

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
September 22nd, 2025
AGENDA
6:00 p.m.

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

Immediately Following Public Hearing

1. **Public Comment**-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available.
2. Discussion/Action- 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)
3. Discussion/Action- Site Plan/Plan of Operation Amendment for Genesee Shell and Liquor. The property is described as Unit 2 Genesee Commercial Condominium, being a part of the NW1/4 of Section 27, T6N R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **W307 S4821 STH 83**. (GNT 1546-984-002)
4. Discussion/Action- Site Plan/Plan of Operation for Confidential User in c/o Briohn Building. The property is described as being a part of Lot 1 CSM 12664 being a part of the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **W339S2218 CTH C**. (GNT 1463-998-001 & GNT 1463-998-003)
5. Discussion/Action- Transfer of Adjacent lands Request for James Milosch. The property is described as part of the NW ¼ of the NE ¼ of Section 13 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **S31W28381 Sunset Dr**. (GNT 1489-995-001 & 1489-996)
6. Discussion/Action- Approval of August 25th, 2025 Public Hearing Minutes and August 25th, 2025 Plan Commission Minutes.
7. Update on Pending Enforcement Matters
8. Correspondence
9. Adjourn

Rachel Workman
Deputy Clerk
September 10th, 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.

Genesee Pet Resort

Our building currently has 6 'rooms' up front, know as our suites. Our single suite is 66 x 60. This space can hold 1 large dog, 2 medium size dogs (ie smaller labs, mini doodles, mix breeds) or 3 small dogs (ie Yorkies, Chihuahuas, Teddy Bears, etc). The double suites are 92 x 60 and could hold 2 larger breeds, 3 medium size breeds or 4 small breeds. The potential capacity for the suites could be up to 20 dogs.

We have 2 areas that hold our kennels. The single kennel on one side is 40 x 55 and 44 x 57 on the other side. A single kennel could hold 1 large dog, or 2 smaller dogs. We have a total of 13 single kennels. The potential capacity for the kennels could be 13-26 dogs.

We have 9 double kennels and those dimensions are anywhere from 74 x 57, to 62 x 70. The double kennel could hold 2 larger dogs, 3 medium size dogs or 4 small breed dogs. The potential capacity could be 18-36.

We have a detached bldg that has 2 large kennels that measure 60 x 114. These could hold anywhere from 2-4 dogs depending on the breed. Potential capacity is 4-8.

We also have the floor space to provide pop up crates as another option. These crates measure 30 x 48 and would accomodate 1 dog. We have 20 crates we can utilize as an option if the customer so chooses as an overnight option, and they are used for daycare as well.

We have 3 smaller yards (2 are 19ft x 19ft) and one is a long run (about 6ftx 30ft). We have a large yard that is almost an acre as well as a larger yard that is a little more than an acre-all fenced in.

We provide Boarding, Daycare and Grooming services. Our groomer is here 3-4 mornings a week and books 4-6 dogs on any given shift she works. While we don't have a vaccine clinic here, we can administer Bordetella vaccine which is an over the counter vaccine that helps protect against kennel cough.

We do feel we can comfortably accommodate 80 dogs here, at any given time.

I appreciate your consideration of our request.....

Sincerely,
Faith Harrington
Manager/part owner

66x60

Single Suite

1-3 dogs

Double Suite

92x60

2-4 dogs

66x60

Single Suite

1-3 dogs

Aisle

Aisle

Potential Capacity = 20 dogs

Single Suite

66x60
1-3 dogs

Double Suite

92x60

2-4 dogs

66x60

Single Suite

1-3 dogs

1 dog

1 dog

30x48

Niche

5 crates

Door

30x48
1 dog
Crate

28x40
1 dog
Crate

28x40
1 dog
Crate

Gate (ford wall)

Cabinet

28x40
1 dog
Crate

28x40

Front Door

entrance

Double
Kennel

72x67

2-4 dogs

Double
Kennel

72x67

2-4 dogs

Super Single
Kennel

55x67

1-3 dogs

Double
Kennel

72x67

2-4 dogs

crate

1 dog

crate

crate

1 dog

crate

1 dog

crate

1 dog

crate

1 dog

crate

1 dog

crate

1 dog

1 dog

Potential Capacity = 37 dogs

Door

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Single
Kennel

1-2 dogs 40x55

Crate
1 dog

Middle Area

Can accommodate 5-6 crates
(5-6 dogs)

utility room	crate 1 dog	crate 1 dog	crate 1 dog	crate 1 dog	crate 1 dog
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Door

Genesee Pet Resort

Genesee Pet Resort is a dog boarding facility that has been operating since 2004.

We provide overnight boarding/kenneling for dogs/cats and other small animals.

We also provide Daycare (where dogs spend the day, but not overnight). In

addition to these, we have a part time groomer who provides grooming services for dogs/cats. We have a parking area

for staff and customers. We have a wooden sign at the end of the driveway that has been there since we opened.

Faith Harrington
Faith Harrington

pd
\$125



MAP WAUKESHA county

S40 W28170 STH 59



Legend	
	Special Districts
	Historic Landmark
	Historic District
	Hydric Soil District
	Planned Unit Development
	Well Head Protection District
	Wetland Overlay
	Environmental Corridor
	Village & Town Zoning District
	A-1
	A-1a
	A-2
	A-3 Agricultural/Residential
	A-4
	A-5 Mini-Farm
	A-E
	A-P
	A-B
	A-T
	AD-10 Agricultural Density 1
	A-10 Agricultural
	AP
	B-1 Restricted Business
	B-2 Local Business
	B-3 General Business
	B-4 Community Business
	B-P Mixed Use Business
	C-1 Conservancy Wetland
	EC
	FLC
	FLP
	HG
	I-1
	I-2
	M-1 Limited Industrial
	M-2 General Industrial
	MU-1
	Not Zoned
	P-1
	P-1 Public and Institutional
	PR Park and Recreation
	Q-1 Quarrying
	R-1 Suburban Single Family
	R-1a

0 409.97 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: 9/15/2025



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: September 15, 2025
MTG DATE: September 22, 2025
RE: Genesee BP and Liquor Site Plan / Plan of Operation Amendment

BACKGROUND:

1. Petitioner/Agent: Genesee BP and Liquor
2. Property Owner: Genesee BP and Liquor
3. Address: W307 S4821 State Highway 83
4. Location:
UNIT 2 GENESEE COMMERCIAL CONDOMINIUM being part of NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546.984.002
6. Area: 2.83 AC
7. Town Zoning: B-2 Local Business District
8. Waukesha County Shoreland Zoning: B-3 General Business District

OVERVIEW:

The petitioner is requesting approval to convert facility from a Shell to a BP on the subject property. In doing so the applicant is proposed to upgrade the exiting gas pumps, gas pump canopy and freestanding signage to BP branded standards. In order to proceed, the applicant required an amendment to its existing Site Plan / Plan of Operation.

PLANNER COMMENTS:

Zoning: The zoning for the property is B-3 General Business District. At this time, the applicant is not proposing any changes to existing use of the property. Only branding and cosmetic changes to site are proposed. Should the applicant make changes to the use of the property in the future, it will require an additional Site Plan / Plan of Operation amendment.

Plan of Operations: The applicant has not proposed any changes to the number of employees or hours of operation. For reference, the applicant indicated the current hours of operation are 5:00am-10:00pm daily and has 4 total employees, two full-time and two part-time.

Signage: The majority of the project revolves around the branding change from a Shell to BP station. This includes modernizing the fuel pumps to modern BP pumps, retrofitting the existing

fuel canopy from the red/yellow Shell branding to the green/yellow BP standards and retrofitting the existing free standing Shell fuel sign to a BP sign. No structural changes are proposed as part of the sign updates and the proposed work constitutes what is largely considered face changes only. The existing freestanding sign is 75.76 sq. ft. and the updated sign maintains that same size.

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:

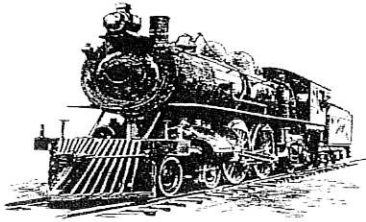
The Town of Genesee Plan Commission **Approves** the updated fuel pumps, fuel canopy signage and freestanding signage for the property located at W307 S4821 State Highway 83, (1546.984.002) subject to the following conditions:

1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on September 22, 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. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
3. 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.
4. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
5. Documentation shall be submitted to the Town Planner that the Town Building Inspector for all necessary permit and inspections for compliance with all applicable building codes, prior to commencing work.
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/Sign Drawings



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 BP & Liquor
BUSINESS ADDRESS: W307S4819 Hwy 83 Mukwonago WI 53149
PLAN OF OPERATION NO.: _____ TAX KEY NO.: 1546-984-002 A+B
REQUEST FOR: NAME change From Shell to BPSAME LLC

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

ARUN KUMAR 08-13-2025
Printed Name Date
W307S4819 MUKWONAGO WI 53149
Mailing Address City State Zip
262-332-7872 arunGenesee@gmail.com
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

ARUN KUMAR 08-13-2025
Printed Name Date
W307S4819 MUKWONAGO WI 53149
Mailing Address City State Zip
201-663-0504 arunGenesee@gmail.com
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.

8-13-25
PDC
#114300
#150-

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

Number of parking spaces on the site? 21

Number of loading docks on the site? _____

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

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

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

5. Is the operator changing? Yes ☐ No ☒

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

If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.

7. Are any changes to the Signage on current site plan proposed? Yes ☒ No ☐

If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

FROM SHELL TO BP

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

SAME AS Before

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

Full-Time 2

Part-Time 2

Seasonal

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

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

the days and hours music will be provided?

11. Are there any dumpsters/waste containers on site? Yes ☒ No ☐ *ON The Back of Building*

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? _____

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

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

If yes, please provide a Sanitary Permit Number or date of PSE approval. _____ If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes ☐ No ☒

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

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

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

15. Will there be any outside storage on site? Yes ☐ No ☒

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

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

If yes, Date. _____

If no, please contact the Town Building Inspector at (262) 825-8820.

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

If yes, Date. _____

If no, please contact the Local Fire Inspector at (262) 646-6235.

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

Yes ☐ No ☒ If yes, explain _____

19. Expected date of occupancy: _____ 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: ARUN KUMAR

Signature: Arun Kumar Date: 08-13-2025

Name of Property Owner or Authorized Agent: ARUN KUMAR

Signature: Arun Kumar Date: 08-13-2025

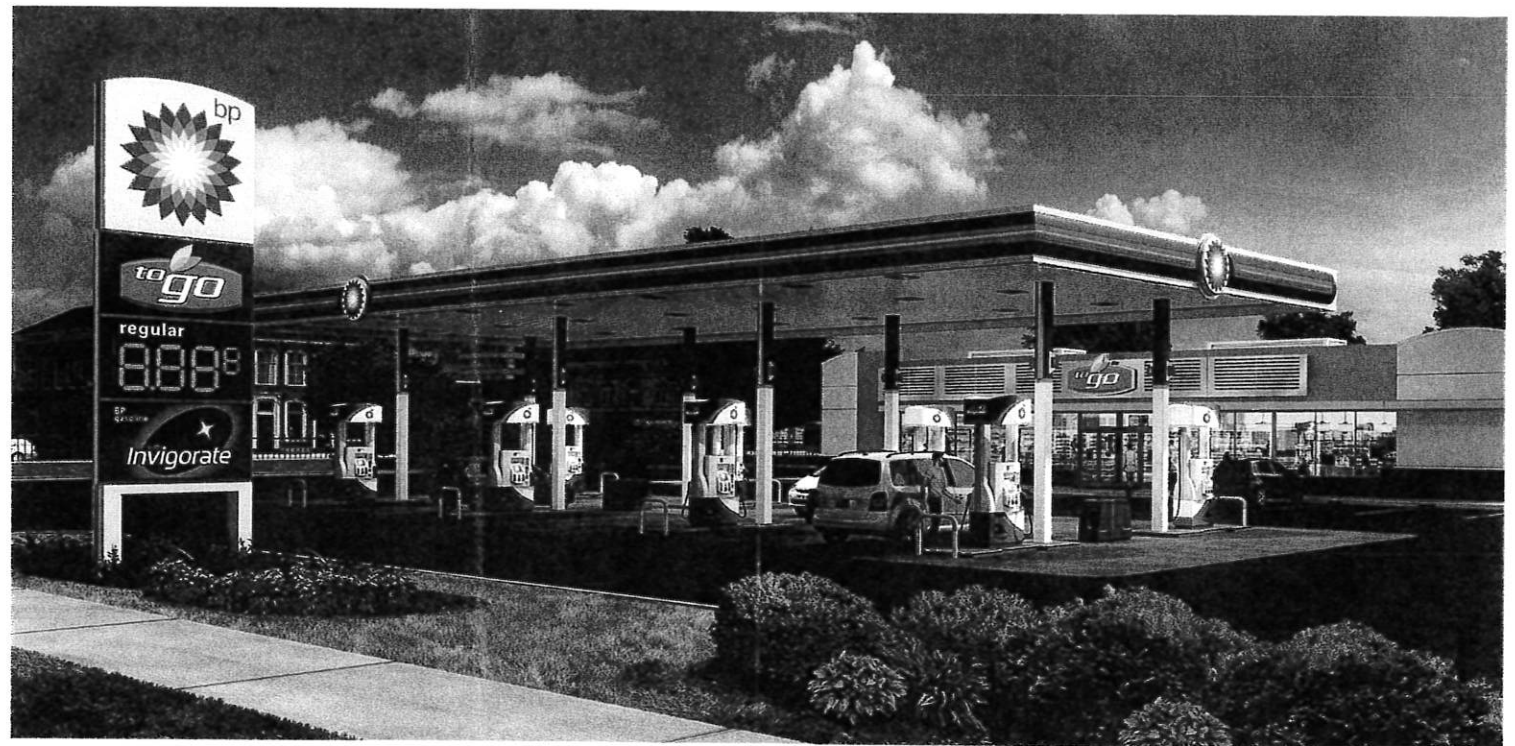
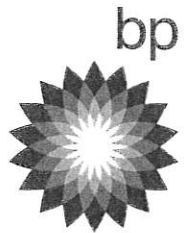
Title or authority, if not the property owner: _____ Date: _____

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

The proposed project at W307S4819 Wisconsin Highway 83 in Genesee Depot, WI, involves upgrading the fueling facilities with the installation of new BP gas pumps, a BP-branded canopy, and a new freestanding price sign. These improvements will modernize the site's operations, enhance visibility along the highway, and provide customers with a safer and more efficient fueling experience. The canopy will feature BP's distinctive branding, offering weather protection for customers, while the price sign will clearly display current fuel pricing and promote the updated service station.

GNT 1546-984-002

Quality gas. Trusted for over 100 years.



CANOPY SITE INFO

JOBBER: U S VENTURE INC

ADDRESS: W307S4819 WISCONSIN 83,
GENESEE DEPOT, WI, 53127

SVB: 3225300

PM: RICHARD ACHS

DATE: 07.23.2025

REVISION #: ORIGINAL

DESIGNER: ERIC STARK



**BIG RED
ROOSTER FLOW**

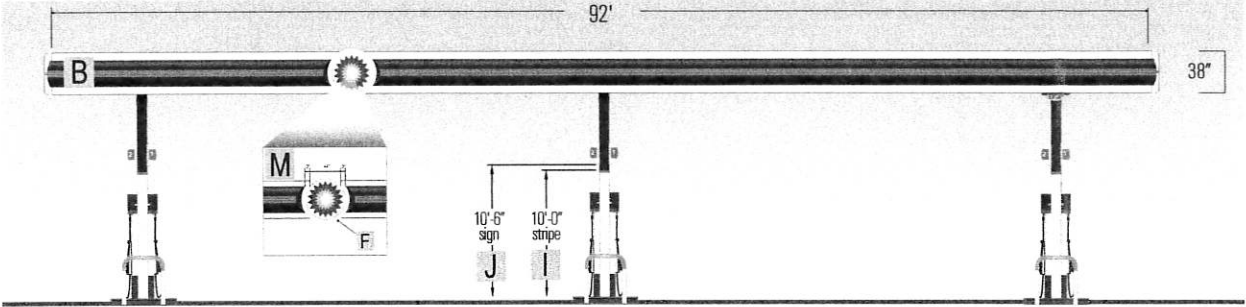
Marmon Retail Solutions - Berkshire Hathaway

Approved By: _____

Sign off indicates that the above [product has been permitted any municipalities involved. By signing this document, the product will be manufactured to these specifications.



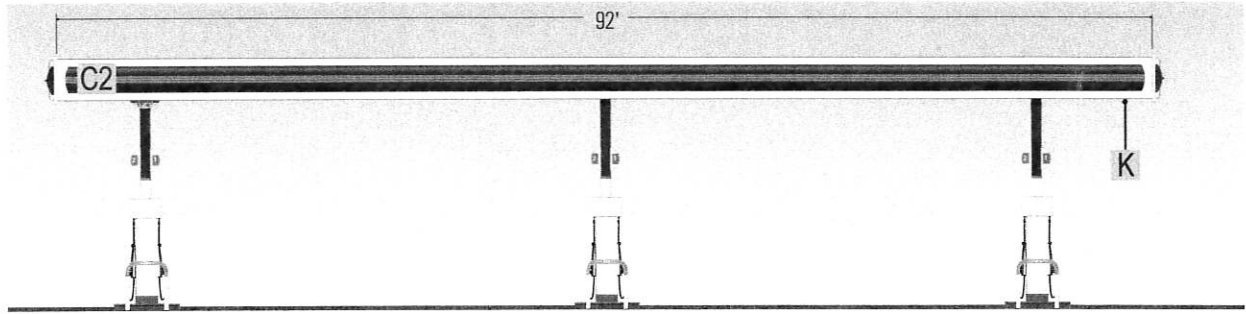
FRONT ELEVATION



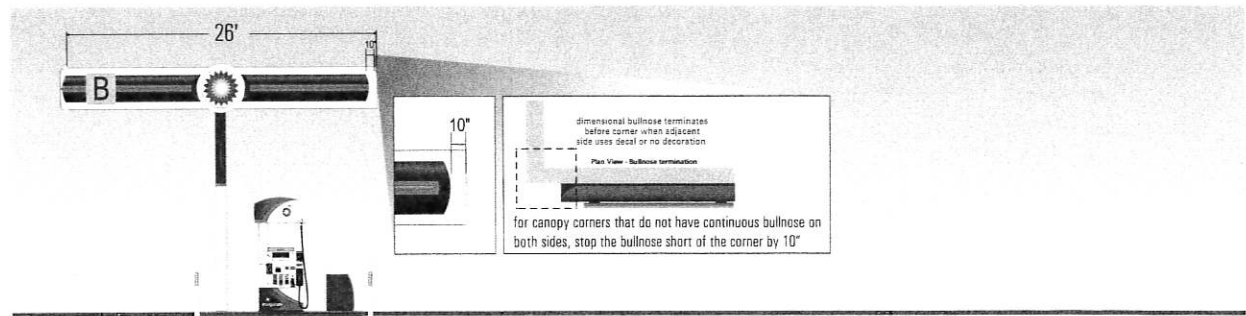
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B

☒

Install Dimensional Bullnose Fascia With Light Bar
- C1

☐

Install Dimensional Bullnose Fascia With No Light Bar
- C2

☒

Install BGB Flat ACM With Decal Applied With No Light Bar
- D

☐

Install New White ACM
- ☐

Jobber Supplied

☐

Federal Heath Supplied
- E

☐

Paint Existing Flat ACM White
- ☐

Install Bullnose Decal

☐

Leave White
- F

☒

Install Helios With Arc Kit
- ☐

39" Helios

☐

30" Helios (restricted P&Z only)
- ☒

44" Helios

☐

36" Helios (restricted P&Z only)
- G

☐

Install Helios Without Arc Kit
- ☐

39" Helios

☐

30" Helios (restricted P&Z only)
- ☐

44" Helios

☐

36" Helios (restricted P&Z only)
- H1

☒

Paint Canopy Columns White/BP Green, & Install Column Decal
- (Per Standards Shown on Note Page)

H2

☐

Image As Shown In Concepts

I

☒

Install Flag Signs 10'6" From The Ground

J

☒

Apply BP Light Green Stripe 10'0" From The Ground

K

☒

Canopy Deck To Be BP White

L

☒

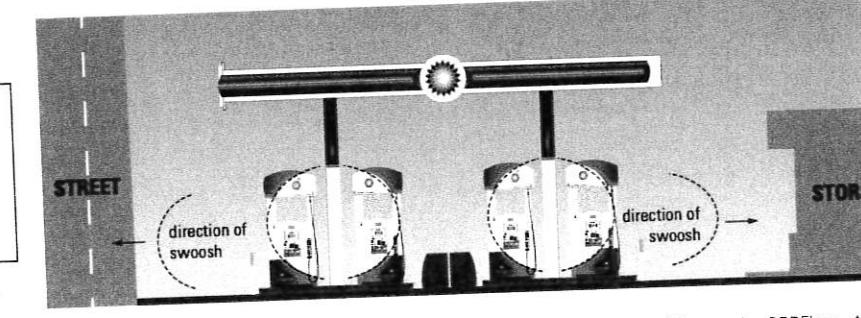
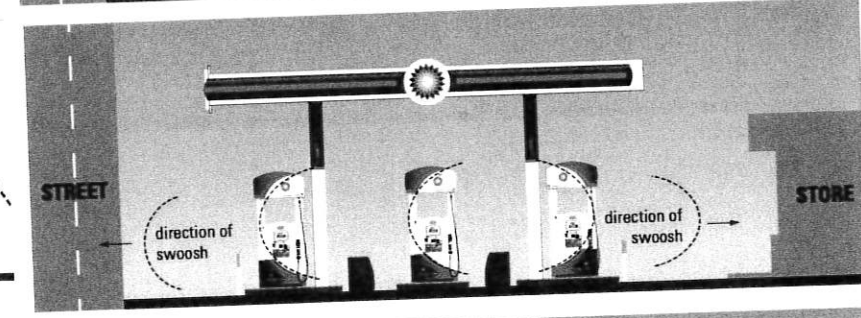
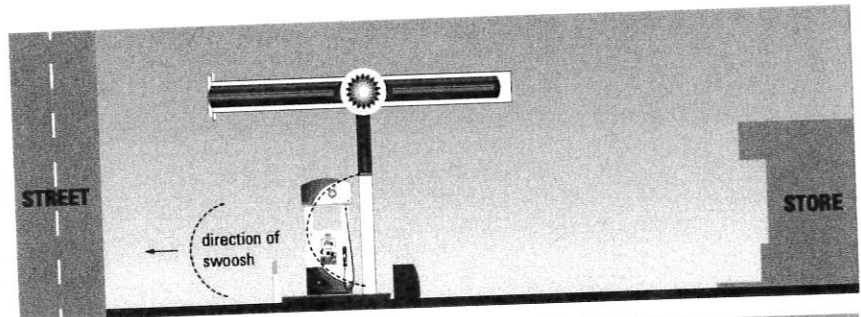
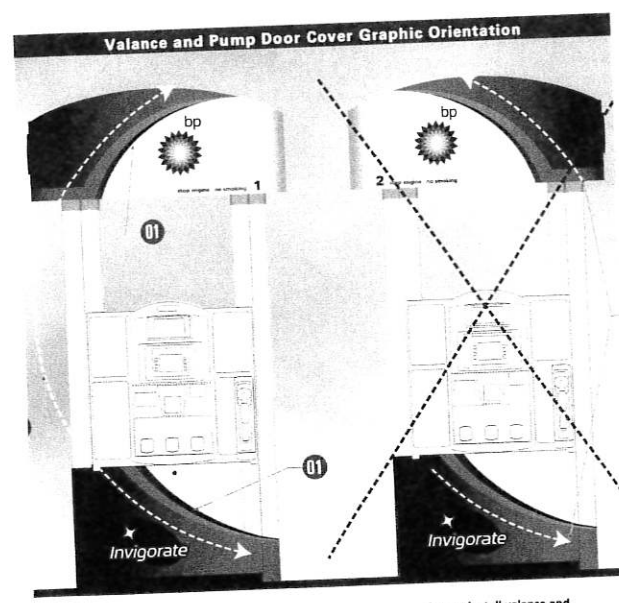
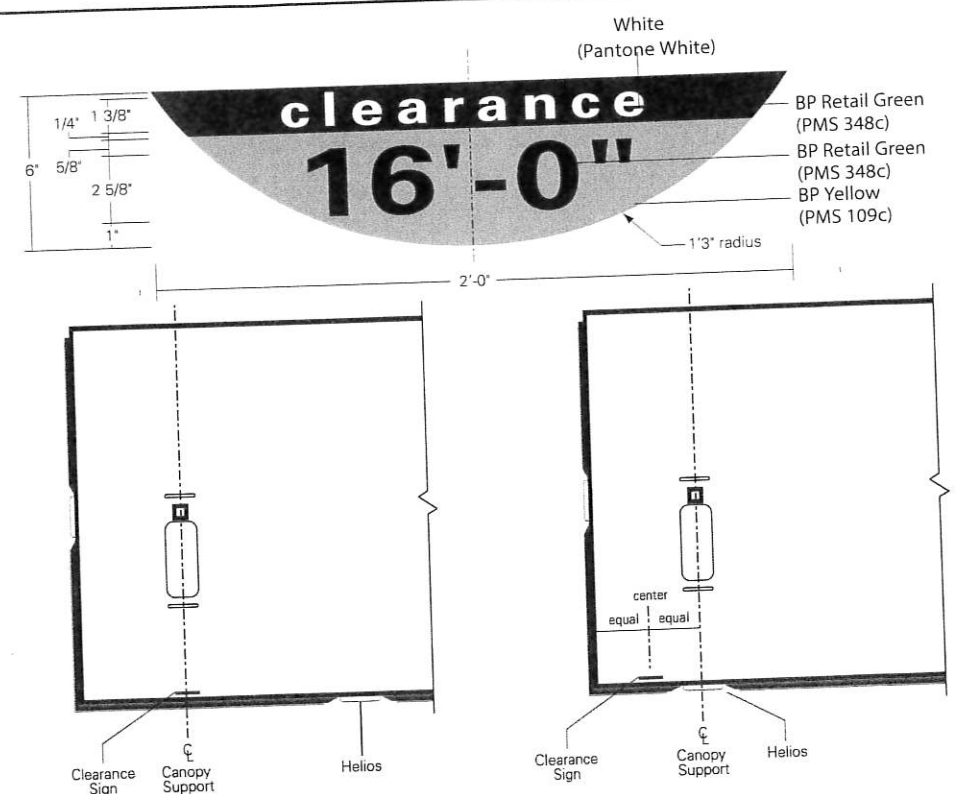
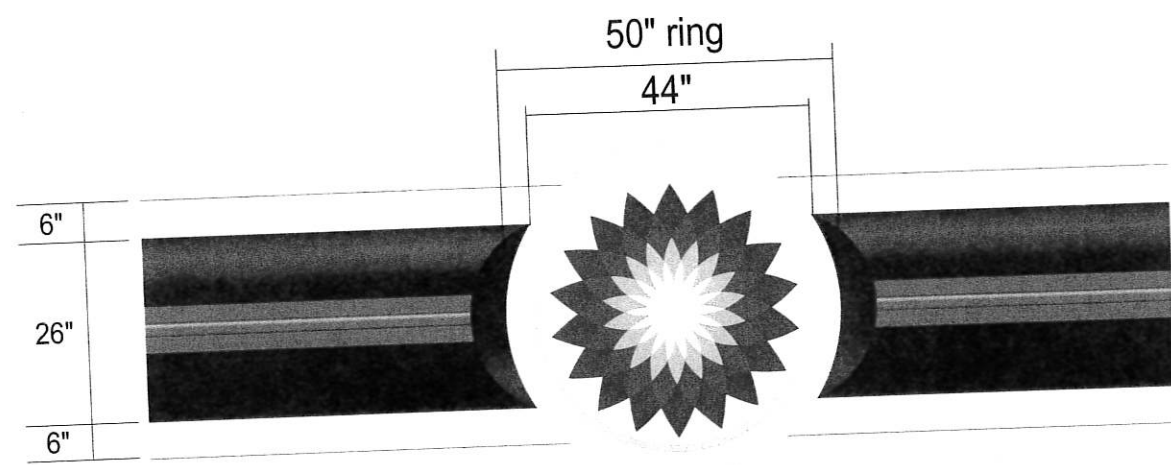
Canopy Corners: ☒ Are 90° ☐ Are NOT 90°

M

☒

Canopy Detail (Full Canopy Detail Page After Elevation)
- NOTES:
FOR A TWO TIER FASCIA, PLEASE REMOVE ALL LAYERS OF FASCIA AND TAKE IT BACK TO THE DECK. THEN BUILD THE FASCIA HEIGHT TO 36".
- MAP:
-
-
- This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact BP Parts 877-277-2781 callcenter@brrflow.com or The Brand Image Adviser, Debbie Petruskas 630.544.4425 / Larry Rollins 708.495.5814
- BIG RED**
ROOSTER FLOW

M



Correct orientation. Swoosh graphic on valance and door cover match. Do not install valance and door cover in opposite graphic directions.

TYPICAL FOR ALL GASOLINE AND DIESEL DISPENSERS



Note: Any deviation from nozzle covers MUST have BP approval.

Light Approach



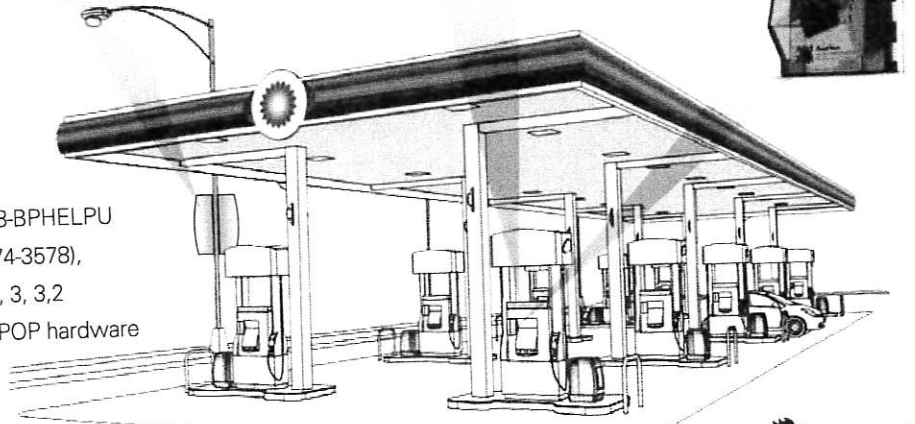
Crind Strip



Card Brochure Holder



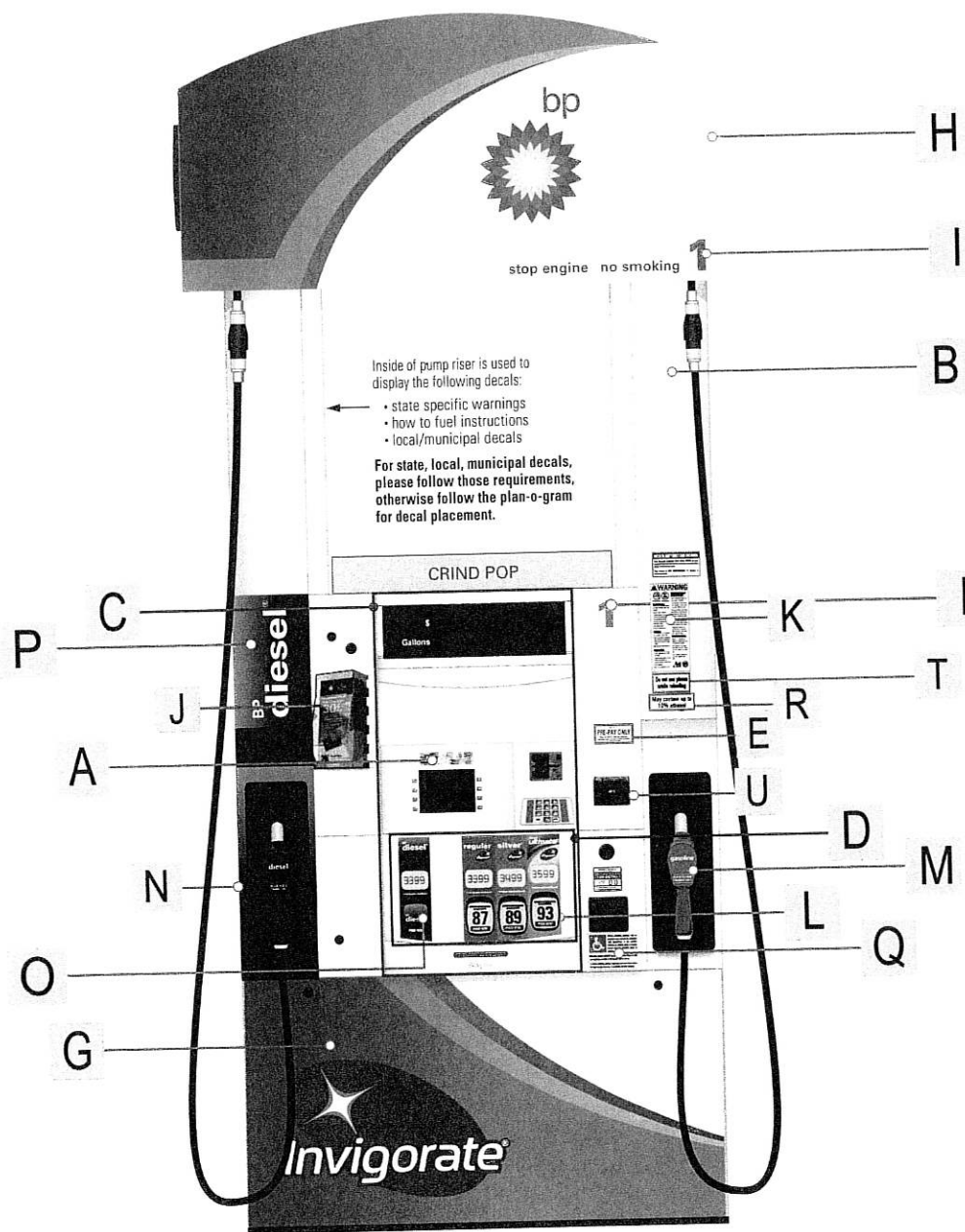
Call 1-888-BPHELPU (1-888-274-3578), option 3, 3, 3, 2 to order POP hardware



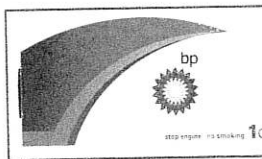
This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact BP Parts 877-277-2781 callcenter@brrflow.com or The Brand Image Adviser, Debbie Petruskas 630.544.4425 / Larry Rollins 708.495.5814



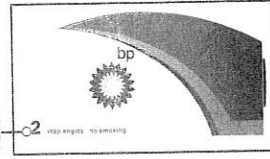
Unless prior approval has been given by the BP Image Manager: The decals shown in this rendering are the only decals approved by BP. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with BP Brand Standards.



SIDE 1

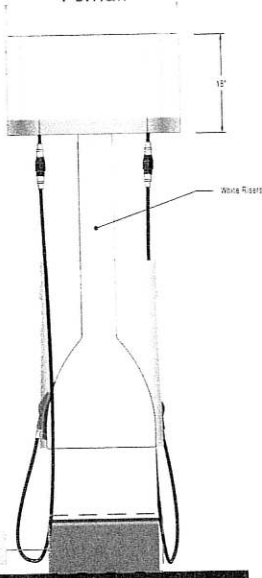


SIDE 2

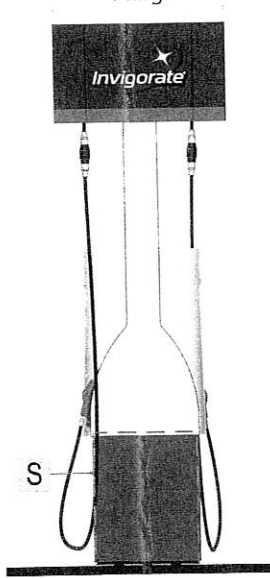


Riser Decals Come In A Set

1 small



1 large



REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

See Site Notes Page For Specific Paint Codes And Contact Info.

- ☒ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)
- A ☒ Install BP Credit Card Acceptance Decal
- B ☒ Install BP White Dispenser Riser Panel Overlay
- C ☒ Panel Surrounding Electronics Must Be One Of The Following Colors: BP White, Grey, Pearl or Black.
Blue And Red Are Not Approved Amoco Colors.
 - ☒ Current electronic panel meets BP Standards
 - ☐ Current electronic panel DOES NOT meet BP standards
- D ☒ Apply BP Branded Grade Decals
- E ☒ Apply Please Prepay First Decal
- F ☐ Install "This Is Not A BP Product" Decal
- G ☒ Install BP Pump Appropriate Skirt
 - ☒ Install BP Branded Skirt (as shown)
 - ☐ Install BP Un-Branded Skirt (as shown)
- H ☒ Install Spec Valance (as shown)
- I ☒ Apply Pump Numbers
(Decal supplied should have BP green number with clear background)
- J ☒ Install Rewards Brochure Holder
- K ☒ Apply Regulatory Graphic Provided By BP
(Additional graphics may be required by your state.)
- L ☒ Install Applicable Octane Decals
- M ☒ Install Correct Nozzle Covers (See Forecourt Notes Page)
- N ☒ Install Nozzle Surround For BP Branded Diesel
- O ☒ Install BP Branded Diesel Actuator Button
- P ☒ Apply Vertical Grade Decal For BP Branded Diesel
- Q ☒ Apply Handicap Decal
- R ☒ Apply 10% Ethanol Decal
(As required by code)
- S ☒ Apply Riser Decal
- T ☒ Do Not Use Phone While Fueling Decal
- U ☒ Tap To Pay Interface

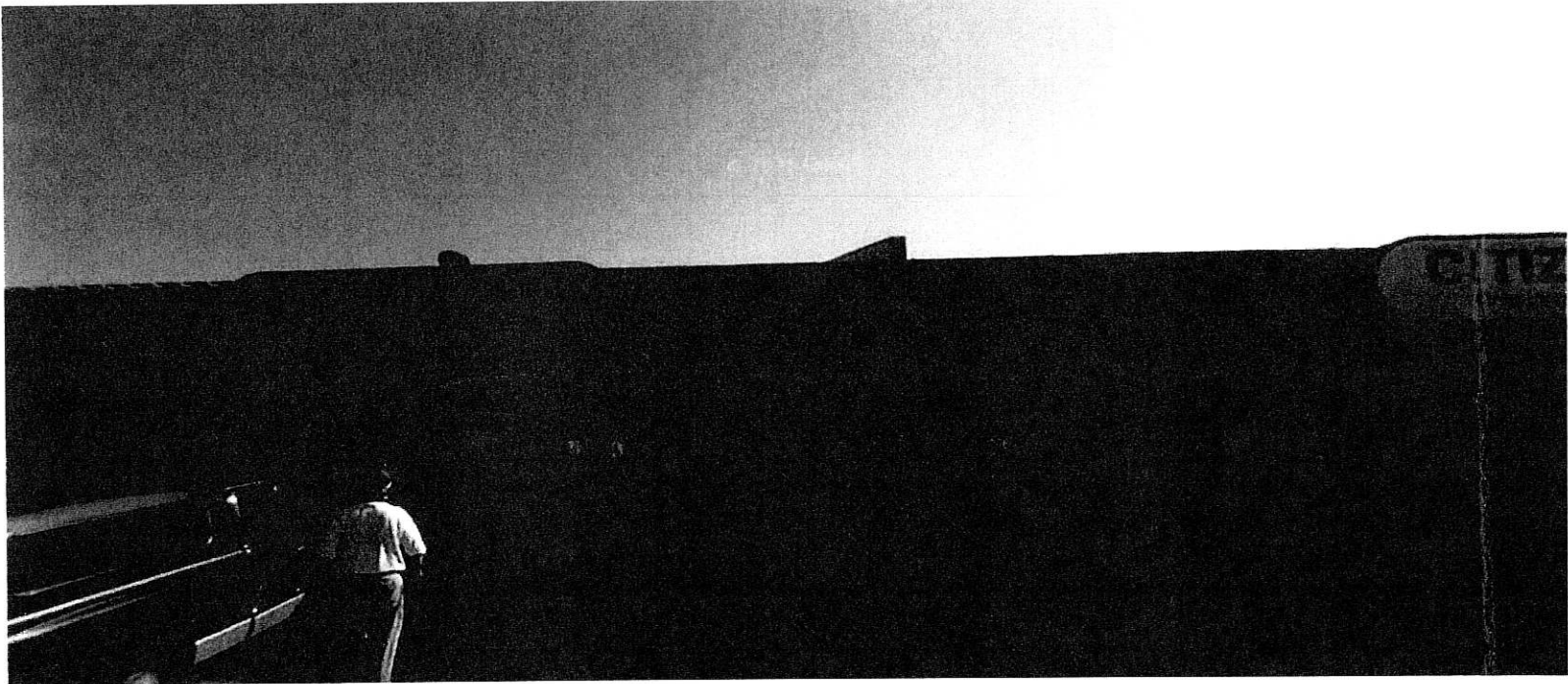
Notes

"NEW" DISPENSERS SHOULD COME FROM THE MANUFACTURER PREIMAGED TO BP/AMOCO STANDARDS. BRRF WILL ONLY PROVIDE VALANCES & REGULATORY FOR "NEW" DISPENSERS.

See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE OFF FASCIA

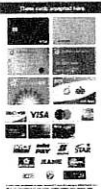
No BP image will be applied to the building.
(this includes no Helios or the word "BP")

NOTE: IT IS A REQUIREMENT THAT THE BUILDING HAVE A STORE NAME ON IT.

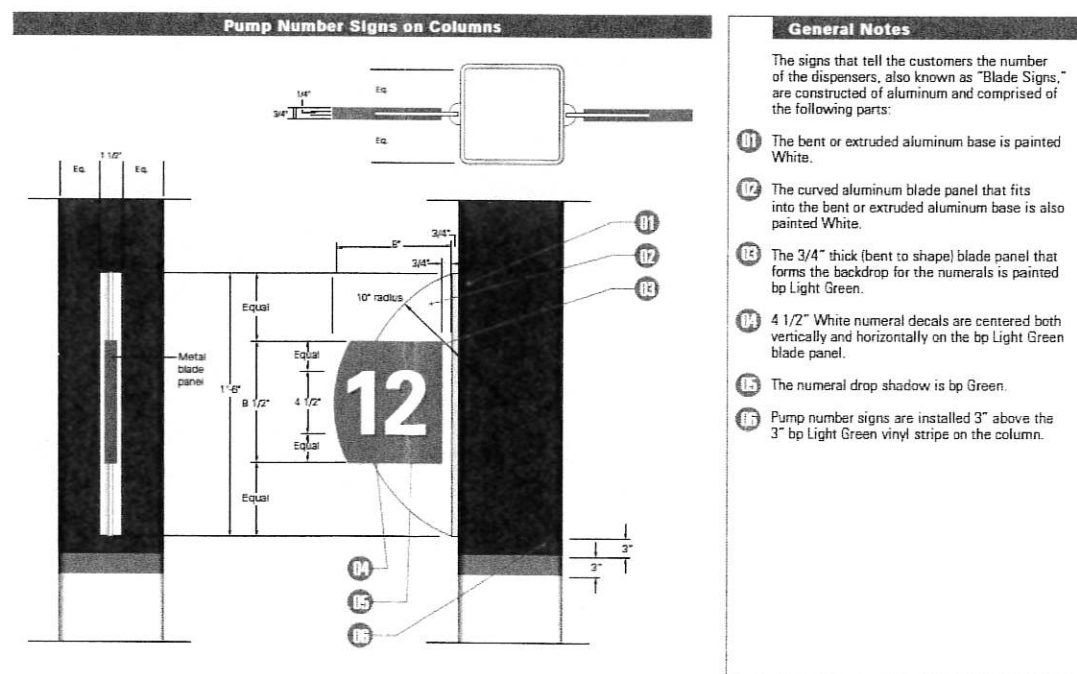
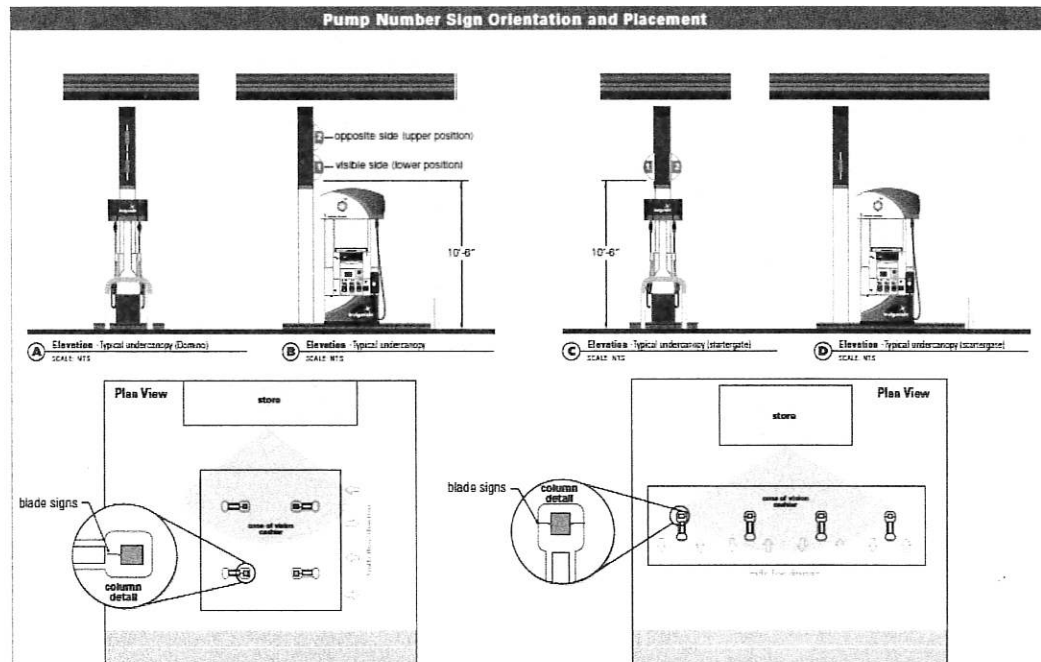
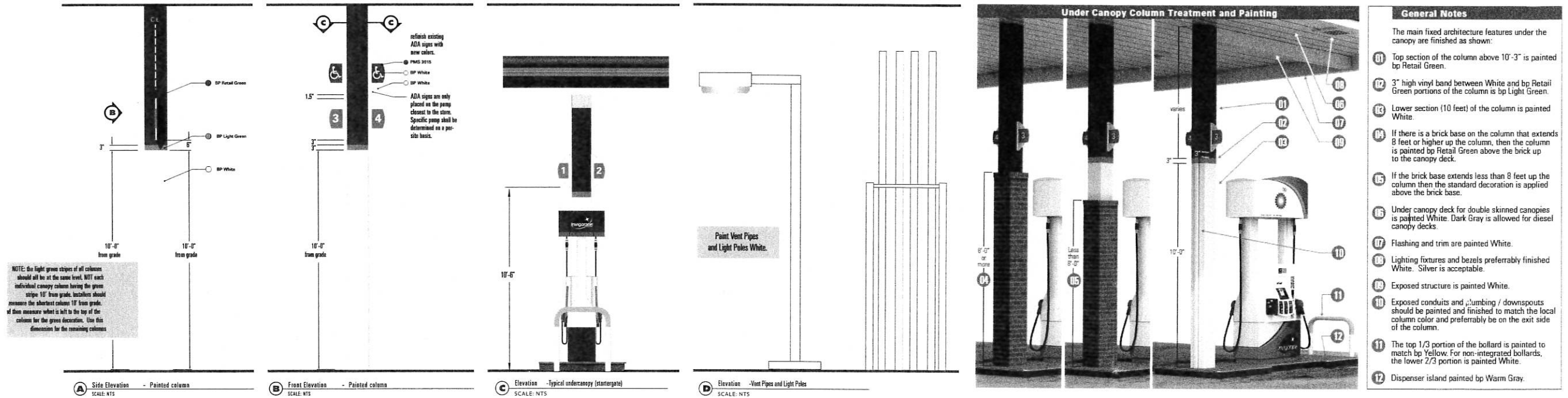


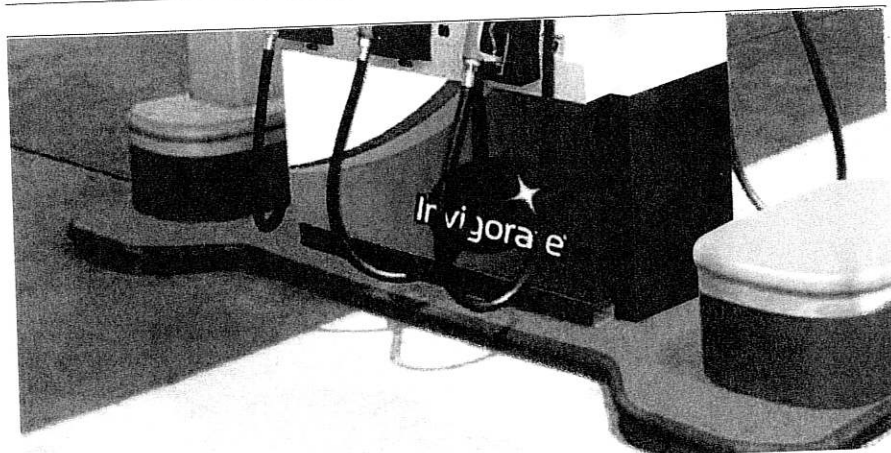
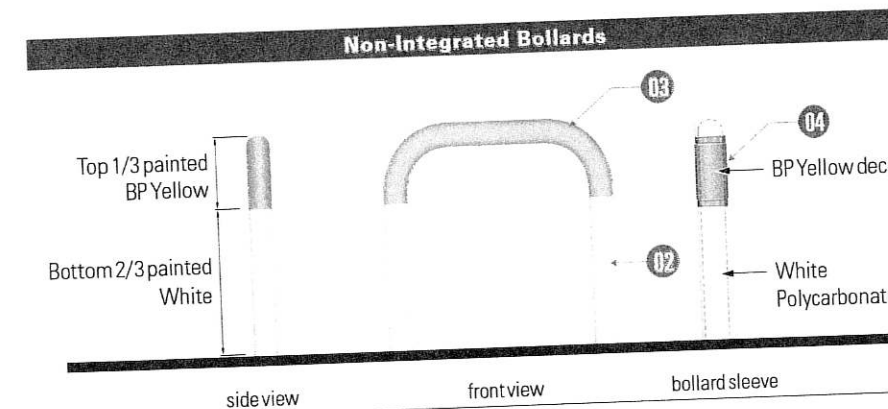
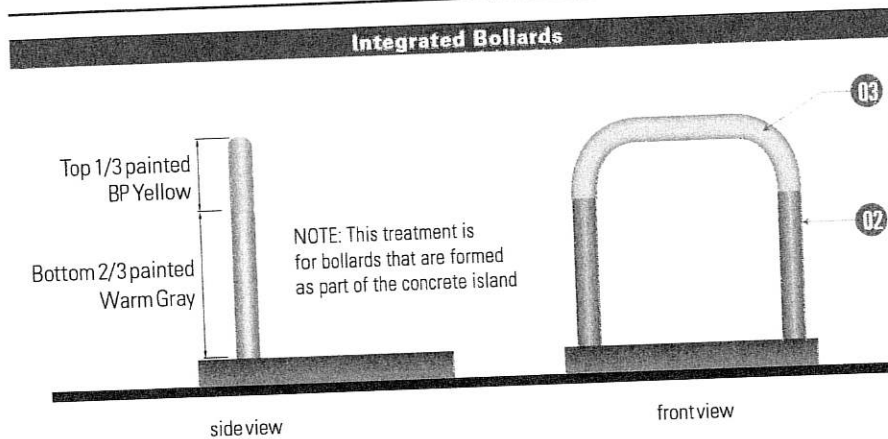
- aa **YES**, this location is receiving a BP "Togo" *image (Qty. 0).
- ☐ Install: Small Illuminated Togo Sign, 52" X 28 5/8" H
- ☐ Install: Medium Illuminated Togo Sign, 77" X 41 3/4" H
- ☐ Install: Large Illuminated Togo Sign, 112" X 60 5/8" H
- *Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.
- bb **YES**, this location is receiving louvers (Qty. 0).
- ☐ Install: Small Louvers, 56" X 26" H
- ☐ Install: Medium Louvers, 89" X 40" H
- ☐ Install: Large Louvers, 113" X 53" H
- cc **YES**, this location is receiving a BP "Service" image. (Qty. 0).
- ☐ Install: 5' Small Illuminated Service Sign
- ☐ Install: 8' Large Illuminated Service Sign
- dd Exterior Building Walls:
- ☐ To Be Painted BP White (C.04) ☐ To Be Kept Neutral
- ee Building Fascia to be
- ☐ Paint Fascia, BP Bright Green (C.06) ☐ Install New ACM
- ☐ Paint Fascia, Neutral
- ☐ Paint Yellow Stripe
- ff Is this location is receiving a Yellow Stripe? ☐ Yes ☐ No
- gg Building Door/Window WDDecal ☒ Yes

WDDECAL DETAIL:
NOTE TO BE DISPLAYED
IN WINDOW OR DOOR



The use of **ANY** color of green is prohibited when the ToGo image is **NOT** used. If the color green is used on the building without the ToGo treatment, you will need to repaint it before financial settlement can occur. Any prior gasoline brand markings or logos need to be removed.





Curbs with integrated bollard are to be painted BP Warm Grey.

Top 1/3 of integrated bollard to be painted BP Yellow.

- EXTERIOR PAINT SPECIFICATIONS**
- 01 BP Pearl**
 - Glidden Professional, Order #A0083, Spec #38YY 72/117, "Indian Legend"
 - Sherwin Williams, SW6119, "Antique White"
 - Benjamin Moore, OC-8, "Elephant Tusk" - P28 DTM (Gallon)
 - Anchor Paint, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)
 - 02 BP Warm Gray**
 - Glidden Professional, Order #A1860, Spec #40YY 25/074, "Grey Mountain"
 - Sherwin Williams, SW7053, "Adaptive Shade"
 - Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon)
 - Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)
 - 03 BP Yellow (Paint)**
 - Glidden Professional, Order #A0775, Spec #37YY 61/867, "Omega Yellow"
 - Sherwin Williams, SW6903, "Cheerful"
 - Benjamin Moore, 2022-10, "Yellow" - P28 DTM (Gallon)
 - Anchor Paint, BP Yellow - CC3066 (Acrylic), CC3113 (Oil)
 - BP Yellow (ACM) - Reynobond, "Program Yellow"
 - 04 White (Canopy Deck, Canopy Columns)**
 - Glidden Professional, Order #A0128, Spec #50GY 83/010, "White Wing"
 - Sherwin Williams, SW7006, "Extra White"
 - Benjamin Moore, OC-67, "Ice Mist" - P28 DTM (Gallon)
 - Anchor Paint, BP White - 4900 (Acrylic), 900 (Oil)
 - 05 BP Dark Pearl**
 - Glidden Professional, Order #A0767, Spec #30YY 52/207, "Desert Valley"
 - Sherwin Williams, SW6121, "Whole Wheat"
 - Benjamin Moore, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)
 - 06 BP Bright Green (to go fascia paint)**
 - Benjamin Moore, 2030-10, "Lizard Green"
 - Anchor Paint, BP White - CC3107 (Acrylic), CC3116 (Oil)
 - BP Bright Green (to go ACM)
 - Duragloss 3000, CMR# 071013-D, 497G11281 H/G SR Green
 - 09 BP Retail Green**
 - Glidden Professional, Custom Color "BP Retail Green"
 - Sherwin Williams, Hydrogloss B65GW180, Custom Color
 - Benjamin Moore, BP Retail Green - PMS 348c, Custom Color
 - Anchor Paint, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)
 - 10 ADA/Handicap Blue~**
 - Glidden Professional, "Handicap Blue", 25524 traffic paint
 - Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex
 - Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex
- ADA BLUE**
- Handicap Blue paint is used for pavement striping and marking on site (as required).

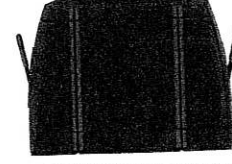
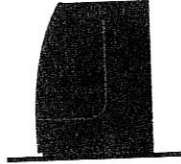
All existing trash containers must be removed and replaced with BP approved containers. These containers must be BP approved colors.



Waste Container
SKU#: 8002615



All in One - Front View / Side View
SKU#: 8002614



2 DOUBLE SIDED ISLAND CONVENIENCE CNTR
SKU #75823699

- BP EXTERIOR SIGNAGE**
- BP Yellow - PMS 109
 - BP Super Bright Green (to go) - PMS 382
 - BP Extra Light Green (to go) - PMS 376
 - BP Light Green - PMS 368
 - BP Bright Green (to go) - PMS 361
 - BP Green - PMS 355
 - BP Retail Green - PMS 348
 - BP Dark Green (to go) - PMS 356

For all paint inquiries, contact:

Benjamin Moore
855-724-6802
www.benjaminmoore.com

Glidden Professional
888-615-8169
www.gliddenprofessional.com

Sherwin Williams
800-474-3794
www.sherwin-williams.com

Anchor Paint
405-831-9446
www.anchorpaint.com

Printing Concepts:

1. Open your PDF file through Adobe Acrobat and click the "File" tab > "Print..." This will cause a popup to appear on your screen. Locate the "Advanced" button to get to the next step.

Select Print as Image
Clicking the 'Advanced' button will cause another popup to appear on your screen, this time you need to click the "Print as Image" button. With this, you are done! Just click "OK" and "Print."

BRANDBOOK CHECKLIST

BRANDBOOK

CLIENT: BPL
LOCATION: W307S4819 WI-83,
Genesee Depot, WI 53127, USA
SVB #: 3225300
DATE: 7/22/2025
VARIANCE: N/A

DESIGNER CHECK
(initials)

A.S.

A.S.

A.S.

A.S.

A.S.

PjM CHECK
(initials)

1. INFORMATION ACCURACY

- a) Client Name
- b) Site Address / Location
- c) Project and Sales Order Number
- d) Date and Rendering Revisions w/ Revision Note(s)
- e) Required Item Notes or N/A

2. BRANDING ELEMENTS

A.S.

A.S.

A.S.

- a) Brand Standard document number and revision or N/A
- b) Branding Elements and / or services meet current revision of Brand Standard identified
- c) Branding Elements and descriptions contained in Rendering match Branding Elements and descriptions in Proposal / Quote

DATE CHECKED
7/22/2025

DATE CHECKED

TABLE OF CONTENTS

PAGE 1 - COVER CHECKLIST
PAGE 2 - COVER
PAGE 3 - PROGRAM COLOR SPECIFICATIONS
PAGE 4 - S1 - EXISTING/PROPOSED
PAGE 5 - S1 - DETAILS
PAGE 6 - S1 - C0 - DETAILS
PAGE 7 - S1 - C0 - ILLUMINATION - DETAILS
PAGE 8 - S1 - C1 - DETAILS
PAGE 9 - S1 - C1 - ILLUMINATION - DETAILS
PAGE 10 - LIGHTBAR - DETAILS
PAGE 11 - CODE OF CONDUCT/SAFETY CRITERIA

CONTACTS

Project Manager: Amy Hughes
Email: ahughes@blairimage.com
Phone: (814) 949-8287 Ext. 107

DOCUMENT INFO

BLAIR PROJECT#: 125313
ORDER #: 27620
DOC #: AD-BPL-125313-27620-0

REVISIONS

REV	DATE	DESCRIPTION
0	7/22/2025	Initial Approval



CUSTOMER APPROVAL

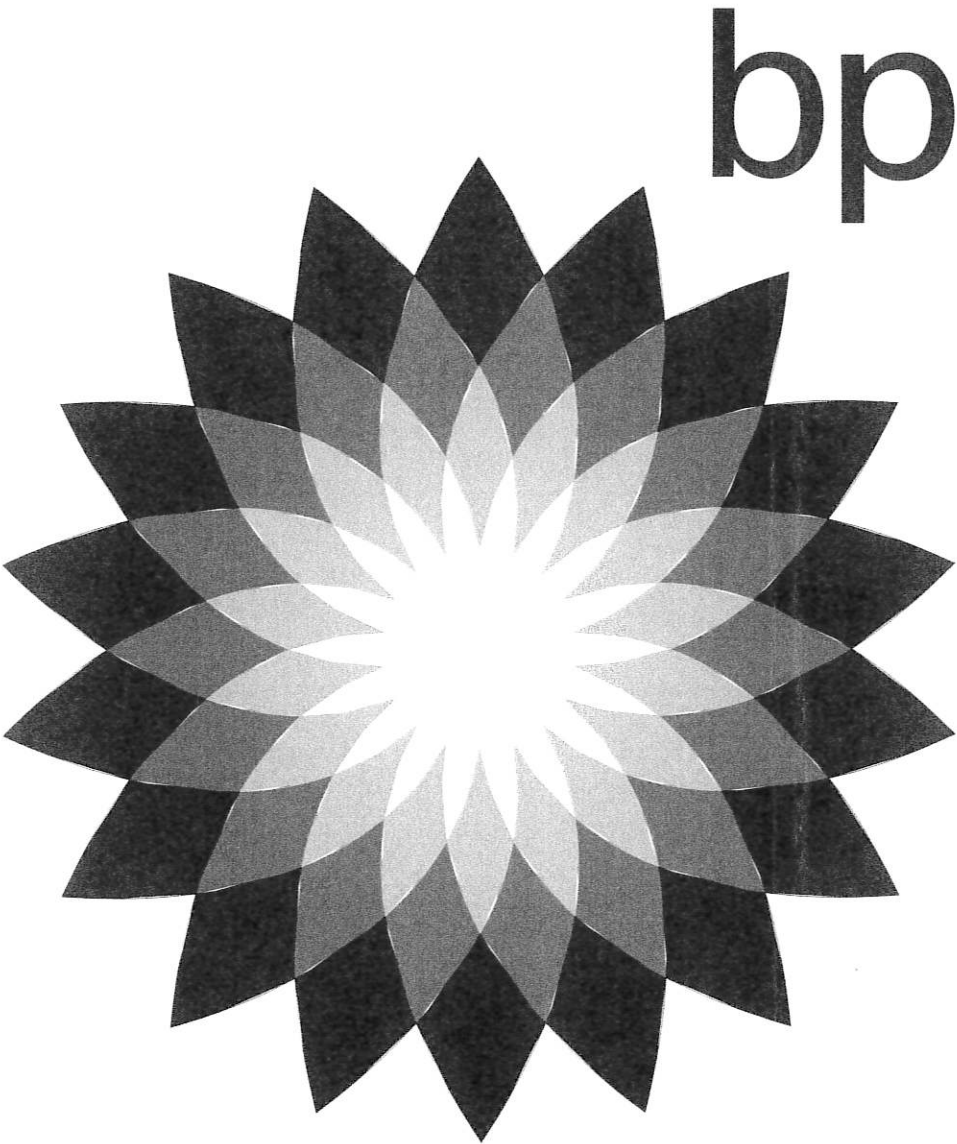
☐ Approved☐ Approved as Noted☐ Not Approved
Resubmit with Changes

Print Name

Title

Signature

Date



BRAND STANDARD
REVISION DATE:

09/04/2023

☐ All provided image elements and / or services meet the current brand revision.☐ The following image elements and / or services do not meet the current brand standard due to municipal code and / or specific site conditions.

BRANDBOOK

CLIENT: BPL
LOCATION: W307S4819 WI-83,
Genesee Depot, WI 53127, USA
SVB #: 3225300
DATE: 7/22/2025
VARIANCE: N/A

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






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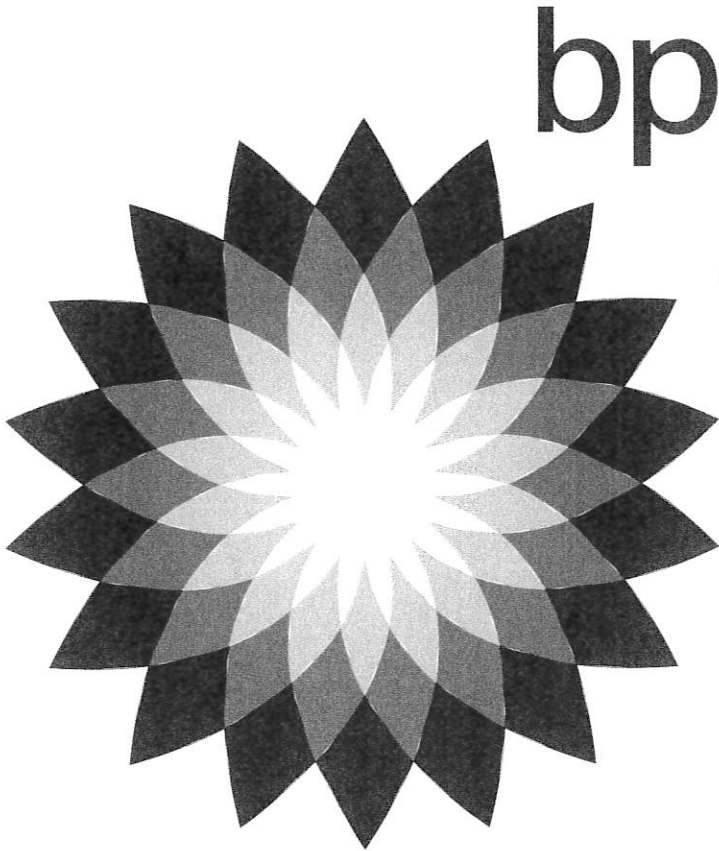
BLAIR PROJECT#: 125313
ORDER #: 27620
DOC #: AD-BPL-125313-27620-0

REVISIONS

REV	DATE	DESCRIPTION
0	7/22/2025	Initial Approval



COLOR SPECIFICATIONS		
	VINYL MATCH	PAINT MATCH
	PMS 348 C BP RETAIL GREEN (PRICER)	PMS 348 GREEN SATIN FINISH
	PMS 355 C BP RETAIL GREEN (HELIOS)	NA
	PMS 368 C BP LIGHT GREEN (HELIOS)	NA
	PMS 109 C BP YELLOW (HELIOS)	NA
	BP WHITE	WHITE SATIN FINISH
	PMS 661 C INVIGORATE BLUE	NA
	PMS PROCESS BLUE INVIGORATE LIGHT BLUE	NA
	DIGITALLY PRINTED CUSTOM GRAPHICS	NA
	SILK SCREENED GRAPHIC	NA



For clarification and without limitation, it is the sole responsibility of the fuel station/business owner to comply with applicable local, state or federal laws or regulations pertaining to selection of fuel payment designations (such as Cash, Debit, Credit, Club Price or otherwise) displayed on MIDs and/or any displayed pricers, and for specific pricing listed for each payment designation. These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

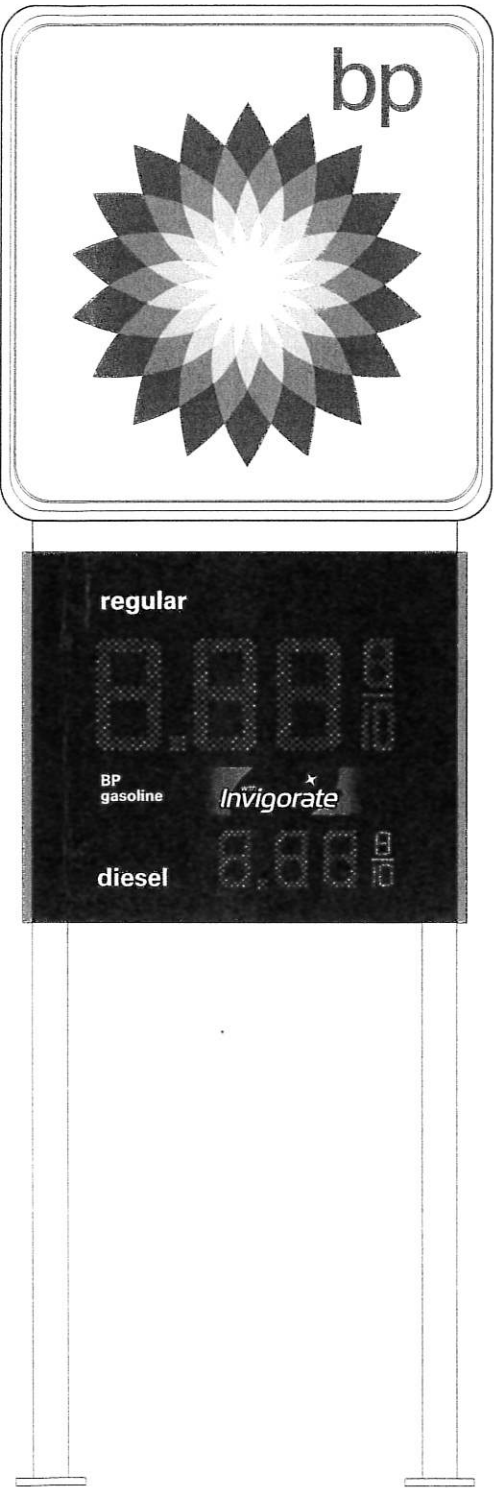
Subject to Change During Engineering Review

Scope of Work

- 1. Reface Helios, Internal Illumination
- 2. Reface Pricer, Regular, Invigorate, Diesel, 3.0 Digits, New Retainer, Internal Illumination.
- 3. Paint to match Brand Standards

Action Items Required Prior to Production

N/A

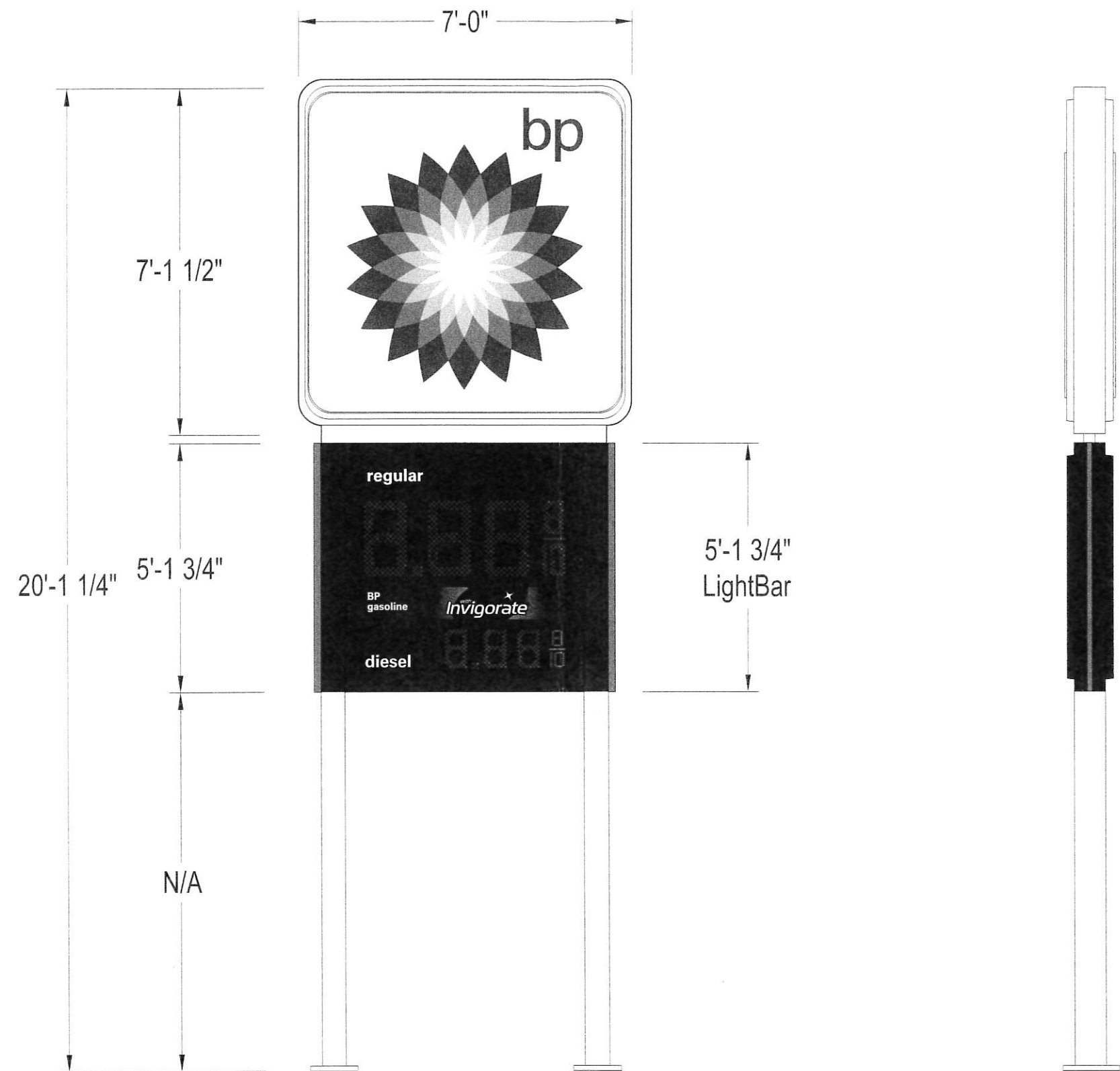


PROPOSED
75.76 sq.ft.

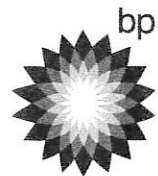


EXISTING
75.76 sq.ft.

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BPL
W307S4819 WI-83, Genesee
Depot, WI 53127, USA

SVB #:
3225300

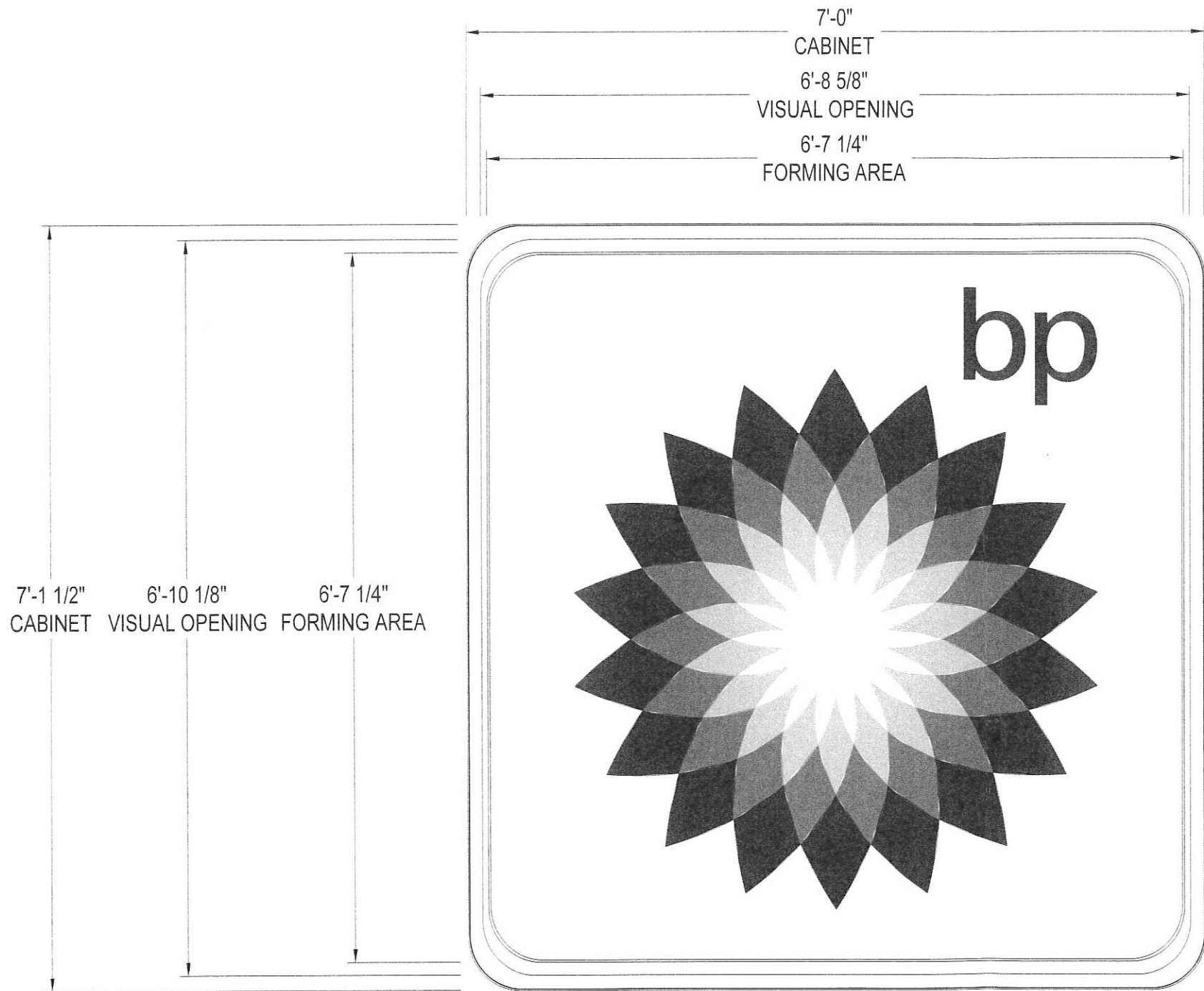
Issue Date: 7/22/2025		DESCRIPTION
Drawn By: A. STORM		
REV	DATE	
0	7/22/2025	Initial Approval

S1 - DETAILS

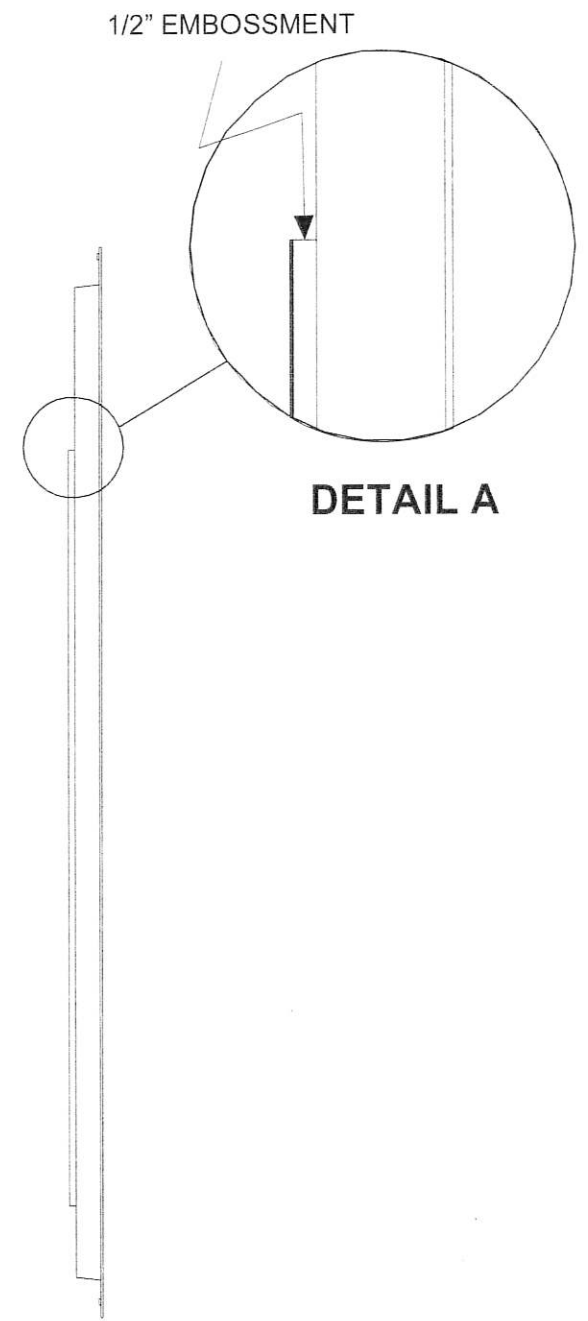
Rev: 0
Date: 7/22/2025
Doc #: AD-BPL-125313-27620-0
Blair Project #: 125313
Order #: 27620

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

blair
IMAGE ELEMENTS™



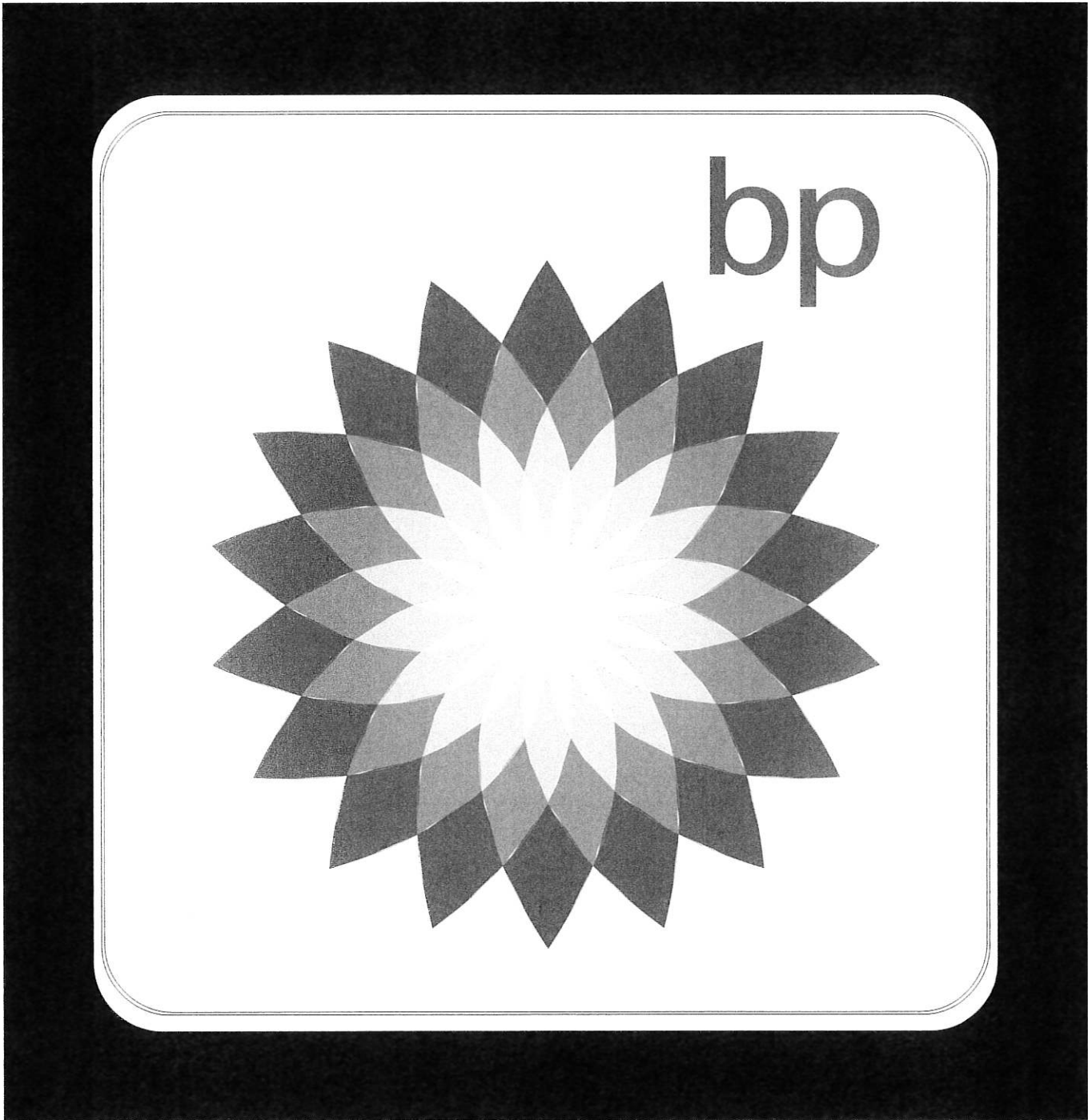
Front View



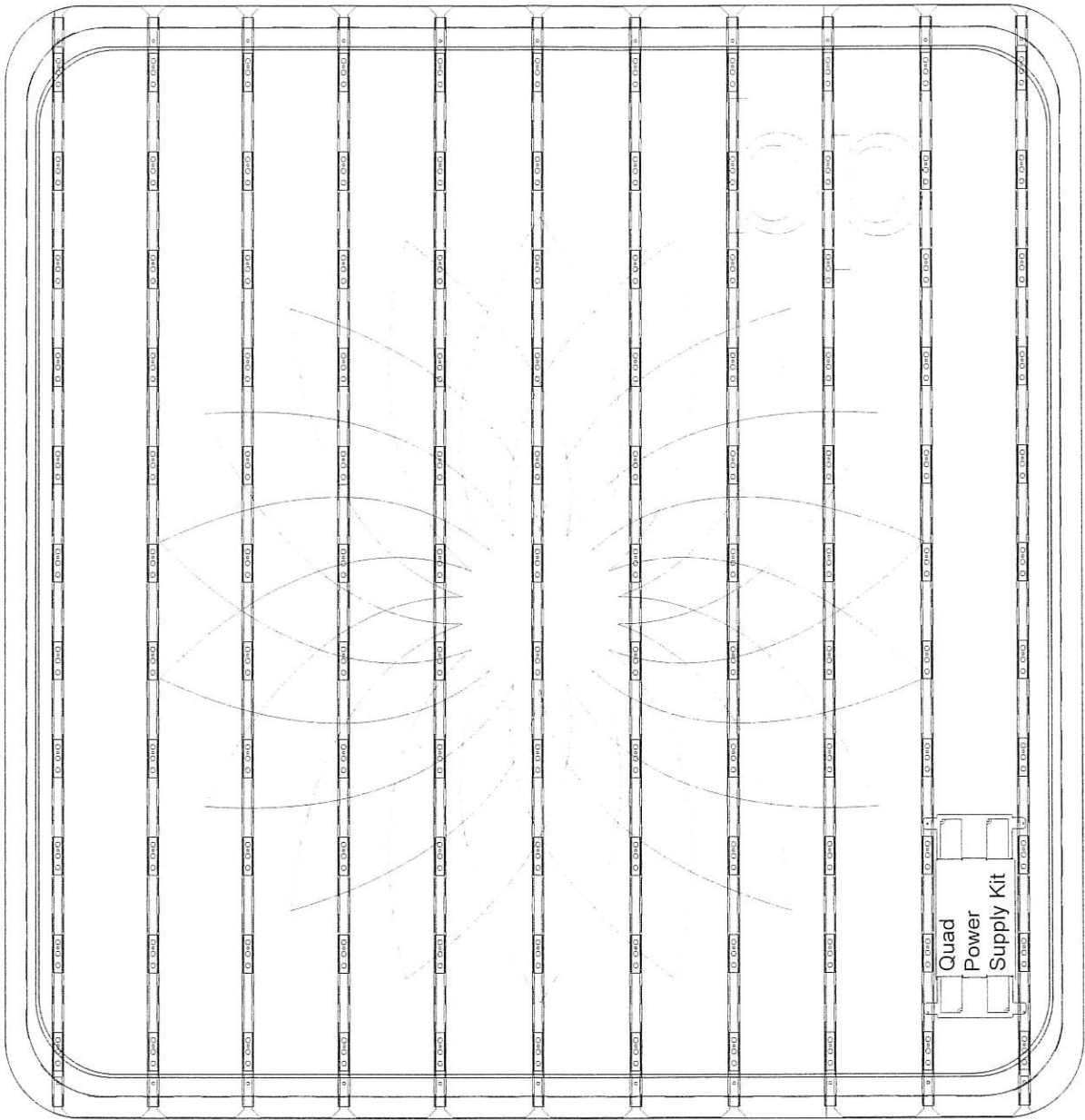
Side View

For clarification and without limitation, it is the sole responsibility of the fuel station/business owner to comply with applicable local, state or federal laws or regulations pertaining to selection of fuel payment designations (such as Cash, Debit, Credit, Club Price or otherwise) displayed on MIDs and/or any displayed pricers, and for specific pricing listed for each payment designation. These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

Estimated Current Draw: 4.2 Amps
Estimated Illumination: 470 cd/m²

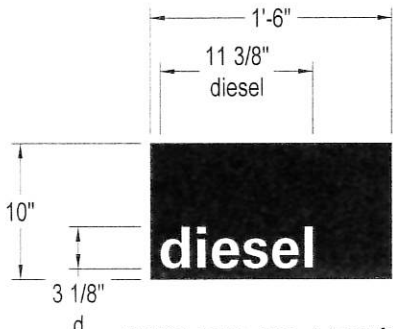
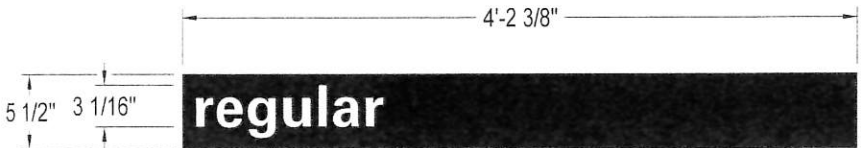


Illumination View

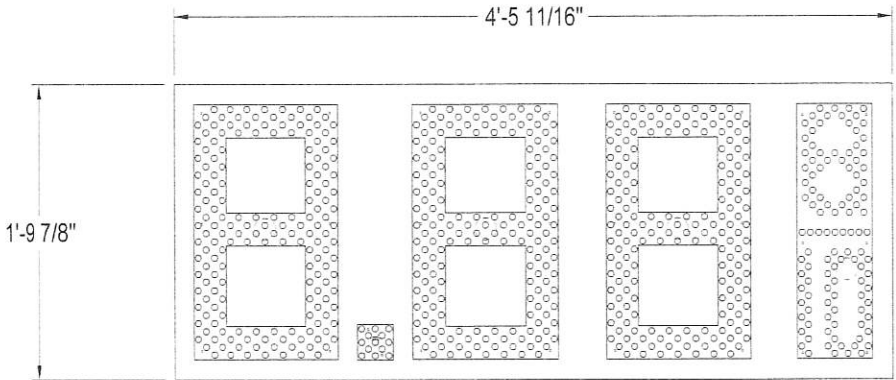


LED Layout

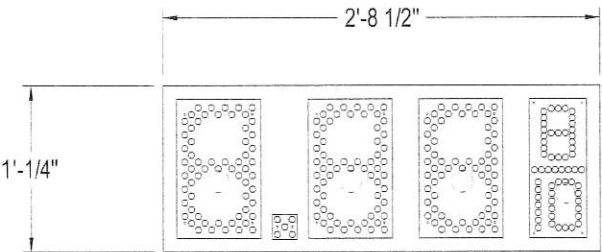
For clarification and without limitation, it is the sole responsibility of the fuel station/business owner to comply with applicable local, state or federal laws or regulations pertaining to selection of fuel payment designations (such as Cash, Debit, Credit, Club Price or otherwise) displayed on MID's and/or any displayed pricers, and for specific pricing listed for each payment designation. These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.



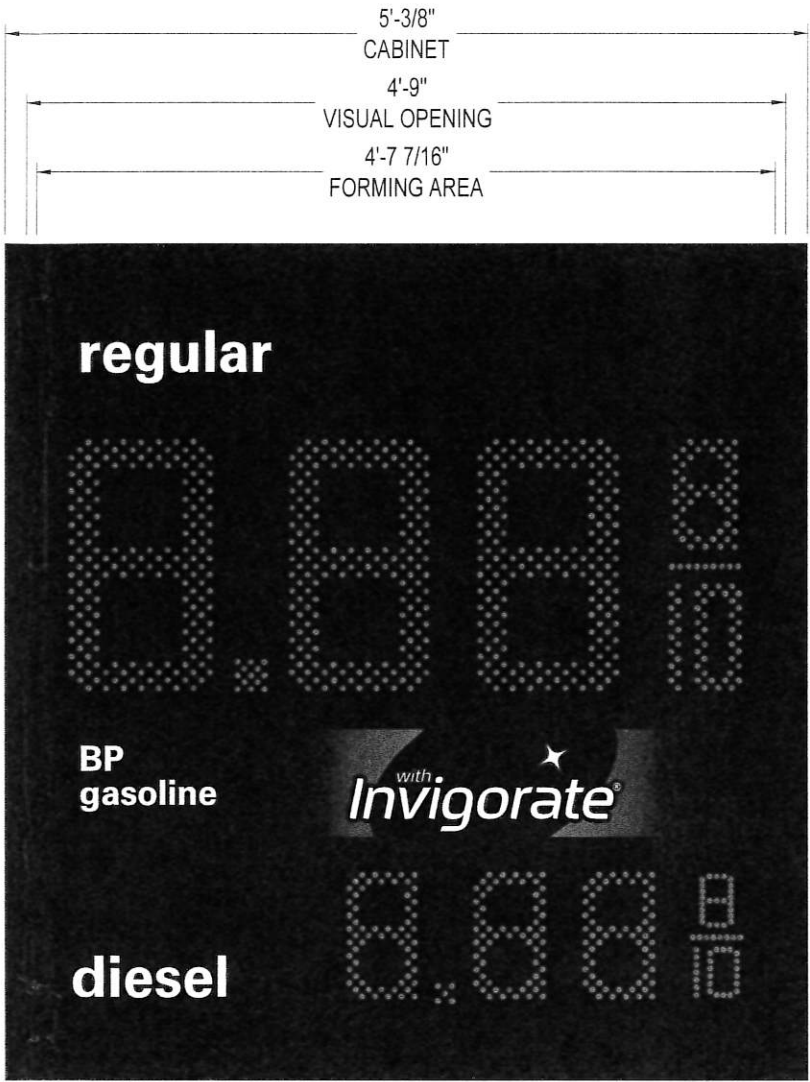
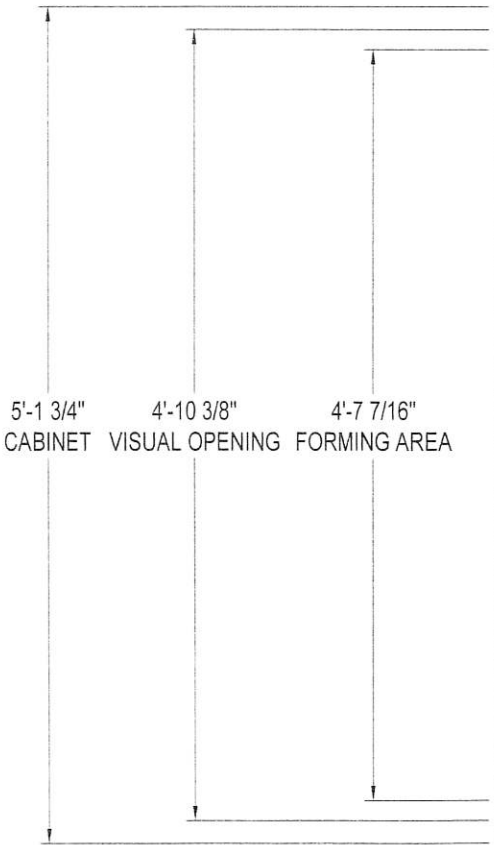
WORD PLATE(S)



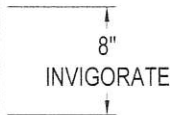
18" EPCU 3.0 DIGITS



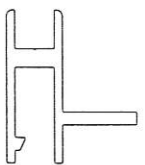
9" EPCU 3.0 DIGITS



Front View



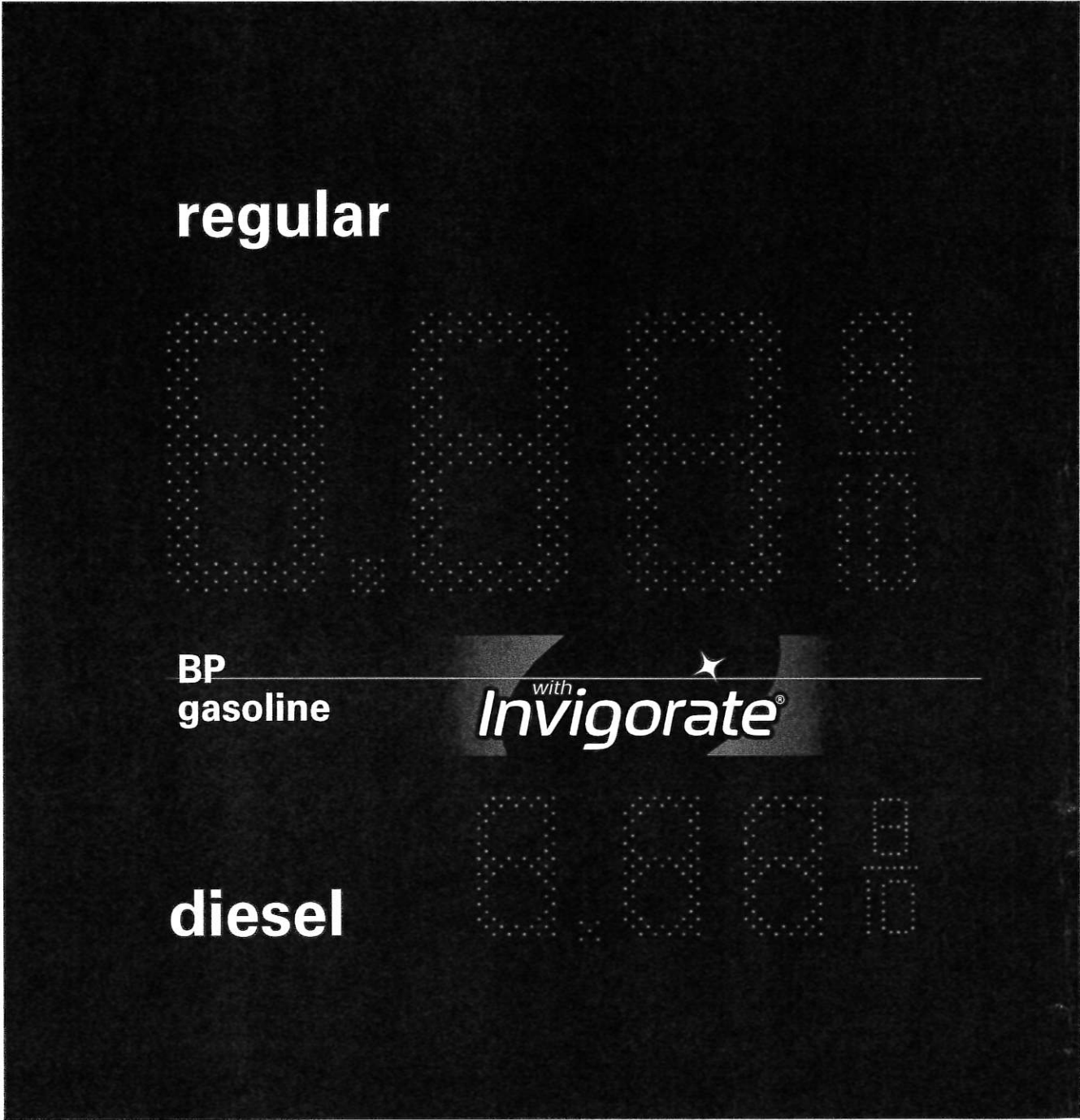
Side View



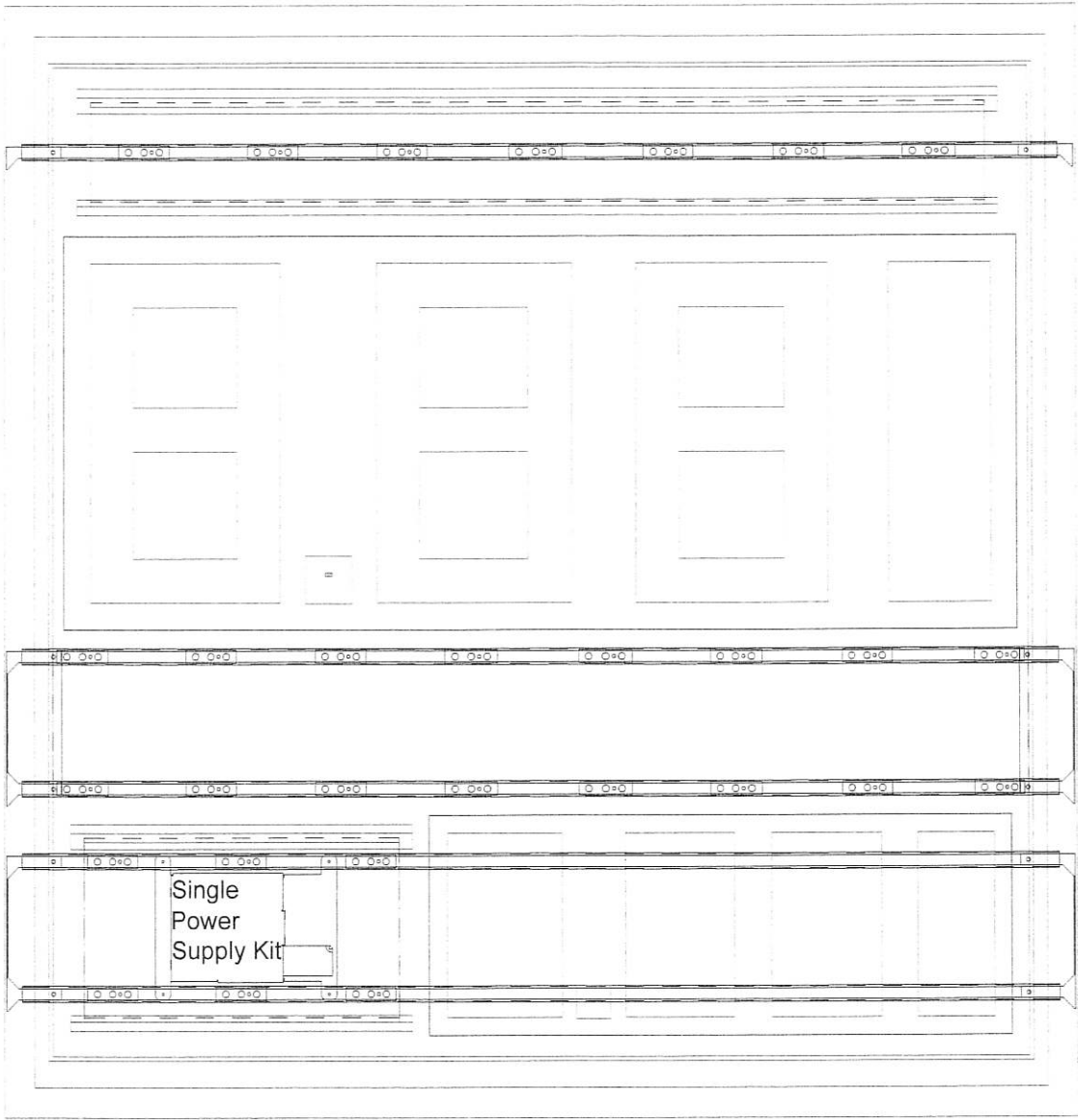
1 1/2" RETAINER
26 FT OF RETAINER REQUIRED
PER SIDE
NOTE: WILL BE SHIPPED LOOSE AND LONGER THAN
THE CABINET. THIS WILL NEED FIELD TRIMMED TO
PROPERLY FIT.

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Estimated Current Draw: 2.7 Amps
Estimated Illumination: 1710 cd/m²



Illumination View



LED Layout

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Jobsite Code of Conduct and Basic Expectations

As an Independent Contractor, the Subcontractor acknowledges that, while operating separately from Blair and the Owner, they represent the Owner to the public. The Subcontractor, along with any approved subcontractors, agrees to uphold the following Code of Conduct while performing work for Blair. These expectations ensure professionalism for all parties involved, including the Subcontractor, Blair, and the Owner.

1. Professional Behavior

- Refrain from using profanity.
- Avoid wearing offensive or inappropriate clothing.
- Smoking is only permitted in designated areas, away from the worksite.
- Loud music is prohibited.
- Horseplay or unsafe conduct is strictly prohibited.
- Always maintain a professional workplace environment. Treat customers, patrons, and the public with respect and courtesy.

2. Site Protocol

- Notify the site manager upon arrival and departure from the site.
- Review the work and safety plan with the site manager before beginning work.
- Clearly mark the work area using cones, caution tape, or an appropriate barricading system, in accordance with required safety protocols.
- Always use the proper Personal Protective Equipment (PPE).
- Maintain a clean, organized, and safe work environment.
- Properly dispose of trash and recycle when possible.
- Pets and animals are not allowed on the worksite.
- Individuals not employed by the installation company are prohibited from work site.

3. Worksite Appearance

- Ensure the site is properly branded at the end of each workday. Temporary banners must be installed at designated locations to ensure visibility and compliance.

By following these expectations, the Subcontractor helps maintain a safe, respectful, and professional work environment for Blair and the Owner.

Installation Instructions

Upon delivery, the installation instructions will be included with the product, typically housed in a plastic sleeve attached directly to the crate. For more detailed installation instructions or a copy of the site-specific scope of work, please contact your Blair Project Manager.

All necessary installation hardware must be provided by the installer.

Communication and Work Progress Reporting

The Subcontractor, including any approved subcontractors, must provide regular updates to the Blair Project Manager regarding work progress at the site. At a minimum, the following communication is required:

- Arrival Notification: A confirmation text message/email within 15 minutes of arriving at the site.
- Mid-Day Update: A text message/email with the current work status.
- Departure Notification: A text message/email within 15 minutes of leaving the site, including a summary of completed work and relevant photographs of both completed and in-progress work.
- Completion Photographs:
 - Lit branding elements must show nighttime conditions or illuminated LEDs/bulbs.
 - [other photos determined by PM]
 - [other photos determined by PM]

If there are any questions, concerns, or requests for additional instructions, the Subcontractor should contact the Blair Project Manager while on-site. Any change orders or deviations must be submitted in writing to the Project Manager before proceeding with the work.

Upon completion of work, the Subcontractor must obtain written acceptance of the completed work from the site manager and provide a copy of this documentation to Blair.

Service Contact Information

Phone: (814) 283-2177
Service Hours: Monday - Friday | 8:00 AM - 4:30 PM EST
Website: www.blairimage.com/contact-blair/
Email: service@blairimage.com
Emergency/ After 4:30pm: (800) 563-9598

Safety Criteria

All subcontractors working for Blair are required to complete the Blair Safety Certification Program and comply with OSAH regulations, along with all applicable local, state, and federal laws. Subcontractors must provide documentation of:

- COI (Proof of minimum Liability)
- Worker's Comp
- W-9
- MSA
- Blair Install Safety Certification
- JSA for every component of the project

Subcontractors working on petroleum sites must also hold a valid API Certification and adhere to API guidelines.

Safety Protocols

- Blair should be NOTIFIED IMMEDIATELY for any and all incidents.
- Job Safety Analysis: Conduct a thorough safety analysis before beginning work.
- First Aid and Emergency Response: Be aware of the location of first aid supplies and medical treatment facilities, including CPR protocols.
- Personal Protective Equipment (PPE): Use appropriate PPE for each task
- Tools and Equipment: Ensure tools are in safe working order and are used for their intended purpose within safe operating limits.
- Vehicle Operation: Vehicle operators must comply with all DOT and API regulations.
- Fall Protecction: Use appropriate fall arrest equipment when required.
- Working at Heights: Understand and follow safety requirements for working at heights.
- Worksite Barricading: Properly barricade the work area to protect against potential hazards.
- Lifting Operations: Only trained and competent personnel should perform lifting tasks using approved equipment.

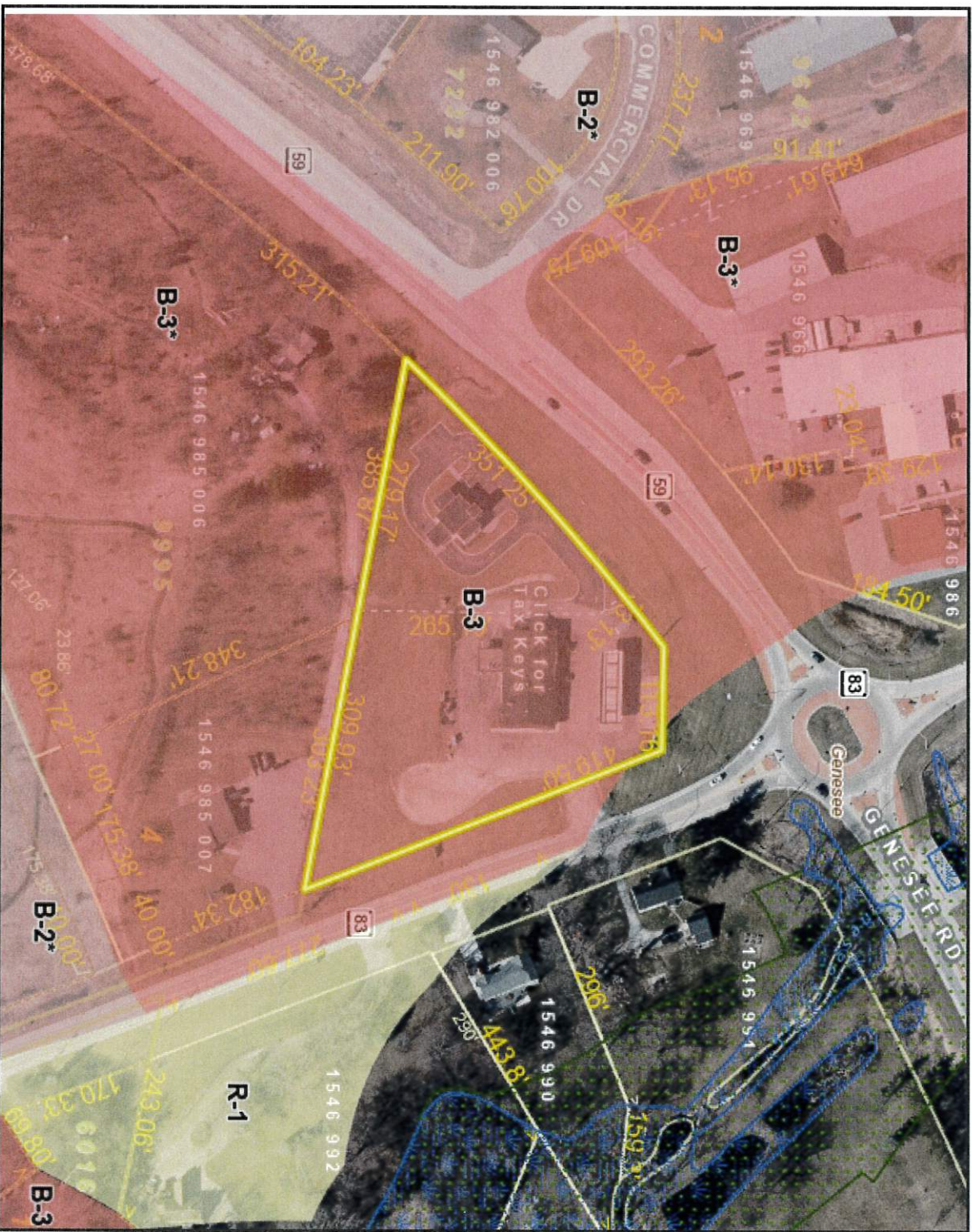
Adhering to these safety criteria ensures a safe and compliant work environment for all personnel.

For clarification and without limitation, it is the sole responsibility of the fuel station/business owner to comply with applicable local, state or federal laws or regulations pertaining to selection of fuel payment designations (such as Cash, Debit, Credit, Club Price or otherwise) displayed on MID's and/or any displayed pricers, and for specific pricing listed for each payment designation. These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.



MAP WAUKESHA county

W307 S4821 STH 83



0 168.79 Feet

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

Legend

Special Districts

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

Environmental Corridor O

Village & Town Zoning Districts

- A-1
- A-1a
- A-2
- A-3 Agricultural/Residential
- A-4
- A-5 Mini-Farm
- A-E
- A-P
- A-B
- A-T
- AD-10 Agricultural Density 1
- A-10 Agricultural
- AP
- B-1 Restricted Business
- B-2 Local Business
- B-3 General Business
- B-4 Community Business
- B-P Mixed Use Business
- C-1 Conservancy Wetland
- EC
- FLC
- FLP
- HG
- H-1
- I-2
- M-1 Limited Industrial
- M-2 General Industrial
- MUL-1
- Not Zoned
- P-1
- P-1 Public and Institutional
- PR Park and Recreation
- Q-1 Quarrying
- R-1 Suburban Single Family
- R-1a

Notes:

Printed: 9/15/2025

Staff Review

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: September 15, 2025
MTG DATE: September 22, 2025
RE: Site Plan/Plan of Operation for Equipment Rental

BACKGROUND:

1. Petitioner/Agent: Briohn Building (Devon Pittman)
2. Property Owner: Waukesha County
3. Address: W339 S2218 County Road C
4. Location:
Being a part of Lot 1 CSM 12664 being a part of the NW ¼ of Section 6 T6N R18E
5. Tax Key Number(s): 1463.998.001 & 1463.998.003
6. Area: 32.9 AC
7. Town Zoning: M-2, General Industrial, EC & C-1 Districts

OVERVIEW:

The petitioner is requesting approval of a Site Plan / Plan of Operation for new 75,000 sq. ft. pre-cast building which will contain office, shop area and storage for use by an equipment rental company. The plan includes the above described as well as the associated parking and outdoor storage areas. At this time, the applicant has requested to keep the end user confidential. It may be appropriate for Plan Commission to understand who the end user is prior finalizing the Site Plan / Plan of Operations approval, with that consideration staff has included a condition requiring that information be disclosed as part of the conditional approval.

PLANNER COMMENTS:

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

Zoning: The primary zoning for the property is M-2 General Industrial District. The proposed use is consistent with the allowed uses of the M-2 district subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission. To the east and south of the subject site are environmental areas. Plan Commission recently approved an industrial development. West of the site is a quarry located in the Town of Ottawa. The proposed use is consistent with the uses in the immediate area.

Employees: The project expects 25 employees initial with growth opportunities up to 45 in the future. A majority of the time the employees will be in the field and not at the site.

Staff Review

Hours of Operation: The applicant has indicated the office hours of operation would be 6am-5pm Monday – Friday. It is anticipated that truck loading would begin between 4am-5am in order to facilitate equipment deliveries.

Site Plan: The applicant is proposing to construct the building along the northern portion of the property. The northern side of the site includes the deepest developable area due to environmental factors on the southern part of site. The building is anticipated to be approximately 500' x 150' and including approximately 30,000 sq. ft. of shop area and 40,000 sq. ft. of indoor storage.

Parking: The plans provided include 50 parking spaces with room for an additional 50 for future expansion.

Landscaping: The applicant has not proposed any landscaping as part of the project. Given the nature of the area landscaping is largely not warranted. However, the Plan Commission may want to considering requiring some minimal landscaping along roadway to soften the impact of the large industrial building and gravel outdoor storage area.

Site Lighting: The applicant has not provided a photometric plan. A photometric plan will need to be provided prior to permitting.

Elevations: The applicant has provided building elevations for the proposed building. The building is primarily metal sided with a mixture of red, white and grey elements. The south, north and east sides of the proposed building included overhead doors. The proposed structure is consistent with the area.

Signage: The applicant has not included any signage at this time but has indicated the end user may elect to add a small monument sign in the future. Prior to installation of any signage the Site Plan / Plan of Operation will need to be amended and approved by 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 **Recommends Approval of** the Site Plan / Plan of Operation for Equipment Rental and outdoor storage on the property located at W339 S2218 County Road C, (1463.998.001 & 1463.998.003) 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 September 22, 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 of the Site Plan / Plan of Operation subject to the end user being submitted to staff for review and approval per Section(G)(1) of the Town zoning ordinance.

Staff Review

3. A complete set of state approved building plans shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
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

Staff Review

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



BRIOHN

**BUILDING
CORPORATION**

September 2, 2025

Meri Majeski
Town of Genesee
S43 W31391 Highway 83
Genesee Depot, Wisconsin 53127

Mark Lyons
Foth
2121 Innovation Court, Suite 300
DePere, Wisconsin 54115

DESIGN / BUILD
CONSTRUCTION

RE: CONFIDENTIAL Equipment Rental User – Project Narrative

Ladies and Gentlemen:

Briohn Building Corporation ("Briohn") is pleased to present the following narrative on behalf of an Illinois-based equipment rental company ("Company") that is expanding their services into Southeastern Wisconsin. They wish to remain anonymous until such time as they have completed an acquisition of another company. We would request that the Town of Genesee ("Town") consider the attached materials for approval at the September Plan Commission meeting.

ARCHITECTURAL
DESIGN

SUBJECT SITE

The subject site ("Site") is located on the northeast corner of County Highway C and Morris Road in the Town of Genesee. The Site is made up of Lot 1 and Outlot 1 of Certified Survey Map No. 12664 recorded as document 4813768 on April 21, 2025 with the Waukesha County Register of Deeds (TID Nos: GNT 1463998001 and GNT 1463998003). The Site area is approximately 32.9 acres and presently owned by Waukesha County.

DEVELOPMENT

PLAN OF OPERATIONS

Briohn has filled out the form Plan of Operations as required by the Town of Genesee which has been attached to this application.

Briohn has engaged with the Company to design and build a 75,000 square foot painted pre-cast building on the site which will contain a small office area, 30,000 square foot shop area, and 40,000 square foot storage area. The Company engages in the rental, delivery, and servicing of aerial lift equipment and telehandler forklifts to private contractors and businesses in Southern Wisconsin and Northern Illinois. Rental operations would not extend to the general public.

PROPERTY
MANAGEMENT

The Company anticipates hours of operation to extend from 4am until 6pm, Monday through Friday. Daily operations would consist of office and service staff being located in the building; sales and delivery drivers would be on-site on a limited basis. There would be rental equipment stored in secure outdoor storage yards on-site. No loud or noxious activities are anticipated to be involved with the Company's operations.

SITE PLAN

Briohn had previously received an approval for a different user on this site and had substantially completed the civil engineering and architectural approvals for a smaller metal building. The proposed civil engineering in this submittal is virtually identical to the previously submitted plans. The only substantial change is that the size and materials of the building have changed. The previously approved outdoor storage areas have remained unchanged from the last submittal.

The current zoning of the property is a combination of M-2; C-1, and EC. The site plan is designed in such a way that there is no outdoor storage or building located in the C-1 or EC zoning areas and complies with the M-2 code requirements. The property will be serviced by private well and septic and the site has already been vetted to be able to accommodate private utilities.

SCHEDULE

The Company would like to begin operations in this space in June or July of 2026 and given their needs, Briohn will need to commence construction on the site as soon as possible. We would like to be able to avoid winter conditions so we would request an early start permit as soon as applicable upon the approval of the Plan Commission.

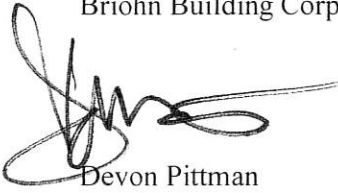
Below is a cursory schedule of entitlements and construction:

▲ Permitting and approvals	50 days	Tue 9/2/25	Mon 11/10/25
Municipal approvals	30 days	Tue 9/2/25	Mon 10/13/25
City and state permitting	40 days	Tue 9/16/25	Mon 11/10/25
Early start approval	1 day	Fri 10/31/25	Fri 10/31/25
▲ Construction	172 days	Mon 11/3/25	Tue 6/30/26
Mass grading	30 days	Mon 11/3/25	Fri 12/12/25
Site utilities	25 days	Wed 12/3/25	Tue 1/6/26
Footings/Foundations	15 days	Mon 12/8/25	Fri 12/26/25
Precast	16 days	Mon 12/29/25	Mon 1/19/26
Steel	30 days	Tue 1/20/26	Mon 3/2/26
Roofing	22 days	Tue 3/3/26	Wed 4/1/26
Under floor Plumbing/Electric	20 days	Tue 3/3/26	Mon 3/30/26
Pour floors	12 days	Tue 3/31/26	Wed 4/15/26
Stud wall framing	10 days	Thu 4/16/26	Wed 4/29/26
MEP Wall rough in	15 days	Thu 4/30/26	Wed 5/20/26
MEP ceiling rough in	20 days	Thu 4/16/26	Wed 5/13/26
Sprinkler mains	25 days	Thu 4/16/26	Wed 5/20/26
Drywall	12 days	Thu 5/14/26	Fri 5/29/26
Paint Walls	12 days	Mon 6/1/26	Tue 6/16/26
Office Area	50 days	Thu 4/16/26	Wed 6/24/26
Production area	50 days	Thu 4/16/26	Wed 6/24/26
Parking lot/Fine Grade/Asphalt	10 days	Mon 4/6/26	Fri 4/17/26
Site concrete	15 days	Tue 3/3/26	Mon 3/23/26
Landscaping	7 days	Mon 5/4/26	Tue 5/12/26
Final inspections	4 days	Thu 6/25/26	Tue 6/30/26
Turnover to owner	0 days	Tue 6/30/26	Tue 6/30/26

CONCLUSION

Briohn respectfully requests the Town's consideration and approval of the proposed development plans for the subject site. This project represents a significant investment in a previously under utilized area of the Town and will support the expansion of a new business in the area. The submitted plans align with the current zoning requirements, leverage previously approved site engineering, and propose minimal impact to the surrounding area. With timely approvals, Briohn is prepared to proceed as quickly as possible to construction to meet this Company's operational timeline. We appreciate your time and consideration and look forward to collaborating with the Town and their staff to bring this project to the community.

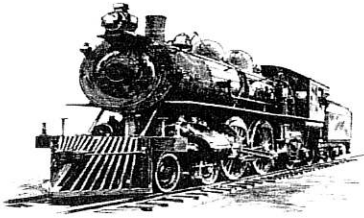
With much respect,
Briohn Building Corporation

A handwritten signature in black ink, appearing to read 'Devon Pittman', with a large, stylized initial 'D'.

Devon Pittman
Development Manager

Cc: Waukesha County
Lake Country Fire & Rescue

Encl.



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: CONFIDENTIAL
BUSINESS ADDRESS: W339 S2218 CTH C
PLAN OF OPERATION NO.: _____ **TAX KEY NO.:** GNT 1463998001 and GNT 1463998003
REQUEST FOR: Plan Commission Conditional Approval

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

CONFIDENTIAL USER; c/o Devon Pittman, Briohn Building 09/02/2025

<i>Printed Name</i>	<i>Date</i>
<u>3885 N. Brookfield Road, Suite 200</u>	<u>53045</u>
<u>Brookfield</u>	<u>Wisconsin</u>
<i>Mailing Address</i>	<i>City</i>
<u>262-222-8292</u>	<u>dpittman@briohn.com</u>
<i>Phone</i>	<i>Email</i>
<i>Fax</i>	

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Waukesha County

<i>Printed Name</i>	<i>Date</i>
<u>515 W. Moreland Blvd.</u>	<u>53188</u>
<u>Waukesha</u>	<u>Wisconsin</u>
<i>Mailing Address</i>	<i>City</i>
<u>262-896-8307</u>	<u>abarrows@waukeshacounty.gov</u>
<i>Phone</i>	<i>Email</i>
<i>Fax</i>	

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.

2. **Are any changes to the parking or loading on the current site plan proposed?** Yes ☒ No ☐

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

Number of parking spaces on the site? 50 initially (room for 50 more for future expansion)

Number of loading docks on the site? 3 initially (room for 2 more if necessary in the future)

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? Aerial lift equipment and telehandler forklifts for rent to private contractors.

9-12 semis with trailers and roll back trucks.

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

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

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

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

If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.

7. **Are any changes to the Signage on current site plan proposed?** Yes ☒ No ☐

If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

The end user may elect to install a monument sign and building signage as allowed by municipal code.

Detailed specifications will be submitted with a sign application once designed.

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

Office would be open from 6am-5pm; Truck drivers would report between 4am and 5am to start loading trucks and delivering equipment.

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

Full-Time 25 initially Part-Time _____ Seasonal _____

*Up to 45 employees in the future, but drivers and sales would be in the field most of the time.

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

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

the days and hours music will be provided?

11. Are there any dumpsters/waste containers on site? Yes No ☒

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? dumpster enclosure

12. Is the site served by sewer or a private septic system? yes, this will be permitted as part of construction

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

If yes, please provide a Sanitary Permit Number or date of PSE approval. _____ If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes ☐ No ☒

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

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

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

15. Will there be any outside storage on site? Yes ☒ No ☐

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

Storage of different types of aerial lifts.

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

If yes, Date. _____

If no, please contact the Town Building Inspector at (262) 825-8820.

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

If yes, Date. _____

If no, please contact the Local Fire Inspector at (262) 646-6235.

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

Yes ☐ No ☒ If yes, explain _____

19. Expected date of occupancy: June 2026 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.

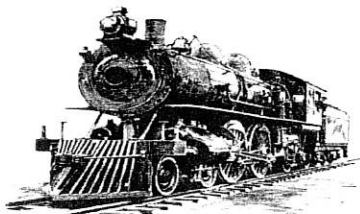
Name of Business Operator: CONFIDENTIAL c/o Briohn Building Corp
Signature: [Signature] Date: 9/29/25
Devon Pittman, Development Mgr.

Name of Property Owner or Authorized Agent: Waukesha County

Signature: _____ Date: _____

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

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:	CONFIDENTIAL
PROJECT ADDRESS:	W339 S2218 CTH C
TAX KEY NO.:	GNT 1463998001 and GNT 1463998003
REQUEST FOR:	Plan Commission Approval and Building Permit

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

Devon Pittman, Briohn Building

<i>Printed Name</i>	<i>Signature</i>	<i>Date</i>
3885 N. Brookfield Road, Ste 200	Brookfield WI	53045
<i>Mailing Address</i>	<i>City</i>	<i>State</i>
262-222-8292	dpittman@briohn.com	<i>Zip</i>
<i>Phone</i>	<i>Fax</i>	<i>Email</i>

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

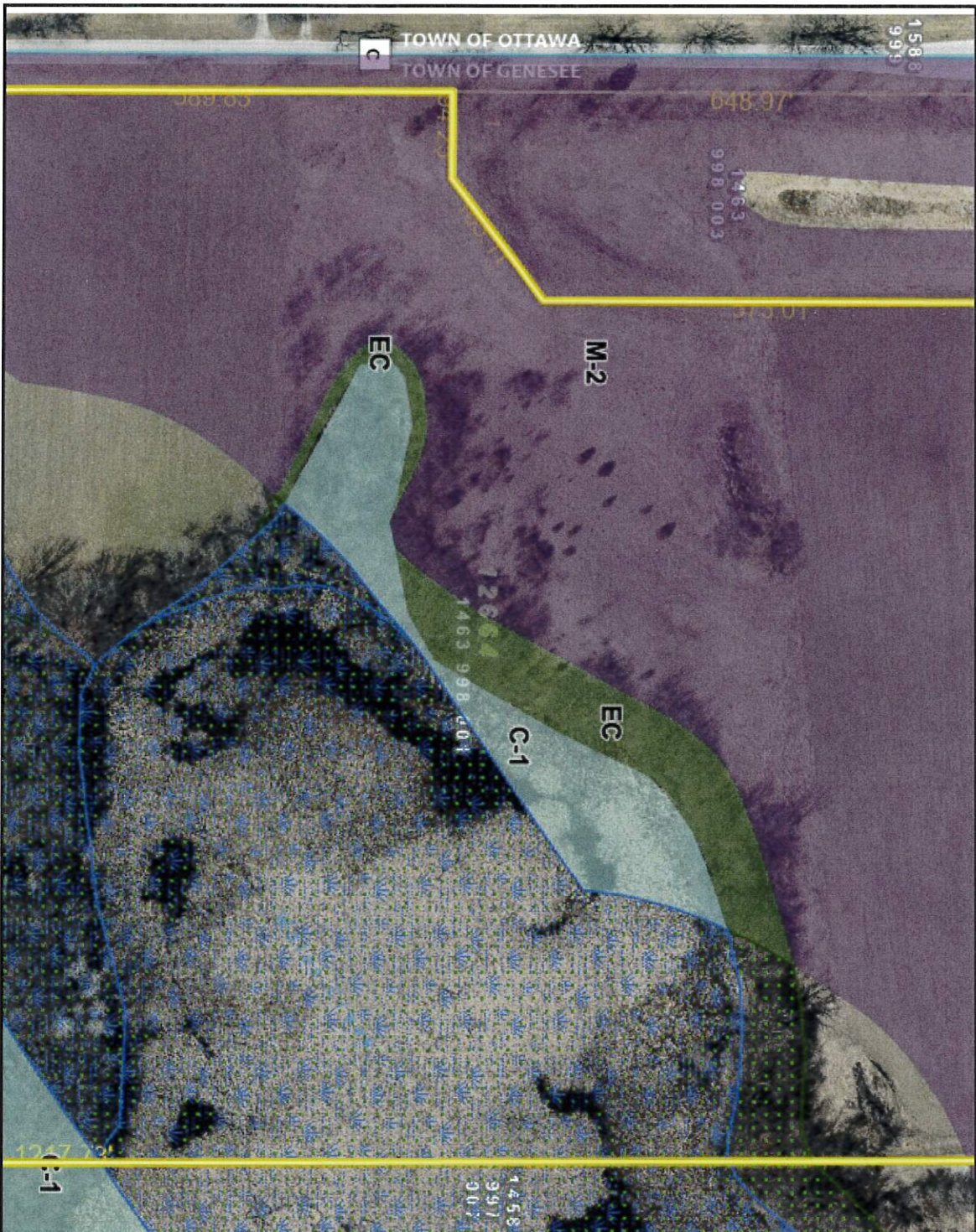
Waukesha County

<i>Printed Name</i>	<i>Signature</i>	<i>Date</i>
515 W. Moreland Blvd.	Waukesha WI	53188
<i>Mailing Address</i>	<i>City</i>	<i>State</i>
262-896-8307	abarrows@waukeshacounty.gov	<i>Zip</i>
<i>Phone</i>	<i>Fax</i>	<i>Email</i>



MAP WAUKESHA COUNTY

W339 S2218 CTH C



Legend

- Special Districts**
 - Historic Landmark
 - Historic District
 - Hydric Soil District
 - Planned Unit Development
 - Well Head Protection District
 - Wetland Overlay
- Environmental Corridor O**
- Village & Town Zoning Districts**
 - A-1
 - A-1a
 - A-2
 - A-3 Agricultural/Residential
 - A-4
 - A-5 Mini-Farm
 - A-E
 - A-P
 - A-B
 - A-T
 - AD-10 Agricultural Density 1
 - A-10 Agricultural
 - AP
 - B-1 Restricted Business
 - B-2 Local Business
 - B-3 General Business
 - B-4 Community Business
 - B-P Mixed Use Business Pz
 - C-1 Conservancy Wetland e
 - EC
 - FLC
 - FLP
 - HG
 - I-1
 - I-2
 - M-1 Limited Industrial
 - M-2 General Industrial
 - MU-1
 - Not Zoned
 - P-1
 - P-1 Public and Institutional
 - PR Park and Recreation
 - Q-1 Quarrying
 - R-1 Suburban Single Family
 - R-1a

Notes:

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, plots, 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.

Printed: 9/15/2025



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: September 15, 2025
MTG DATE: September 22, 2025
RE: Transfer of Adjacent Lands – James Milosch

BACKGROUND:

1. Petitioner/Agent: James Milosch
2. Property Owners: James and Catherine Milosch & Margaret L. Roberts Living Trust
3. Address: S31 W28381 Sunset Drive & S31 W28335 Sunset Drive
4. Location:
Being part of NW ¼ of the NE ¼ Section 13, T6N, R18E
5. Tax Key Number(s): 1489.995.001 & 1489.996
6. Area: 3.152 AC & 16.477 AC
7. Town Zoning: A-3, Suburban Estate District, A-4 Mini-Farm District, C-1 Conservancy District

OVERVIEW:

The petitioner is requesting approval to transfer 18,443 sq. ft. (0.42 acres) of land from the adjoining lot to his lot.

PLANNER COMMENTS:

Zoning: Section 375-21 of the Town of Genesee code allows for the sale/exchange of parcel between adjoining land owners with the review and approval of the Plan Commission. Such conveyance can only be approved if the resulting lots would all be both legal and conforming, even if any such lots are legal nonconforming prior to the conveyance, because the conveyance creates new lots which do not predate the ordinance and therefore have no legal nonconforming rights. In this instance both starting parcels are legal conforming and therefore eligible for transferring adjoining land between property owners. In considering the request, the Town Plan Commission shall be limited to considering whether the conveyance is in compliance with 236.45(2) (am)3, of Wisconsin Statue. By statue the conveyance can only be approved only if the same number of lots exists prior to the conveyance as would exist after the conveyance.

The proposed land transfer would result in two new conforming parcels of land. Parcel 1489.995.001 would become an approximately 3.572 acre parcel and 1489.996 would become approximately 16.057 acres. The owners are considering transfer of land at this time due to

parcel 1489.996 being sold in the near future. Prior to that sale, the owners of the subject parcels have agreed to a transfer of adjoining lands. Both parcels are consistent with the dimensional standards and other applicable sections of the Town Code. Since both lots are conforming prior to and after said conveyance no new tax key numbers will be created and no additional lots will be created.

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 conveyance of adjoining lands for the property located at S31 W28381 Sunset Drive and S31 W28335 Sunset Drive, (1489.995.001 & 1489.996) subject to the following conditions:

1. Recording of the applicable Deed with the Waukesha County Register of Deeds.

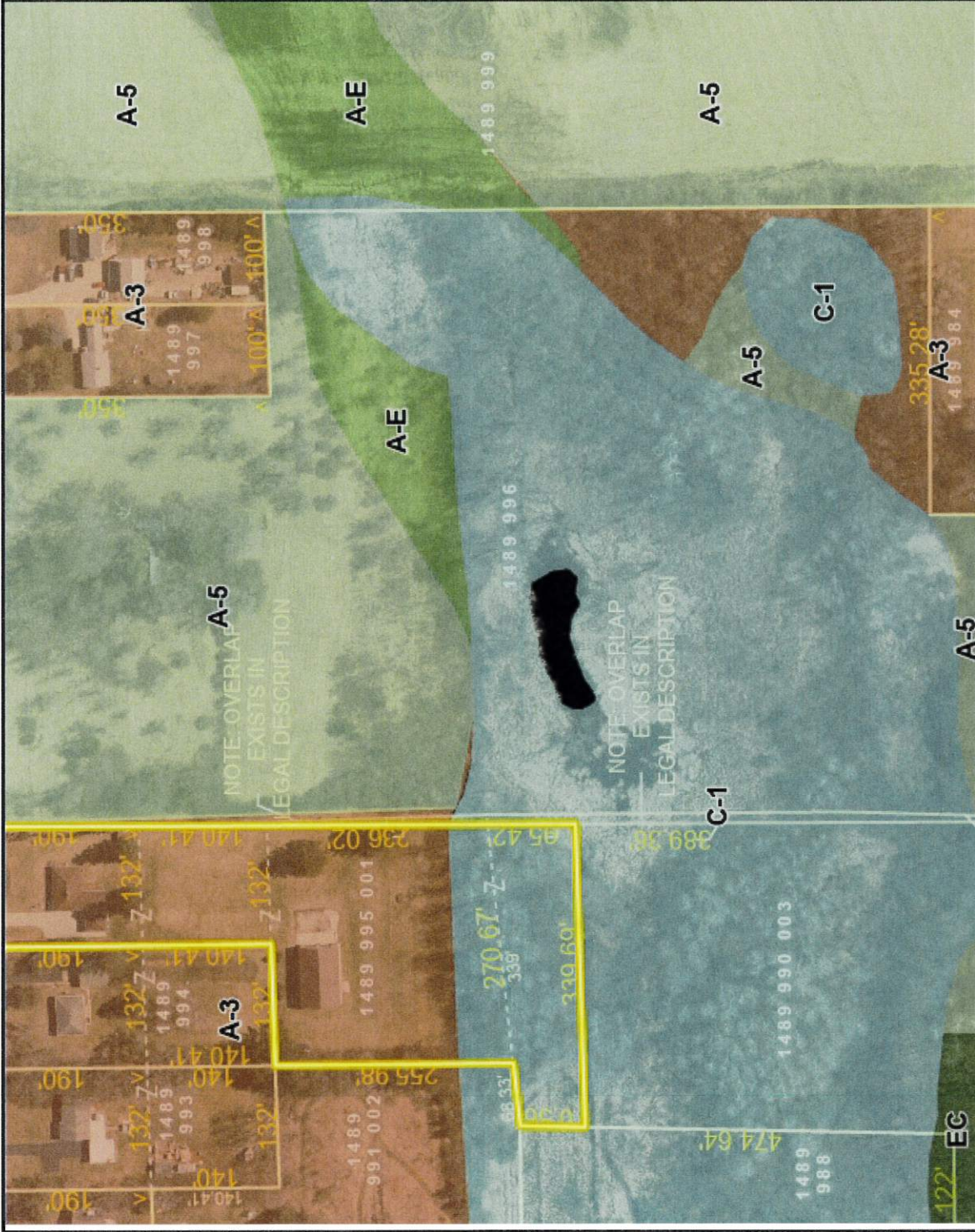
EXHIBIT:

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



MAP WAUKESHA county

S31 W28381 Sunset Drive



Legend

- Special Districts
 - Historic Landmark
 - Historic District
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0 168.79 Feet

Notes:

Printed: 9/15/2025



PUBLIC HEARING MINUTES

8-25-2025

6:00 p.m.

Genesee HVAC


Chairman Tesch called this public hearing to order at 6:00 p.m. Present was Town Chairman Tesch, Town Board Supervisor Morris, and Plan Commission members, Engelking, Buck, Christiansen, Toole and Fedak. Also present was Planner Mark Lyons from Foth and Deputy Clerk Rachel Workman.

Chairman Tesch read the Public Hearing Notice into record. Planner Lyons stated that this CU is to allow Genesee HVAC to get into the building and start operating while the county continues working on the comp plan amendment and zoning amendment. Once the county approved those, this CU will become null and void.

Chairman Tesch open it up for comment. There were no comments from the public. Terry asked three times if anyone had a comment. There were none so he brought it back to the table.

Christiansen made a motion to close the public hearing. The motion was seconded by Engelking. The motion was approved 7-0. The public hearing was adjourned at 6:04 p.m.

Respectfully Submitted


Rachel Workman
Deputy Clerk

PUBLIC HEARING MINUTES
8-25-2025
6:04 P.M.
GENESEE PET SUITES

Chairman Tesch called this public hearing to order at 6:04 p.m. Present was Town Chairman Tesch, Town Board Supervisor Morris, and Plan Commission members, Engelking, Buck, Christiansen, Toole and Fedak. Also present was Planner Mark Lyons from Foth and Deputy Clerk Rachel Workman.

Chairman Tesch read the Public Hearing Notice into record. Planner Lyons then discussed the request from Genesee Pet Suites. The request was to allow Genesee Pet Suites to go from their allotted 40 animals to 80 animals. Planner Lyons stated that the Town did not receive all the information needed from the petitioner before the meeting, so the Planner's recommendation was to hold the public hearing open until the next Plan Commission meeting which is scheduled for September 22nd, 2025. Planner Lyons also stated that the petitioner had 66 dogs on premise when a site inspection was conducted the week before the public hearing.

Faith Harrington, owner of Genesee Pet Suites, was present for her petition. She stated that her request was for 80 dogs and that she believes her facilities can handle that amount.

Patricia Kennedy, S40W28188 State Rd 59, stated that she lives next door to Genesee Pet Suites with her husband and they share a driveway with Genesee Pet Suites. She stated that living next to Genesee Pet Suites has affected her quality of life because there are dogs barking from 6:40 a.m. until 9:30 p.m. everyday. She states that it's not all the time, but most of the time. She states that one of the outdoor runs is within yards of their lot line and that is too close per the zoning code. She also states that the traffic on their joint driveway affects their coming and going. The brush on Genesee Pet Suites land is so thick, that she cannot see if someone is coming out and it is a hazard. Also, from all the extra traffic on the driveway, the driveway has begun to fall apart and get big potholes and ruts.

Doug Kennedy, S40W28188 Hwy 59, stated that the volume of traffic on the joint driveway was excessive already without the extra dogs being allowed in the CU. He stated that the Town of Genesee has a nuisance ordinance and that the loud and obnoxious howling and barking from the dogs is violating it. Mr. Kennedy also states that Genesee Pet Suites is on a lot zoned R-1 and he does not think it is appropriate to allow 80 dogs on a lot zoned Residential. He stated that the dogs bark from 6:40 a.m. until 9:30 p.m. and he believes that it has affected his property value. He also states that there have been numerous times he has had to pull over on HWY 59 to let traffic coming out of Genesee Pet Suites by.

Plan Commission Member Jennifer Buck stated that she is also a semi-close neighbor to Genesee Pet Suites and has noticed a significant increase in noise and barking dogs.

Chairman Tesch then asked if there were any more comments. He asked this three times. There were none so he brought the hearing back to the table.

Engelking made a motion to hold over the Public Hearing until September 22, 2025 at 6:00 p.m. The motion was seconded by Buck. The motion was approved 7-0. The public hearing was held over at 6:24 p.m.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'R. Workman', with a large, stylized loop at the end.

Rachel Workman
Deputy Clerk

TOWN OF GENESEE PLAN COMMISSION MEETING

August 25th, 2025

Minutes

Chairman Tesch called the meeting to order immediately after the public hearings which was 6:25 p.m. Present were Chairman Tesch, Town Board Supervisor Morris and Plan Commission members Engelking, Buck, Toole, Christiansen, and Fedak. Also present were Planner Lyons and Deputy Clerk Workman

1. Public Comment-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available. There were no public comments
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) Engelking made a motion to approve the Conditional Use Amendment for Genesee Heating and Air Conditioning per Planner Lyons Report dated August 18th, 2025. The motion was seconded by Christiansen. The motion was approved 7-0
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) Decision tabled until Public Hearing is adjourned
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) Planner Lyons stated that this will be a 15'x8' wooden cross. Engelking made a motion to approve the new sign for Crossing Community Church. The motion was seconded by Morris. The motion was approved 7-0
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) Planner Lyons stated that this is an addition to a current accessory building and with make the building 5,500 square feet. This will be for a personal riding arena and the petitioners will be required to fill a deed restriction with the county stating that it will only be used for personal use. Morris made a motion to approve the accessory building in excess of 1,600 square feet with the requirement of a deed restriction. The motion was seconded by Engelking. The motion was approved 7-0
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) Planner Lyons stated that this building will be 2,860 square feet and will be required to file a deed restriction. Engelking made a motion to approve the accessory structure in excess of 1,600 square feet with the requirement of a deed restriction. The motion was seconded by Toole. The motion was approved 7-0
7. Discussion/Action- Approval of July 28th, 2025 Plan Commission Minutes. Christiansen made a motion to approve the July 28th, 2025 Plan Commission Minutes. The motion was seconded by Engelking. The motion was approved 7-0
8. Update on Pending Enforcement Matters Deputy Clerk Workman stated that the Town is currently working with a homeowner to remove a junked, inoperable RV from their property.
9. Correspondence None

10. Adjourn Engelking made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 7-0

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'R. Workman', written in a cursive style.

Rachel Workman
Deputy Clerk
August 26th, 2025