIS MAP BASED ON A STAKING DONE BY LAND SURVEYS INC. ON DECEMBER 2, 2024 AT W31553218 HARVEST VIEW DRIVE WAUKESHA, WI 53159
4. THE NUMBER OF ACCESSORY BUILDINGS ON LOT 1 WAS VARYED BY THE PLAN COMMISSION AND TOWN BOARD
5. NO WELLS FOUND IN HARVEST CANYON ESTATES WITHIN 50 FEET OF PROPERTY LINE



Daniel E. Bednar
LAND SURVEYS INC.

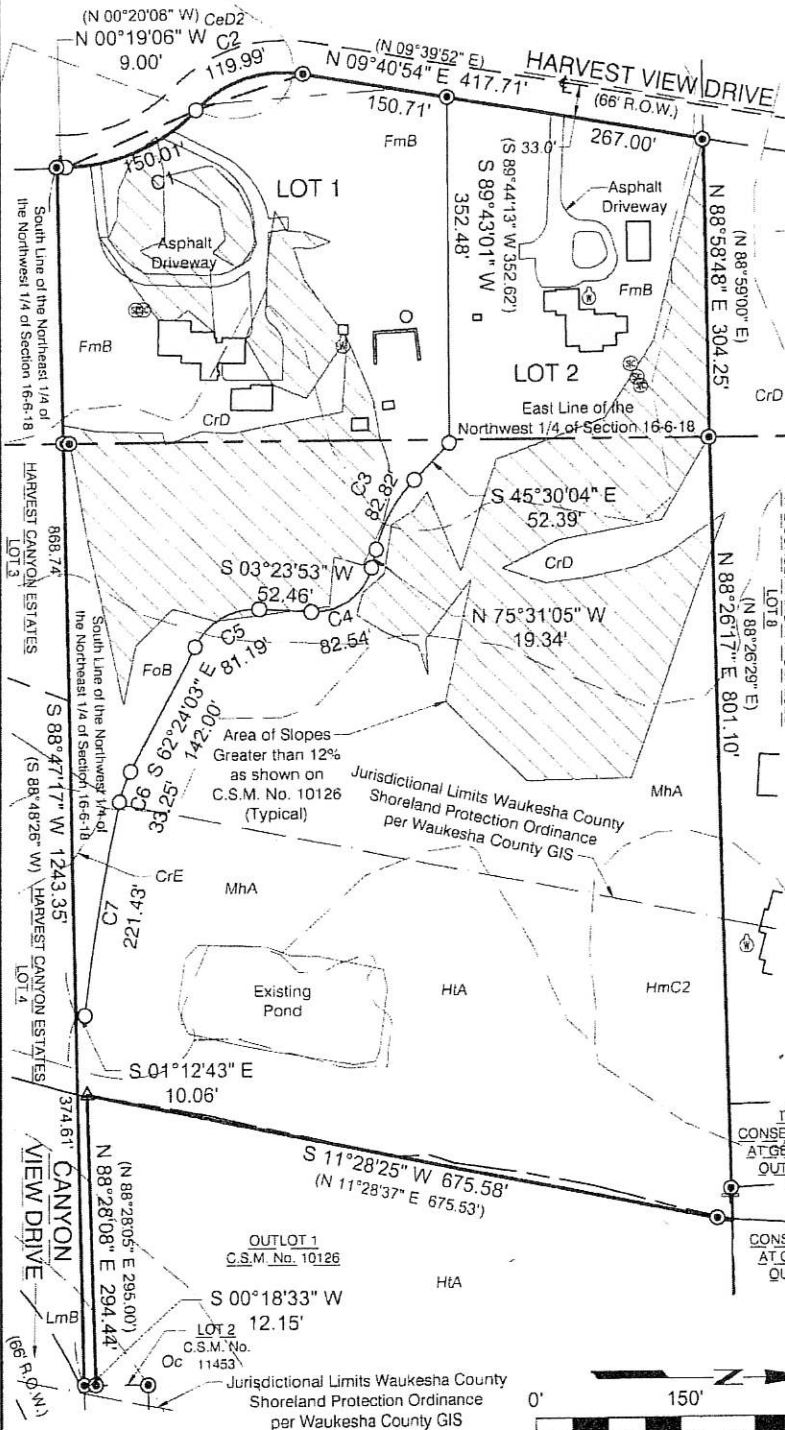
2100's Waterstown Road, Suite A2
 Waukesha, WI 53186 (262) 312-1034
 land-surveys-inc.com

December 13, 2024
 Revised April 4, 2025
 Revised April 9, 2025
 Job# 24495-JC Sheet 2 of 10

Certified Survey Map

A Redivision of Lots 1 and 2 of Certified Survey Map No. 10126 being a Redivision of Lot 4 of Certified Survey Map Number 9892 and lands, all located in the Northwest 1/4 of the Northeast 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 16, Township 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin

SOIL CLASSIFICATION EXHIBIT



LEGEND

- 3/4"x18" Iron Rod Set 1.50lbs./Lineal Foot
- ⊙ Monument Found as Noted (Measured Outside Diam.)
- () Indicates Recorded as Distances are Measured to the Nearest Hundredth of a Foot
- ⊗ Septic Cover
- ⊕ Well
- MhA Soil Classification
- Soil Type Boundary

NOTES:

1. BEARINGS ARE REFERENCED TO NAD 83/011 IN WHICH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16 T 6 N R 18 E BEARS S 00°30'58" W

ZONING PER TOWN OF GENESSEE

LOT 1 - GNT 1501993005

A-2 RURAL HOME DISTRICT
EC ENVIRONMENTAL CORRIDOR DISTRICT

LOT 2 - GNT 1501993006

A-2 RURAL HOME DISTRICT
EC ENVIRONMENTAL CORRIDOR DISTRICT
C-1 CONSERVANCY DISTRICT

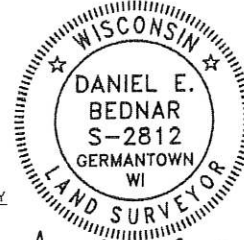
ZONING PER WAUKESHA COUNTY:

LOT 1 - GNT 1501993005

A-2 RURAL HOME DISTRICT
HG HIGH GROUNDWATER DISTRICT
C-1 CONSERVANCY OVERLAY DISTRICT
EC ENVIRONMENTAL CORRIDOR OVERLAY DISTRICT

LOT 2 - GNT 1501993006

A-2 RURAL HOME DISTRICT
HG HIGH GROUNDWATER DISTRICT
C-1 CONSERVANCY OVERLAY DISTRICT
EC ENVIRONMENTAL CORRIDOR OVERLAY DISTRICT



LAND SURVEYS INC.

21005 Watertown Road Suite A2
Waukesha WI 53186 (262) 312-1034
landsurveysinc.com

December 13, 2024
Revised April 4, 2025
Revised April 9, 2025
Job# 24495-JC Sheet 3 of 10

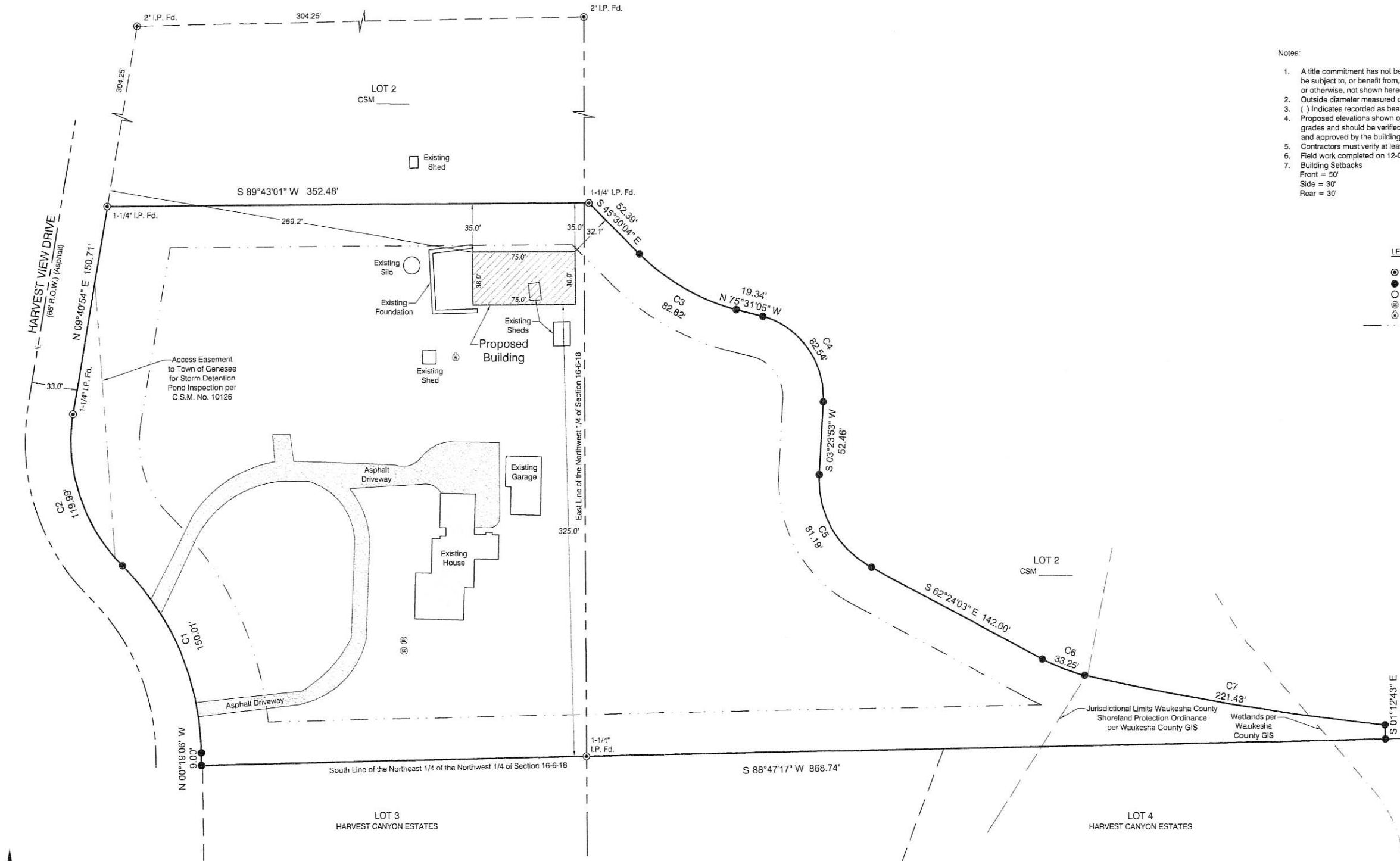
Exhibit

Property Description:

LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____ IN THE NORTHEAST 1/4
AND NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 18 EAST,
IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

**LAND SURVEYS
INC.**

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
ls@surveysinc.com



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 12-02-24.
7. Building Setbacks
Front = 50'
Side = 30'
Rear = 30'

LEGEND

- Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4" x 1/8" Iron Rod Set
- Septic Cover
- Well
- Building Setbacks

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, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AcE7) 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.

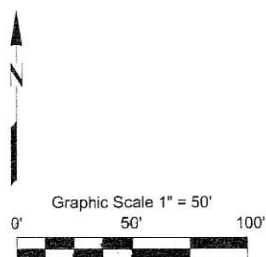
Dated this XXth Day of XXXX, 2025
Phillip J. Landry S-3176

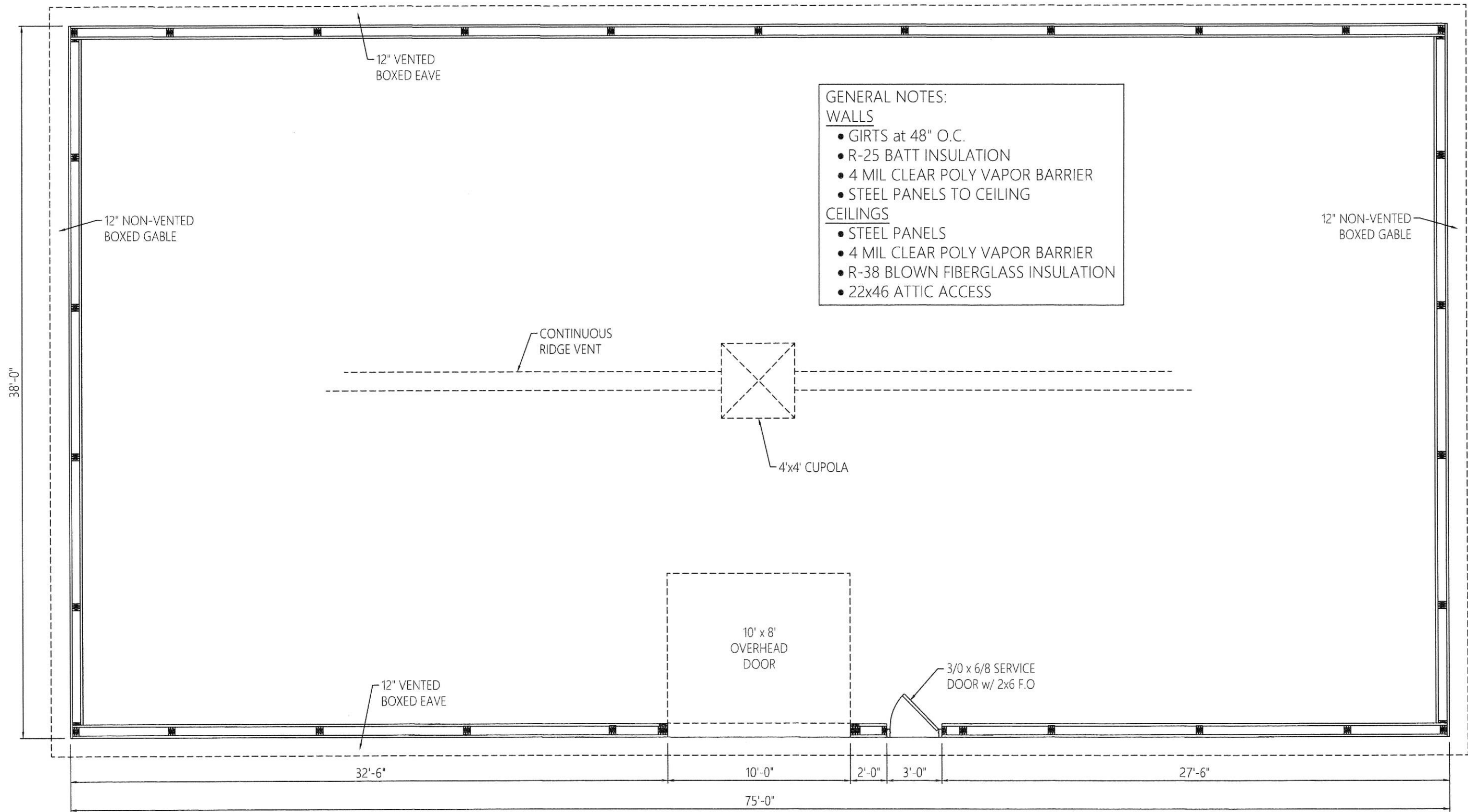
REVISIONS

PREPARED FOR:
Everlast Structures
2970 North Brookfield Road
Suite 202
Brookfield, Wisconsin 53045
JOB SITE AND OWNER:
Todd Grafenauer
W315 S3300 Harvest View Drive
Waukesha, Wisconsin 53189

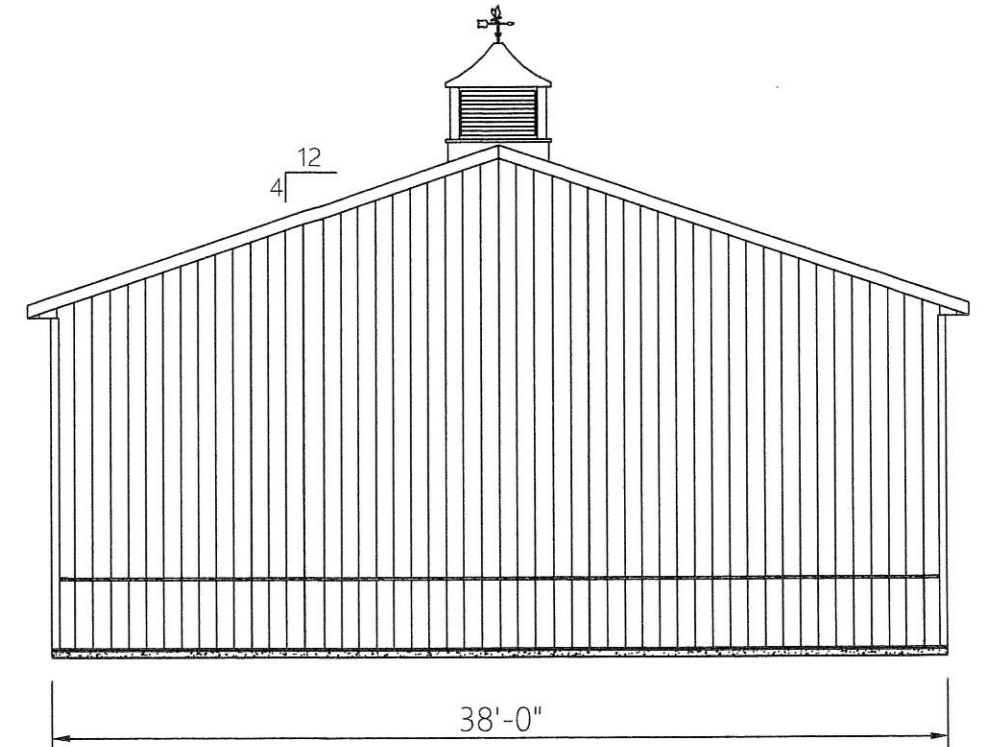
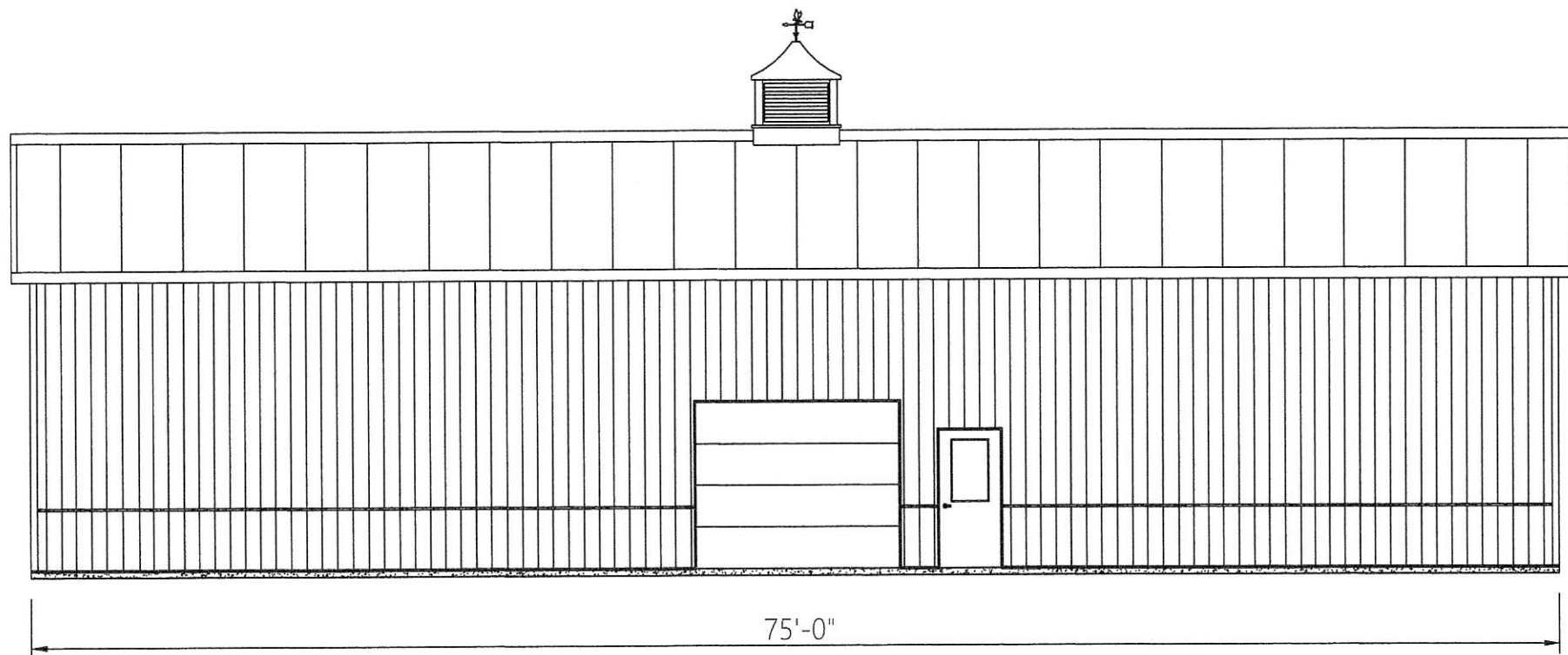
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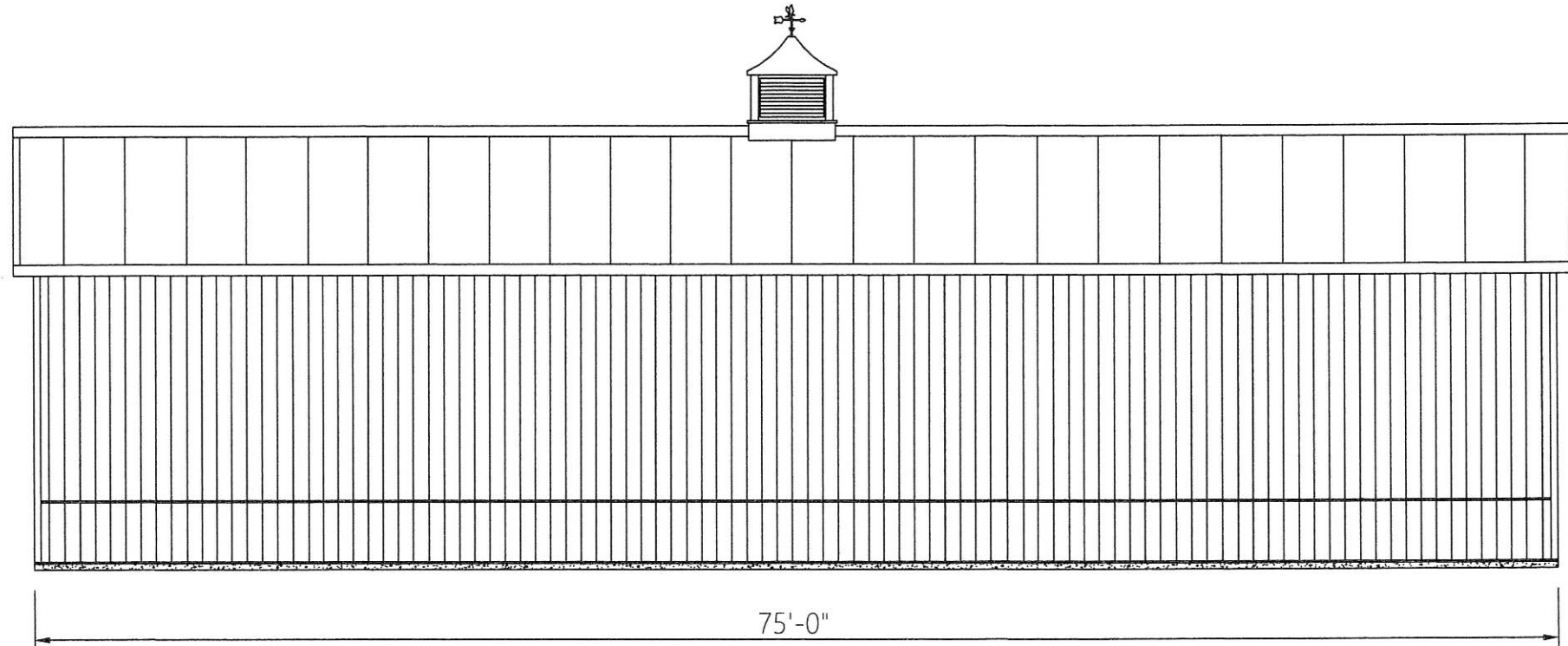
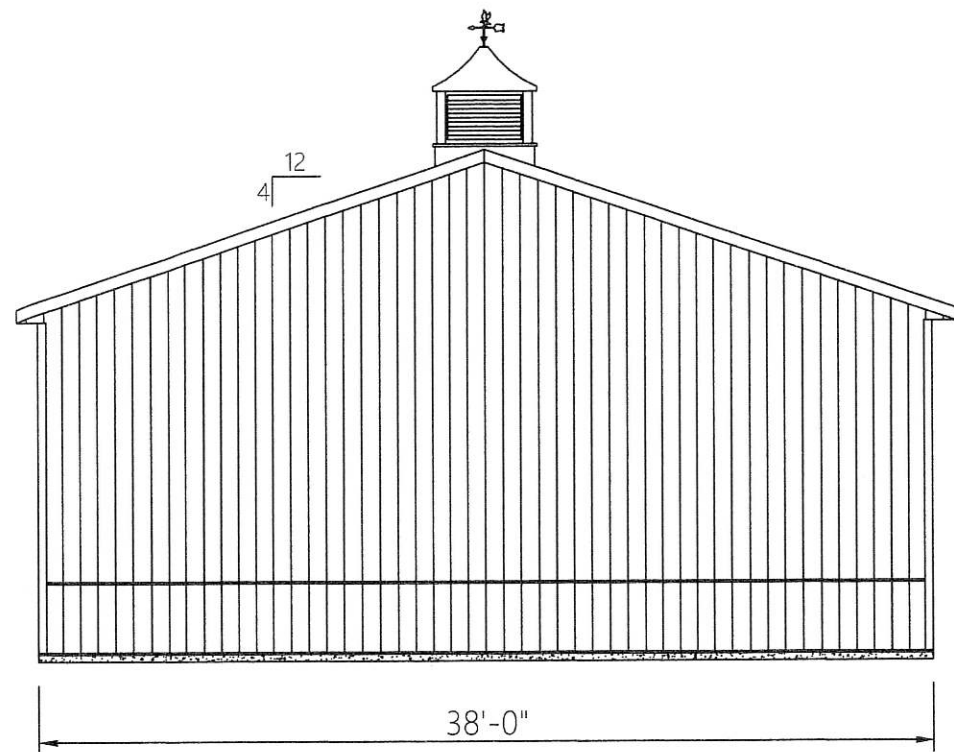
Drawn By: JC Job# 25457
Sheet 01 of 01





- GENERAL NOTES:
- WALLS
- GIRTS at 48" O.C.
 - R-25 BATT INSULATION
 - 4 MIL CLEAR POLY VAPOR BARRIER
 - STEEL PANELS TO CEILING
- CEILINGS
- STEEL PANELS
 - 4 MIL CLEAR POLY VAPOR BARRIER
 - R-38 BLOWN FIBERGLASS INSULATION
 - 22x46 ATTIC ACCESS





2970 N BROOKFIELD RD, SUITE 202
BROOKFIELD, WI 53005
3315 TERRACE CT, SUITE E
WAUSAU, WI 54401

PROJECT NAME / LOCATION
TODD GRAFENAUER
W315S3300 HARVEST VIEW DR
WAUKESHA, WI 53189
WAUKESHA COUNTY

REVISION LOG

1	8/1/25
2	
3	
4	

PROPOSAL

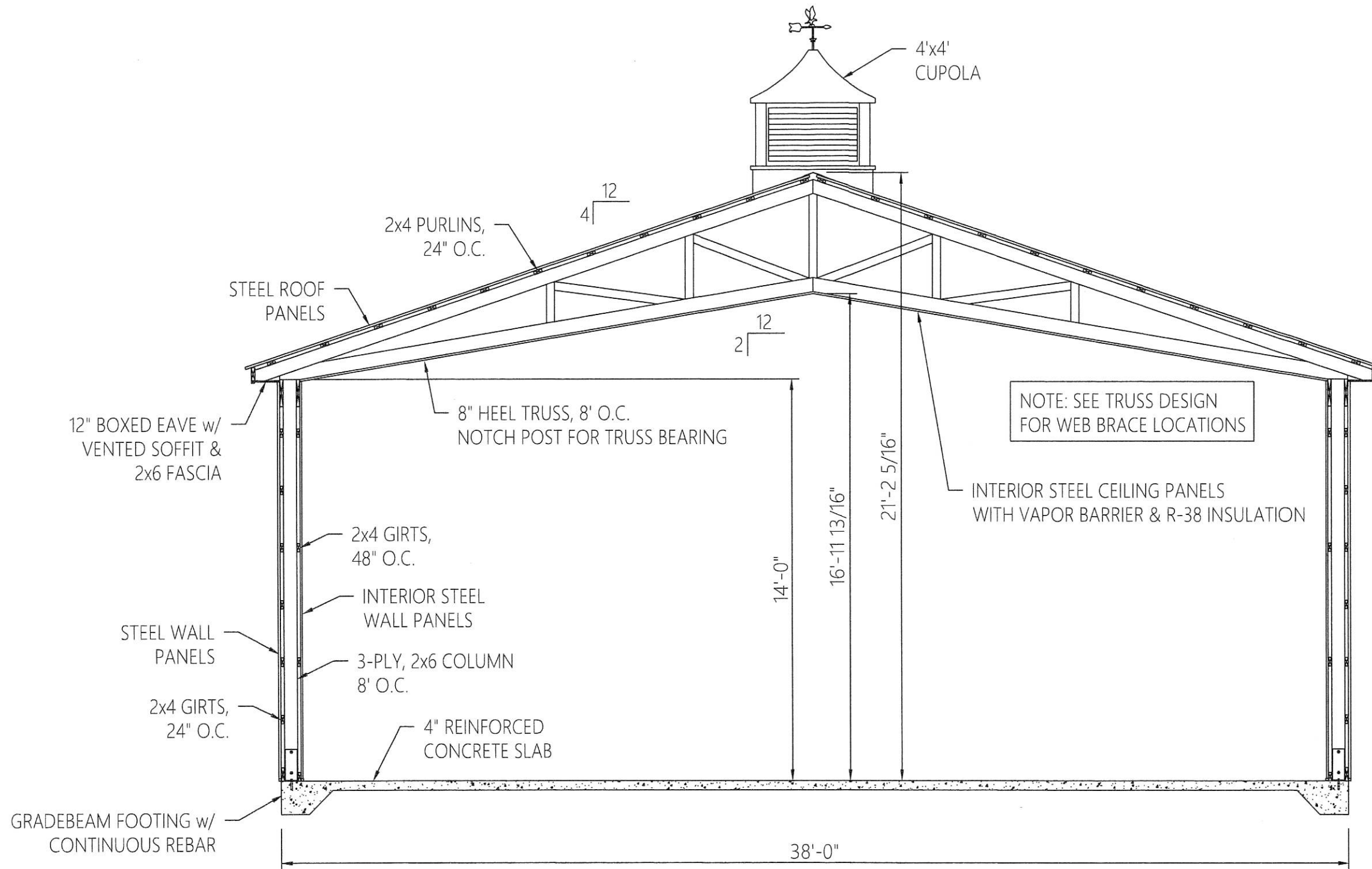
SHEET NAME
BUILDING
ELEVATIONS


SCALE
1/8" = 1'-0"

SHEET NUMBER

3 of 4

DATE
6/11/25



<div><p>2970 N BROOKFIELD RD, SUITE 202 BROOKFIELD, WI 53005 3315 TERRACE CT, SUITE E WAUSAU, WI 54401</p></div>	PROJECT NAME / LOCATION TODD GRAFENAUER W315S3300 HARVEST VIEW DR WAUKESHA, WI 53189 WAUKESHA COUNTY	REVISION LOG		PROPOSAL	SCALE 1/4" = 1'-0"	DATE 6/11/25
		1	8/1/25		SHEET NAME BUILDING SECTION	SHEET NUMBER 4 of 4
		2				
		3				
		4				