

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
October 27th, 2025
AGENDA
6:00 p.m.

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 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 for Coco G's popcorn. The property is described Lot 6 Certified Survey Map No. 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **S34 W29939 Little John Drive** Unit 4. (GNT 1494-997-003)
4. Discussion/Action- Accessory Building over 1,600 square feet for Alfred Schimpf. The property is described as Lot 3 CSM 9061 being a part of the NE ¼ of Section 30 T6N R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **S48W33112 Onisch Dr.** (GNT 1557-977-003).
5. Discussion/Action- Accessory Building over 1,600 square feet for Michael and Kimberly Scott. The property is described as being a part of the SW ¼ of Section 17 T6N R18E in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **W319S3514 Squire Dr** (GNT 1508-021).
6. Discussion- Conceptual Land Division for Kipp/Oberst Families. The property is described as being the W1/2 of the SW1/4 of Section 29 T6N R18E in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1555-999-004)
7. Discussion/Action-Amendment to Site Plan/Plan of Operation for Century Traffic. The property is described as being a part of the SW ¼ and the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **W339S1742 CTH C**. (GNT 1463-998)
8. Discussion/Action- Approval of September 22nd, 2025 Plan Commission Minutes.
9. Update on Pending Enforcement Matters
10. Correspondence- Discuss possible alternate meeting date for November PC meeting.
11. Adjourn

Rachel Workman
Deputy Clerk
October 15th, 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.

deny based on findings of fact

DECISION OF PLAN COMMISSION
TOWN OF GENESEE
WAUKESHA COUNTY, WISCONSIN

Project Name: Genesee Pet Resort Conditional Use Amendment

Tax Key Number: GNT 1533.998.002

Application Filed: July 20, 2025

Notice Dates: August 9 and August 16, 2025

Hearing Held: August 25, 2025 & September 22, 2025

FINDINGS OF FACT¹

Having heard all the testimony and considered the entire record herein, the Commission finds the following facts:

1. The Applicant is Faith Harrington.
2. The Applicant is the owner of property described as S40 W28178 State Road 59, Town of Genesee, Waukesha County (the "Property").
3. The Property is zoned R-1 Residential District & EC Environmental Corridor District under Section 68 of the Town of Genesee Zoning Code.
4. The Property is currently being used as a commercial kennel and single-family residence by Ms. Harrington.
5. The owner is requesting a conditional use permit amendment for increasing the number of allowed animals from 40 to 80 per Section 40(B)(4) of the Town of Genesee Zoning Code.
6. The Applicant's application materials included building plans, site plan, and a plan of operation, written narrative.
7. The Applicant presented their proposal to the Plan Commission on August 25, 2025 & September 22, 2025.
8. The proposed plan included a detailed building layout indicating the area for the proposed animals.
9. A statement was presented by neighbors during the public hearings opposing the amendment due to the nuisances currently caused by the existing facility and the anticipated increase in nuisances that may be created by an increased number of animals.

¹ To the extent that any Finding shown herein as a matter of law, it is intended to be a Conclusion of Law; and to the extent the Conclusions of Law shown herein involve factual matters, it is intended to be a Finding of Fact. The heading under which such statements appear shall not be controlling.

10. The Applicant **has not** presented substantial evidence that their proposed amendment to increase the number of animals would satisfy the existing violations of section 40(b)(4)(h).
11. The Applicant **has not** presented substantial evidence that their proposed amendment to increase the number of animals would satisfy the sound proofing requirements of section 40(b)(4)(d).
12. The Applicant **has not** presented substantial evidence that the proposed amendment to increase the number of animals would satisfy the remaining ordinance standards for a commercial kennel.

CONCLUSIONS OF LAW²

Based upon the above Findings of Fact and the record made herein the Commission concludes as follows:

1. Section 1(B) of the Town of Genesee Zoning Code describes its intent as follows:

“For the purpose of promoting health, safety, morals or the general welfare of the community, this Code is enacted to regulate the height, location and size of buildings; to classify and regulate the use of buildings and lands according to their specific characteristics; to regulate the density of population and the use of lot area; to regulate and determine the areas of open space surrounding buildings; to divide the Town into districts of such number, shape and area to carry out the regulations of this Code; to provide for the administration and enforcement of this Code; and to prescribe penalties for the violation of the provisions of this Code.”

2. Consistent with that intent, Section 68, does not permitted Commercial Kennel as a permitted or conditional use in the R-1 Residential District (R-1).
3. Section 27 of the Town Zoning Code allows for continuance of legally established non-conforming uses.
4. Section 40 of the Town Zoning Code defines the intent of conditional uses within the Town, including the following:

“Certain uses, which are of such a special nature, or are so dependent on the actual contemporary circumstances as to make impractical the predetermination of permissibility of such uses or to detail in this Code of the specific standards, regulations, or conditions which would permit such uses in each individual situation. Such uses may, however, be permitted as conditional uses subject to the terms of this Section. The applicant for a conditional use shall demonstrate that the application and all requirements and conditions established by the Town of Genesee Plan Commission and Town Board (if applicable) relating to the conditional use are or shall be satisfied, both of which must be supported by substantial

² See Footnote 1.

evidence. The decision to approve or deny any such conditional use permit will be based upon **substantial evidence.**"

5. Section 40(b)(4)(d) requires the facility shall be adequately sound proofed.
6. The Town of Genesee Zoning Code states the following applicable standards for a commercial kennel conditional use in Section 40(B)(4):
 - (a) The building plans, site plan and plan of operation shall be submitted to and approved by the Town Plan Commission.
 - (b) Animal hospitals and clinics not involved in the operation of a commercial kennel may be permitted on lots of no less than one (1) acre and shall be in conformance with building location, height regulations and area regulations of the district in which such facilities are located. A commercial kennel operation shall not be permitted on parcels of less than three (3) acres and three hundred (300) feet of Town of Genesee Zoning Code August 14, 2024 Page 90 of 177 minimum average width.
 - (c) No building other than one used only for residence purposes shall be closer than fifty (50) feet to the lot line of an adjoining lot in an Agricultural or Residential Zoning District. Where the buildings are to be used to board or house dogs in a commercial kennel, such structures shall not be closer than fifty (50) feet to an adjoining lot line. Outdoor kennel runs shall not be closer than one hundred (100) feet to an adjoining lot line.
 - (d) The facility shall be adequately sound proofed.
 - (e) The facility shall be maintained in a sanitary condition. Plans shall be submitted and approved for waste removal.
 - (f) Animals shall be adequately restrained to avoid escape from the property. Dogs taken outside the kennel shall be on a leash at all times and shall remain on the subject property.
 - (g) Drop off and pick up times shall be established by the Town Plan Commission.
 - (h) If there are complaints about unusual noise inconsistent with the normal operations of a commercial Kennel, the Town Plan Commission may recommend that a public hearing shall be held upon due notice and shall make reasonable rules and regulations in regards to rectifying the conflicts with adjacent land uses or terminate the use.
7. The proposed amendment does not meet the setback requirements for outdoor runs. The proposed amendment does not meet the sound proofing requirements. The Applicant has not presented substantial evidence that their proposed conditional use amendment satisfies the standards set forth in the Town Zoning Code and therefore would not promote the health, safety, morals or the general welfare of the community. The Applicant failed to demonstrate through substantial evidence that the application

and all requirements and conditions established by the Plan Commission would be satisfied.

ORDER AND DETERMINATION

On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Commission determines and orders as follows:

*The requested conditional use amendment application to increase the allowed number of animals at the commercial kennel on the Property zoned R-1 Residential District is **denied**.*

PLAN COMMISSION

SIGNED _____
Terry Tesch - Chairman

ATTEST _____
Rachel Workman – Deputy Clerk

DATE FILED: _____

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: 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 Permit 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:

Background / Public Hearing: Staff conducted an inspection of the property on August 18, 2025 and discussed the need for additional information prior to the August 25th Plan Commission meeting. During the inspection staff determined the applicant exceeded the maximum 40 animals allowed by the current Conditional Use and therefore was currently in violation of its approved CUP. Staff noted approximately 66 dogs present during the inspection.

On August 25th the Town Plan Commission held a public hearing regarding the applicant's request. During the public hearing neighbors noted a number of concerns related to the applicant's request. Excessive noise and barking were noted as one of the primary concerns with the current CUP. Other issues noted, where location of the outdoor runs in proximity to the property line, traffic & vehicle safety, impact surrounding property. The Plan Commission held the public hearing over to the September 22nd meeting in order to receive additional information regarding the applicant's request.

The applicant has since submitted additional information regarding the layout of the facility and how it could accommodate up to 80 animals with a combination of existing kennels, popup kennels, boarding services, daycare and grooming services. A copy of the layout and written description is included with this report.

Zoning: The subject parcel is presently zoned R-1 residential with an existing CUP to allow up to 40 animals on site as approved in 2015. The number of animals allowed was increased to 40 as part of that approval. The area surrounding the facility is a mixture of residential and environmental district. Higher density residential developments are located north and east of the subject site.

The applicant argues the facilities capacity should be increased to allowed for variations in the size of the animals on site. The applicant stated when a number of smaller dogs are present the facility can accommodate a higher number of overall animals. In addition, the applicant mentioned that many times, family groups of animals are kept together within a single kennel, again resulting in a potential higher number of overall animals.

Section 40(b)(4) Commercial Kennels includes the following standards.

- (a) The building plans, site plan and plan of operation shall be submitted to and approved by the Town Plan Commission.
- (b) Animal hospitals and clinics not involved in the operation of a commercial kennel may be permitted on lots of no less than one (1) acre and shall be in conformance with building location, height regulations and area regulations of the district in which such facilities are located. A commercial kennel operation shall not be permitted on parcels of less than three (3) acres and three hundred (300) feet of Town of Genesee Zoning Code August 14, 2024 Page 90 of 177 minimum average width.
- (c) No building other than one used only for residence purposes shall be closer than fifty (50) feet to the lot line of an adjoining lot in an Agricultural or Residential Zoning District. Where the buildings are to be used to board or house dogs in a commercial kennel, such structures shall not be closer than fifty (50) feet to an adjoining lot line. Outdoor kennel runs shall not be closer than one hundred (100) feet to an adjoining lot line.
- (d) The facility shall be adequately sound proofed.
- (e) The facility shall be maintained in a sanitary condition. Plans shall be submitted and approved for waste removal.
- (f) Animals shall be adequately restrained to avoid escape from the property. Dogs taken outside the kennel shall be on a leash at all times and shall remain on the subject property.
- (g) Drop off and pick up times shall be established by the Town Plan Commission.
- (h) If there are complaints about unusual noise inconsistent with the normal operations of a commercial Kennel, the Town Plan Commission may recommend that a public hearing

shall be held upon due notice and shall make reasonable rules and regulations in regards to rectifying the conflicts with adjacent land uses or terminate the use.

It is worth noting the original kennel use was approved under County zoning and therefore may be nonconforming with some aspects of the Town code.

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

- 1) Zoning – the existing facility does not appear to meet some of the considerations within the existing ordinance, such as the outdoor runs not meeting the 100' setback requirement.
- 2) Noise – During the public hearing, neighbors raised concerns related to noise with the existing approval of 40 animals. In addition (h) listed above does allow Plan Commission to make reasonable rules and regulations regarding rectifying noise issues and ultimately could choose to terminate the use.
- 3) Traffic – The existing facility operates off a shared driveway. Although it is out of Plan Commissions purview to evaluate the conditions and maintenance of shared driveways, the increase in the number of animals may result in an increase in traffic volume, which is within the Plan Commission purview to consider.
- 4) Current conditions – The Plan Commission may wish to consider the history of the site and past/present violation history in determining if it a appropriate to grant the applicant an increase in animals and if the applicant will abide by any conditions implemented by the Plan Commission.

After reviewing the applicants request, information submitted, public hearing testimony and ordinance requirements, staff has concerns with increasing the existing facilities capacity. Including its current and future impact on adjoining properties and its compatibility with the surrounding area.

STAFF RECOMMENDATION:

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

The Town of Genesee Plan Commission denies the Conditional Use Amendment for Genesee Pet Resort for the property located at S40 W28170 State Road 59 and hold the applicant to the conditions as approved under CU 2015-1A.

EXHIBIT:

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

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 6ft x 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



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 Di:

- 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 Pa
- 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

0 856.73 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: 10/20/2025



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 20, 2025
MTG DATE: October 27, 2025
RE: Site Plan/Plan of Operation for CoCo G's Popcorn

BACKGROUND:

1. Petitioner/Agent: CoCo G's Popcorn – Scott Johnson
2. Property Owner: Windcrest Farms, LLC Andrew Falci
3. Address: S34 W29937 Little John Drive, Unit 4
4. Location:
LOT 7 CSM #9685 Being part of the NW1/4 & SW1/4 SEC 14 T6N R18E
5. Tax Key Number(s): 1494.997.00.34
6. Area: 3.25 AC
7. Town Zoning: M-1, Limited Industrial District

OVERVIEW:

The petitioner is requesting approval of a Site Plan / Plan of Operation for storage use within an existing condominium building. The applicant was previously approved to locate the primary business for CoCo G's Popcorn within units 11 & 12 of the same condominium development. Since that time, the applicant has identified the need for additional storage / warehousing space.

PLANNER COMMENTS:

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

Zoning: The zoning for the property is M-1 General Industrial District. The proposed use is for storage only of packaging and equipment, which is an allowed use within the district.

Employees: The applicant has identified 1 additional part-time employee for this part of the development.

Hours of Operation: The applicant has indicated the hours of operation at 7am-6pm Monday-Saturday.

Site Plan: No exterior improvements have been proposed as part of this request.

Signage: The applicant has indicated the sign will be changed to the tenant for the unit.

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:

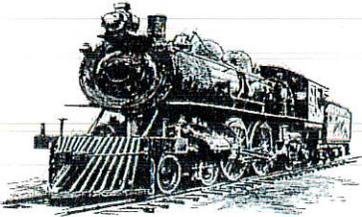
The Town of Genesee Plan Commission **Recommends Approval of** the Site Plan / Plan of Operation for CoCo G's Popcorn for storage use on the property located at S34 W29937 Little John Drive, Unit 4, (1494.997.00.34) subject to the following conditions:

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 October 27, 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. A complete set of state approved building plans (if required by the building inspector) shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
3. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.
4. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
5. 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.
6. 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.
7. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

EXHIBIT:

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



Town of Genesee est. 1843

S43 W31391 Highway 83

P.O. Box 242

Genesee Depot, WI 53127

Tel: (262) 968-3656 Fax: (262) 968-3809

PLAN OF OPERATION APPLICATION

BUSINESS NAME: COLO G'S Popcorn
 BUSINESS ADDRESS: 534 W 29937 Little John Dr. WKSHA 53189/UNIT 4
 PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____
 REQUEST FOR: _____

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

SCOTT JOHNSON 9/24/25
 Printed Name Date
P.O. BOX 457 UNION GROVE WI 53182
 Mailing Address City State Zip

 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

ANDREW FALCI 9/25/25
 Printed Name Date
860 BRINSMERE DR EM GROVE WI 53122
 Mailing Address City State Zip

 Phone Fax Email

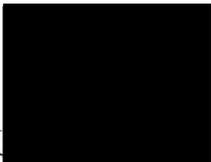
BUSINESS NARRATIVE: On separate paper, please describe in detail the specific type of business operation (Retail, Restaurant, Manufacturing, Office, Etc.), including temporary, accessory, and outdoor uses (storage, etc.). The details should include parking needs, exterior display needs, proposed alterations 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
 10/5
 ✓#



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? 3
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.)? STORAGE ONLY LOCATION FOR PACKAGING AND EQUIPMENT

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 - PARTITION WALL Added/Storage Only

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.

FRONT SIGN OF BUILDING WILL CHANGE TO NEW OWNER NAME

8. What are the proposed maximum days and hours of operation?
MONDAY - SATURDAY 7 AM - 6 PM

9. How many employees (maximum) will be working at this location?
Full-Time _____ Part-Time 1 Seasonal _____

- STORAGE ONLY

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? PLACED BACK SIDE OF BUILDING.

12. Is the site served by sewer or a private septic system? N/A

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.

- PARTITION WALL BEING COMPLETED

17. Has a Fire Inspection been completed? Yes No

If yes, Date. _____

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

UNIT INSPECTED PRIOR TO PARTITION WALL

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: NOV. 7, 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: Scott Johnson

Signature: Scott Johnson Date: _____
9/24/25

Name of Property Owner or Authorized Agent: Andrew Falcis

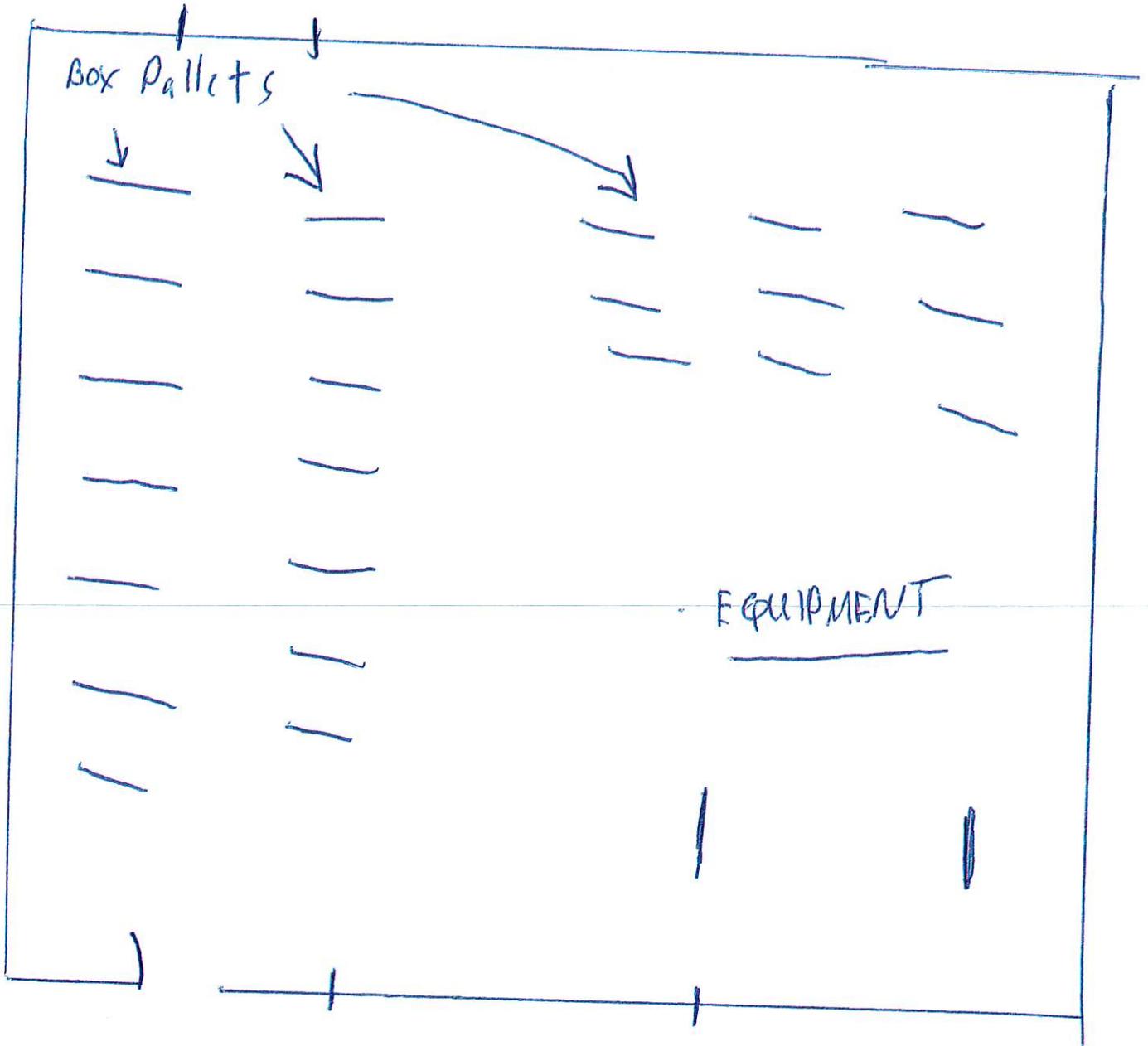
Signature: [Signature] Date: _____
9/25/25

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

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

Interior Floor Plan

- Storage -



S34 W29937 Little John Dr
UNIT # 4

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 20, 2025
MTG DATE: October 27, 2025
RE: Accessory Structure in excess of 1,600 sq. ft.

BACKGROUND:

1. Petitioner/Agent: JM Swan Construction, LLC
2. Property Owner: Alfred Schimpf
3. Address: S48 W33112 Onisch Drive
4. Location:
LOT 3 CSM #9061 Being part of the NE1/4 SEC 30 T6N R18E
5. Tax Key Number(s): 1557.977.003
6. Area: 3.376 AC
7. Town Zoning: A-2, Rural Home District & EC Environmental Corridor District

OVERVIEW:

The petitioner is requesting approval to construct a 40'x45' detached structure resulting in a 1,800 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 proposing to construct the new detached garage to the northeast of the existing home and driveway. The structure is proposed at 28' and therefore requires an additional 10' offset, which the applicant is meeting with the proposed 41' offset from the side property line. The proposed garage has a lower level due to the topography of site. The applicants plan indicates the lower level as storage, to ensure the use of the structure is consistent with Town code, the Plan

Commission will want to include a deed restriction prohibiting overnight human habitation, which has been consistent with past approvals.

In reviewing the immediate area, the property is located at the end of a cul-de-sac with the majority of the lots being heavily wooded. The additional size of the accessory structure should have minimal to no impact on the surrounding area.

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 to construct a 40'x45' detached structure for the property located at S48 W33112 Onisch Drive, (1557.977.003) 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 October 27, 2025 meeting.
2. Prior to issuance of zoning and building permits the applicant shall record a deed restriction limiting the use of the property to personal residential use only and no .

EXHIBIT:

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

Waukesha County
*Department of Parks and
Land Use*



September 15, 2025

Al Schimpf
S48W33112 Onisch Dr.
Dousman, WI 53118

Re: Preliminary Site Evaluation
Outbuilding
S48W33112 Onisch Dr.
Town of Genesee

Dear Al Schimpf:

On September 12, 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 December 3, 2002, by Eugene Seegers, plumber number 222084, and consists of a 1,200 gallon two compartment septic tank and two 6 ft. by 75 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
Schimpf
September 15, 2025

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

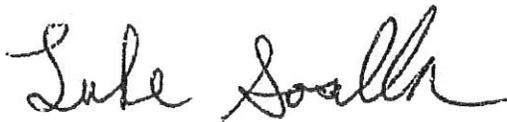
At the time of our visit there was no evidence of sewage accumulating on the surface of the ground. The private sewage system showed no visible evidence of failure or malfunction. At this time there is no known method to accurately predict how long a private sewage system will last.

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.

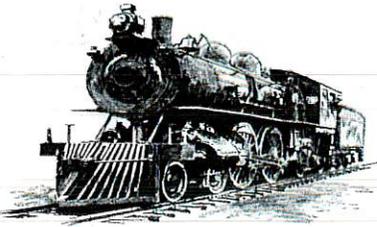
Sincerely,



Luke Sosalla
Environmental Health Sanitarian

cc: Building Inspector

RS



Town of Genesee est. 1843
 543 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:

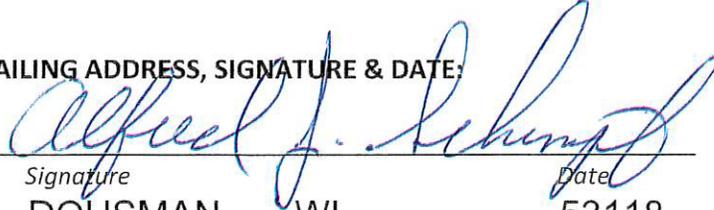
Pursuant to the Town of Genesee Ordinance, the Town of Genesee Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other of the Town's professional staff results in a charge to the Town for that professional's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

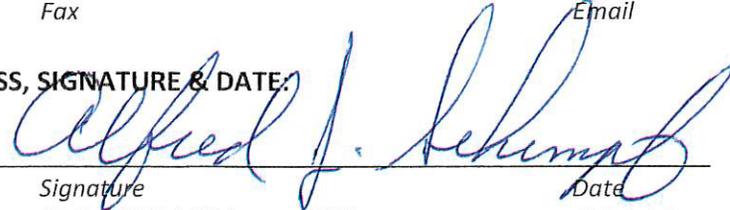
You will receive your first bill once charges are incurred or your issue is closed. Bills will be sent monthly thereafter so you are kept up to date regarding your current charges.

PROJECT NAME: Schimpft Accessory Structure
PROJECT ADDRESS: S48W33112 ONISCH DR
TAX KEY NO.: GNT 1557977003
REQUEST FOR: Accessory Structure over 1,600 SF but less then 2% of lot size

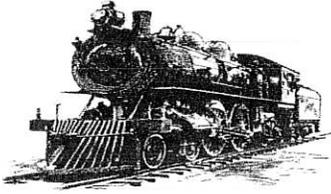
RESPONSIBLE PARTY (PETITIONER) NAME, MAILING ADDRESS, SIGNATURE & DATE:

ALFRED J SCHIMPF 
 Printed Name Signature Date
 S48W33112 ONISCH DR DOUSMAN WI 53118
 Mailing Address City State Zip
 [Redacted] [Redacted]
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

ALFRED J SCHIMPF 
 Printed Name Signature Date
 S48W33112 ONISCH DR DOUSMAN WI 53118
 Mailing Address City State Zip
 [Redacted] [Redacted]
 Phone Fax Email

10-14-25
 7500
 pd
 Rev



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 1557977003

ZONING DISTRICT: A-2

APPLICANT NAME, MAILING ADDRESS & DATE:

JM Swan Construction, LLC
 Printed Name
 S72W32493 Sandie CT Mukwonago Wi 53149
 Mailing Address City State Zip
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

ALFRED J SCHIMPF
 Printed Name
 S48W33112 ONISCH DR Genesee WI 53127
 Mailing Address City State Zip
 Phone Fax Email

PROPERTY ADDRESS: S48W33112 ONISCH DR DOUSMAN, WI 53118

LEGAL DESCRIPTION: LOT 3 CSM #9061 VOL 81/271 REC AS DOC #2597823 PT NE1/4 SEC 30 T6N R18E

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

Build a 40ft x45ft 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 3,826 2nd Floor _____
 Garage 1,100 Basement _____

Accessory Structure(s):

List type of structure(s) and size: none

Total sq. ft. s (don't include basement) 4,926

Size of Lot: Average Width 381

Average Depth 304

Total Square Footage 147,058.56 SF

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor 3,826 2nd Floor _____
 Garage 1,100 Basement _____

Accessory Structure(s):

List type of structure(s) and size: 1,800 SF building - 2.5 ft tall

Total sq. ft. s (don't include basement) 6,726

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 TURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF DATE OF ISSUANCE OF THE ZONING PERMIT.

7/24/15

Pat \$100.00 Cash

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 *Alfred Behrens* Date 9/12/25
Signature of Agent *Jeff M. Smith* Date 9/12/25
Application (approved) (denied) by Zoning Administrator _____ Date _____
Conditions for approval or reasons for denial _____

Town Use Only

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



Legend

Special Districts

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

Wetland Overlay

- Wetland Overlay

Environmental Corridor O

Village & Town Zoning Di:

- 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 Pa
- 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-I Public and Institutional
- PR Park and Recreation
- Q-1 Quarrying
- R-1 Suburban Single Family
- R-1a

0 133.94 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: 10/20/2025



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 20, 2025
MTG DATE: October 27, 2025
RE: Accessory Structure in excess of 1,600 sq. ft.

BACKGROUND:

1. Petitioner/Agent: Michael & Kimberly Scott
2. Property Owner: Same as above
3. Address: W319 S3514 Squire Road
4. Location:
LOT 6 DEPOT HILL Being part of the SW1/4 SEC 16 & SE1/4 SEC 17 T6N R18E
5. Tax Key Number(s): 1508.021
6. Area: 4.490 AC
7. Town Zoning: A-2, Rural Home District

OVERVIEW:

The petitioner is requesting approval to construct a 36'x46' addition onto an existing detached structure resulting in an additional 1,728 sq. ft. being added to the 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 proposing to construct the new addition along the north side of the existing garage. In reviewing the area there does not appear to be many other large accessory structures so Plan Commission will need to evaluate if it is appropriate in this area. There is an approximately 1,800 sq. ft. garage immediately east of the subject site. The style and architecture of proposed structure should aid in lessening any impact it may have. The proposed addition is

designed to maximize the properties allowed accessory structure maximum at the 2% the lot size.

STAFF RECOMMENDATION:

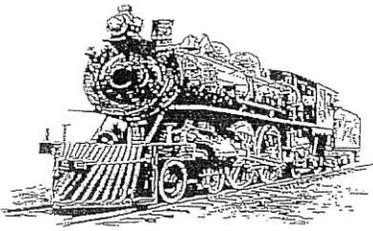
Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission to construct a 36'x46' addition to an existing detached structure for the property located at W319 S3514 Squire Road, (1508.021) 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 October 27, 2025 meeting.
2. Prior to issuance of zoning and building permits the applicant shall record a deed restriction limiting the use of the property to personal residential use only.

EXHIBIT:

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



Town of Genesee *est. 1843*
 543 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.

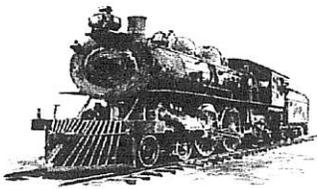
PROJECT NAME: MICHAEL AND KIMBERLY SCOTT OUTBUILDING ADDITION
 PROJECT ADDRESS: W319 S.3514 SQUIRE RD WAUKESHA, WI 53189
 TAX KEY NO.: GNT 1508 021
 REQUEST FOR: CONSTRUCTION OF ADDITION TO OUTBUILDING

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

MICHAEL SCOTT / KIMBERLY SCOTT * [Signature] 10/6/2025
 Printed Name Signature Date
W319 S3514 SQUIRE RD WAUKESHA, WI 53189
 Mailing Address City State Zip
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

MICHAEL SCOTT / KIMBERLY SCOTT * [Signature] 10/6/2025
 Printed Name Signature Date
W319 S3514 SQUIRE RD WAUKESHA WI 53189
 Mailing Address City State Zip
 Phone Fax Email



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 - 1508 021

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:
MICHAEL SCOTT and KIMBERLY J SCOTT
 Printed Name 53189
W319 S 3514 SQUIRE RD. WAUKESHA WI
 Mailing Address City State Zip

 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:
MICHAEL SCOTT and KIMBERLY J SCOTT
 Printed Name 53189
W319 S 3514 SQUIRE RD WAUKESHA WI
 Mailing Address City State Zip

 Phone Fax Email

PROPERTY ADDRESS: W319 S 3514 SQUIRE RD WAUKESHA, WI 53189

LEGAL DESCRIPTION: LOT 6 IN DEPOT HILL, PART OF SW 1/4 of sec 16 and the SE 1/4 of sec 17, TOWN 6N, Range 18E

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

Constructing a 36' x 46' MORTON BLDG ADDITION TO AN EXISTING 36' x 60' MORTON BLDG. EXTERIOR MATERIALS AND COLORS TO BE SIMILAR. (SEE ATTACHMENTS) MINOR RETROFIT WORK ON EXISTING STRUCTURE TO ACCOMMODATE ADDITION. REPLACE EXISTING GARAGE DOOR

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: 36' x 60' MORTON BLDG (2160 sq ft) and unenclosed hexagon gazebo (83 sq ft)

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

Size of Lot: Average Width 275'

Average Depth 715'

Total Square Footage 195,540.84
4.489 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 _____

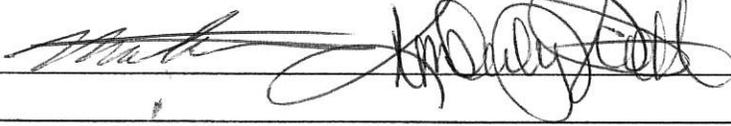
Accessory Structure(s):

List type of structure(s) and size: 36' x 46' sq ft. MORTON BLDG ADDITION TO EXISTING ONE 1656 sq ft.

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

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

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

Signature of Owner  Date 10/19/2025
Signature of Agent _____ Date _____
Application (approved) (denied) by Zoning Administrator _____ Date _____
Conditions for approval or reasons for denial _____

Town Use Only

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

PROPOSAL FOR MIKE/KIM SCOTT OUTBUILDING ADDITION

PROPERTY W 319 S 3514 SQUIRE ROAD
WAUKESHA, WI. 53189

TOWN OF GENESEE

PARCEL IDENTIFICATION # GNT 1508 021

LEGAL DESCRIPTION: LOT 6, in Depot Hill, being a subdivision of a part of the Southwest one-quarter (1/4) of Section 16 and the Southeast one-quarter (1/4) of Section 17, Township Six (6) North, Range Eighteen (18) East, in the Town of Genesee, Waukesha County, Wisconsin

LAND AREA: 4.489 ACRES 195,540.84 sq ft.

TOTAL ALLOWABLE SQUARE FT. FOR OUTBUILDING: 2% of land $195,540.84 \times .02 = 3,910.8$ sq ft.

CURRENT EXISTING SQUARE FOOTAGE OF OUTBUILDING (ENCLOSED AREA) = 36' x 60' MORTON BUILDING = 2,160 sq ft.

CURRENT EXISTING SQUARE FOOTAGE NON-ENCLOSED GAZEBO = 83 sq ft.

TOTAL EXISTING SQUARE FOOTAGE 2243 sq ft.

PROPOSED ADDITION: 36' x 46' MORTON BLDG 1656 sq ft.

TOTAL OUTBUILDING SQ FOOTAGE W/ ADDITION 3899 sq ft.

TOTAL ALLOWABLE SQ FT (AT 2% OF TOTAL LAND)	3910.80 sq ft.
TOTAL OUTBUILDING SQ FT. (EXISTING AND PROPOSED) 2243 sq ft + 1656 sq ft	3899.00 sq ft.
EXCESS SQ FOOTAGE REMAINING POST ADDITION	11.8 sq ft.