

Begin forwarded message:

From: [REDACTED]
Date: October 17, 2025 at 3:47:11 PM CDT
To: [REDACTED]
Subject: Building Information

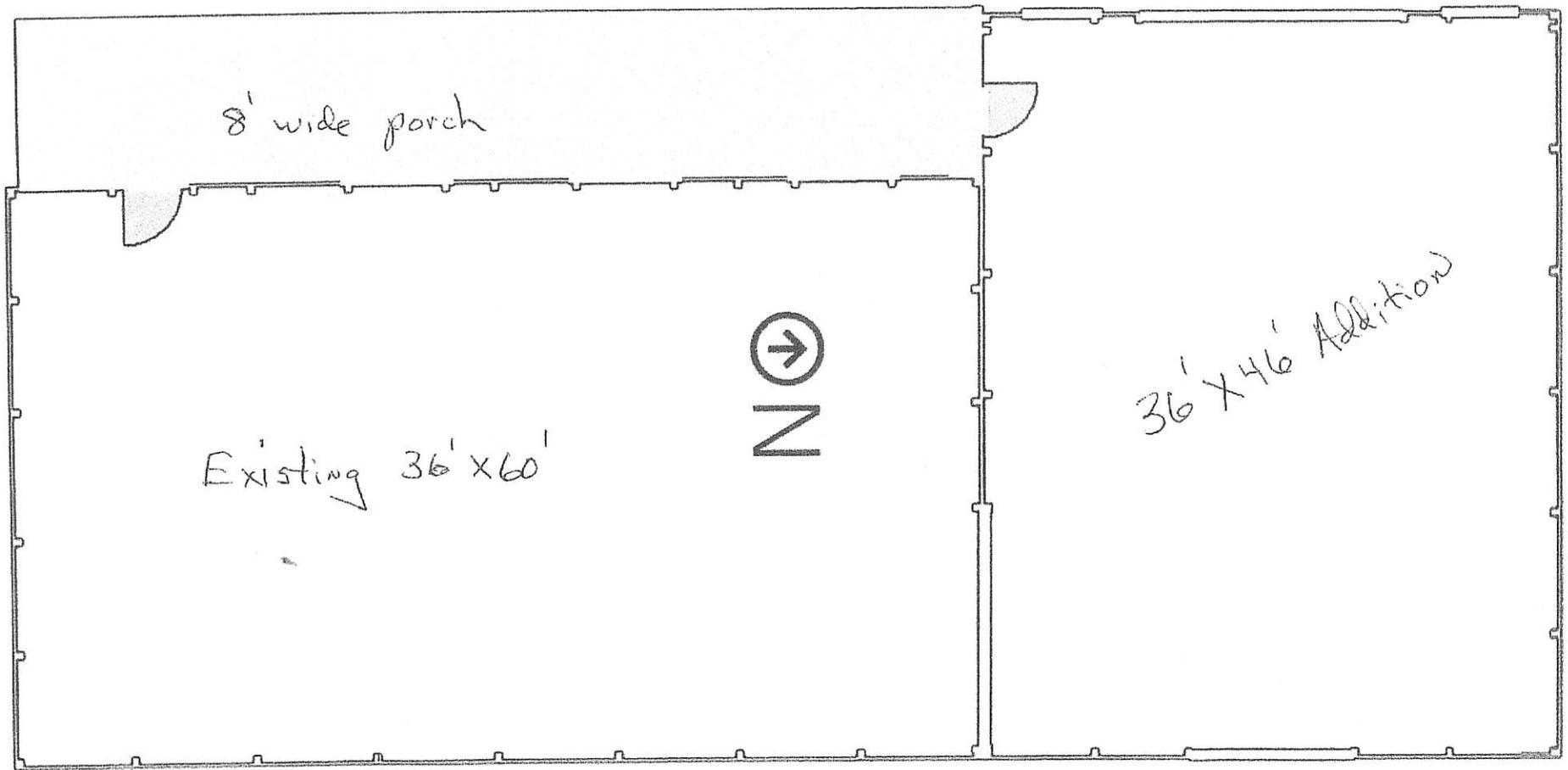
Brent Ryan
Senior Sales Specialist/Employee Owner
Morton Buildings, Inc. – Office # 91
W1190 American St.
Ixonía, WI 53036

Office: (920) 261-9151
Cell/Text: (414) 791-4662
Fax: (920) 261-9180

<http://www.mortonbuildings.com>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

Patrick Donahue



MICHAEL AND KIMBERLY SCOTT

PROPOSED

ILLUSTRATION OF MORTON BUILDING WITH PROPOSED ADDITION.

(West elevation, facing Squire Road)

SPECIFICATIONS OF PROPOSED ADDITION

Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
306	36'	14'	48'	7.5'	4/12	1/12	21' 6.5"	13' 11"

→ CHANGE TO 46'



~~Pat Donahue~~ & Mike Scott *and Kimberly Scott*
W319S3514 Squire Rd.
Waukesha, WI 53189

BEFORE / AFTER



EXISTING

~~Retrofit & Addition Proposal For:~~

~~Pat Donahue & Mike Scott and Kimberly Scott~~
W319S3514 Squire Rd.
Waukesha, WI 53189

ILLUSTRATION OF EXISTING
36' X 60' MORTON BUILDING
ON PROPERTY



Original file: Randy Warren, Project 91-3545, completed 12/18/1999

10/7/2025

REQUEST BY MICHAEL AND KIMBERLY SCOTT
FOR A 20' TEMPORARY ACCESS OFF OF SQUIRE ROAD
FOR THE PURPOSE OF ACCESSING THE AREA UPON WHICH
AN ADDITION IS PROPOSED TO THEIR EXISTING MORTON
BUILDING.

7 PAGES ATTACHED, INCLUDING SURVEY.

MICHAEL SCOTT AND KIMBERLY SCOTT
W 319 S 3514 SQUIRE RD.
WAUKESHA, WI. 53189

TAX KEY # GNT 1508 021

PAT DONATHUS 414-222-1917 (KENTON TN, IAN)

Town of Genesee

543W31391 HWY 83
Genesee Depot, WI 53127

Mailing address: P O Box 242
Genesee Depot, WI 53127

General Building Permit Application

For inspections call:
262-825-8820

Zoning approved by: _____

Project Location (Building Address)	W 319 S 3514 SQUIRE RD. WAUKESHA, WI. 53189
Project Description	
<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE AND TWO FAMILY	

Permit NO.
TAX KEY # <i>GNT-1508-021</i>
BUILDING PERMIT #
Zoning Permit #

Owner's Name <i>MICHAEL SCOTT and KIMBERLY J SCOTT</i>	Mailing Address - Include City & Zip <i>W 319 S 3514 SQUIRE RD. WAUKESHA WI 53189</i>	Telephone - Include Area Code [REDACTED]
Contractor's Name <i>MORTON BUILDINGS</i>	Mailing Address - Include City & Zip <i>W 1190 AMERICAN STREET IXONIA WI 53036</i>	Telephone - Include Area Code <i>BRENT: 4</i> [REDACTED]
Estimated Cost <i>\$ 120,743</i>	Email <i>brent.ryan@mortonbuildings.com</i>	License Number DCQ: _____

Permit Fees	Quantity	Fee
RESIDENTIAL- 1 and 2 Family		
New Structure		\$0.35 per sqr ft (all areas all levels) \$150 Minimum.....
Remodel / Addition		\$10.00 per \$1000 of valuation \$150.00 Minimum.....
Erosion Control	<i>1</i>	New Construction \$200 Addition / Accessory Structure \$100 <i>100</i>
State Seal		\$40.00
Accessory Structure	<i>1,728 sq ft</i>	\$0.30 per sqr ft (all areas all levels) \$150 Minimum..... <i>\$672.00</i>
COMMERCIAL - INDUSTRIAL		
New Building	<i>1</i>	See Fee Schedule..... <i>120743</i> <i>1207.43</i>
Remodel/Addition		\$13.00 per \$1000 of valuation \$300.00 Minimum.....
AGRICULTURAL BUILDING		
New Building		\$0.20 per sqr ft (all areas all levels) \$150.00 Minimum.....
Remodel/Addition		\$9.00 per \$1000 of valuation \$150.00 Minimum.....
MISCELLANEOUS		
Decks, each		\$0.28 per sqr ft (all areas all levels) \$150 Minimum.....
Pools		\$150 Above Ground / \$225 In-Ground.....
Special Inspections		\$150.00 for the first hour, \$100 per hour after, 1 hour minimum
Permit to start instruction of footings & foundation only		\$400.00
RAZING Residential		\$150.00.....
Commercial		\$225.00.....
Other		
Minimum Permit Fees		Residential and Agricultural \$150 Commercial \$300
Reinspection Fee \$125		Failure to call for an inspection \$125

TRIPLE FEES ARE DUE IF WORK STARTED BEFORE PERMIT IS ISSUED. PERMIT FEES ARE NON-REFUNDABLE, NON-TRANSFERABLE.

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, of the Department, Municipality, Agent or Inspector, and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Give at least 24 hour notice.

SIGNATURE OF APPLICANT *[Signature]* DATE *10/06/25*

FEES	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT
Inspection Fee <i>1307.43</i>	CK # _____	Permit Expires 12 months from date of issuance	Name _____
NO REFUNDS	Date _____		Date _____
ON PERMITS	From _____		Cert.No. _____
	Rec.By _____		

LEGEND

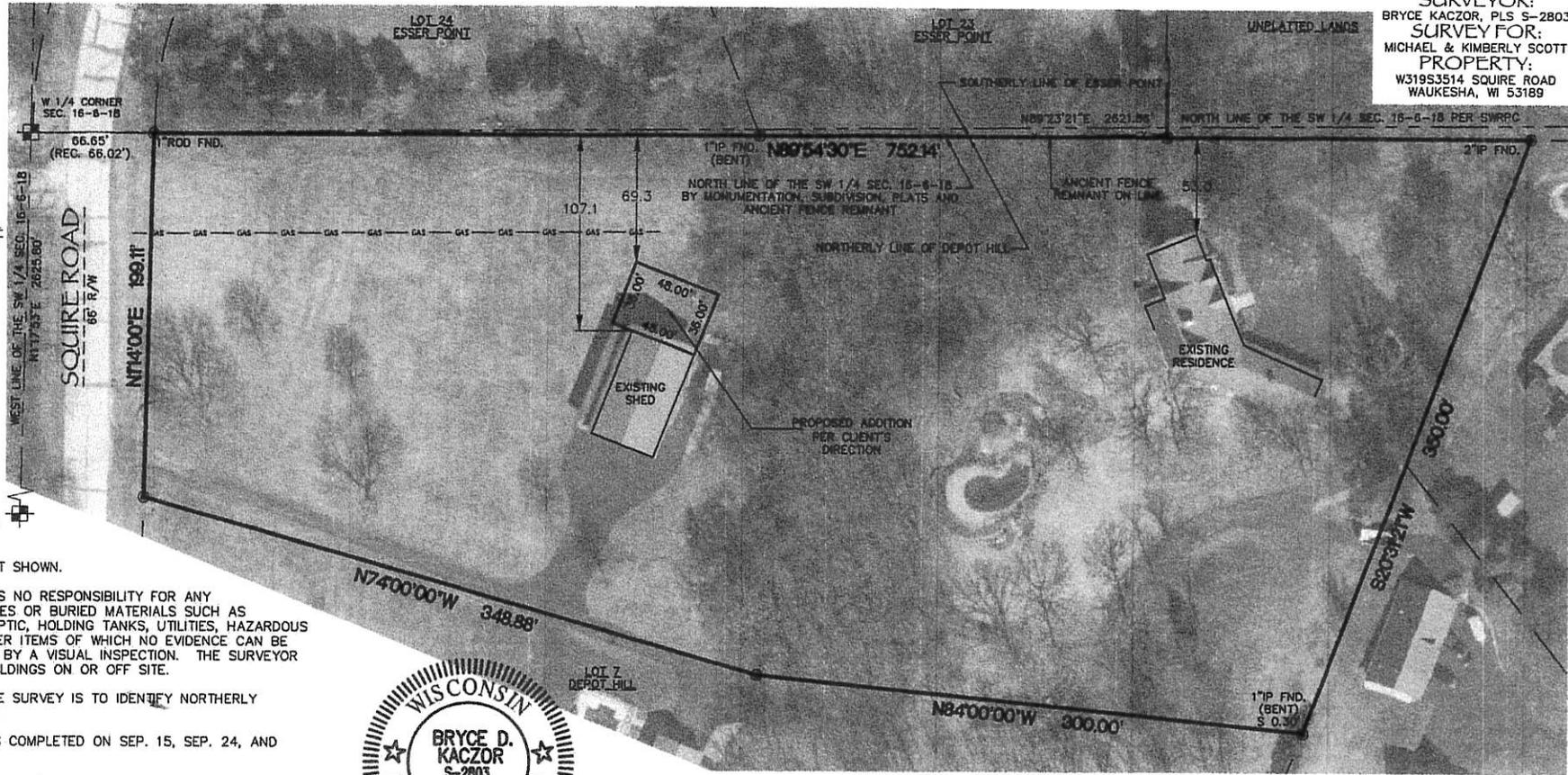
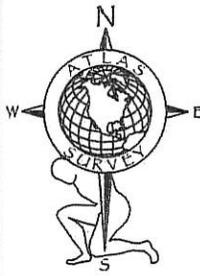
- ⊕ - CONC. MON. W/ BRASS CAP FND.
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

PLAT OF SURVEY

LEGAL DESCRIPTION:
 LOT 6 OF DEPOT HILL LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16,
 T.6N., R.18E., TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

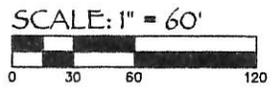
ATLAS SURVEY

N28W23000 ROUNDY DR., #102
 PEWAUKEE, WI 53072
 (262) 801-5256
 WWW.ATLASSURVEYWI.COM
SURVEYOR:
 BRYCE KACZOR, PLS S-2803
SURVEY FOR:
 MICHAEL & KIMBERLY SCOTT
PROPERTY:
 W319S3514 SQUIRE ROAD
 WAUKESHA, WI 53189



NOTES:

1. EASEMENTS ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
3. THE PURPOSE OF THE SURVEY IS TO IDENTIFY NORTHERLY BOUNDARY LINE.
4. THE FIELD WORK WAS COMPLETED ON SEP. 15, SEP. 24, AND OCT. 2, 2025.
5. SHARED DRIVEWAYS AND EXISTING RESIDENCE NOT LOCATED



BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT AS N89°54'30"E.

PROJECT # 25990



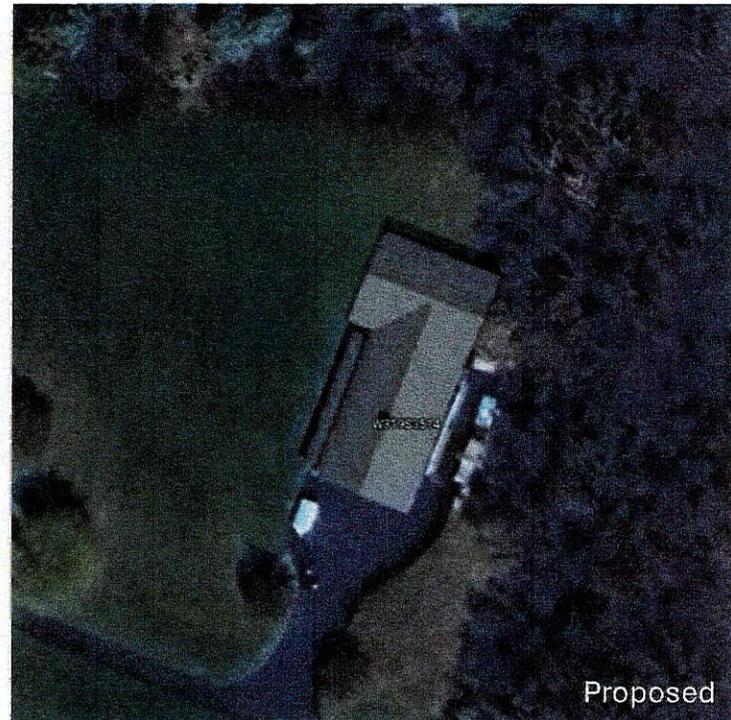
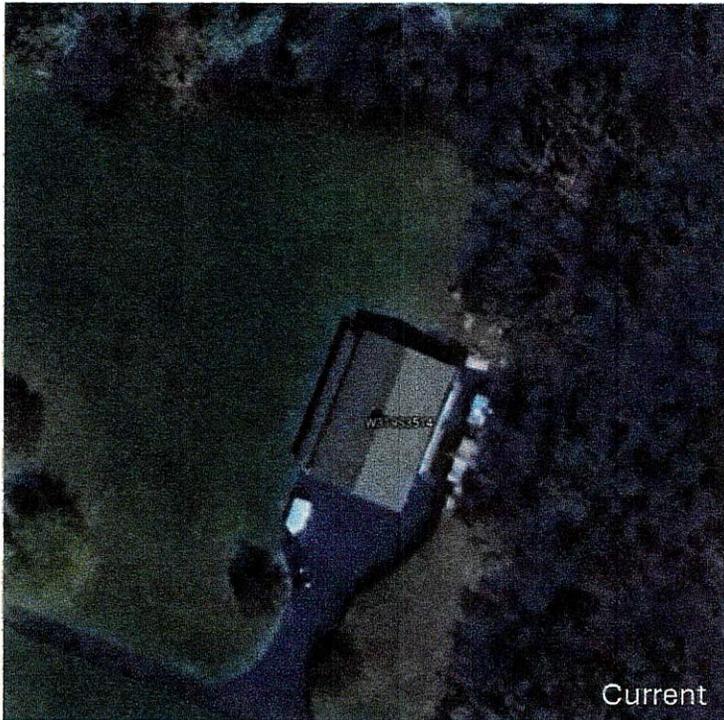
DATED THIS 26TH DAY OF SEPTEMBER 2025.
 REVISED THIS 2ND DAY OF OCTOBER 2025.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

~~Pat Donahue~~ & Mike Scott *and Kimberly Scott*
W319S3514 Squire Rd.
Waukesha, WI 53189



EXPANDED DEPICTION OF
REQUESTED TEMPORARY ACCESS
EXCLUSIVELY FOR CONSTRUCTION
PURPOSES.

JOURNEY
WAY
W

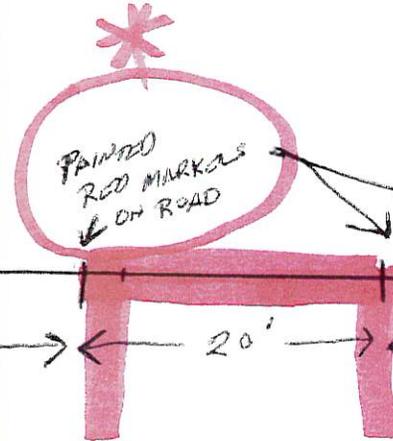
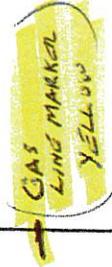
APPLICANT:

MICHAEL SCOTT and
KIMBERLY SCOTT

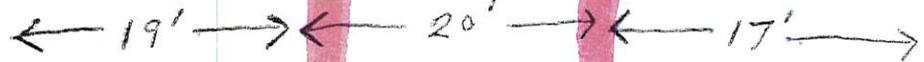
W319 S 3514 SQUIRE RD
WAUKESHA, WI 53189

TAX KEY # GNT 1508 021

S SQUIRE ROAD



PROPERTY LINE
N



19' from
gas line as
noted on survey
and painted on
SQUIRE RD

20' W
TEMPORARY
DRIVE
ACCESS

APPROX.
17' FROM
NORTH
PROPERTY LINE

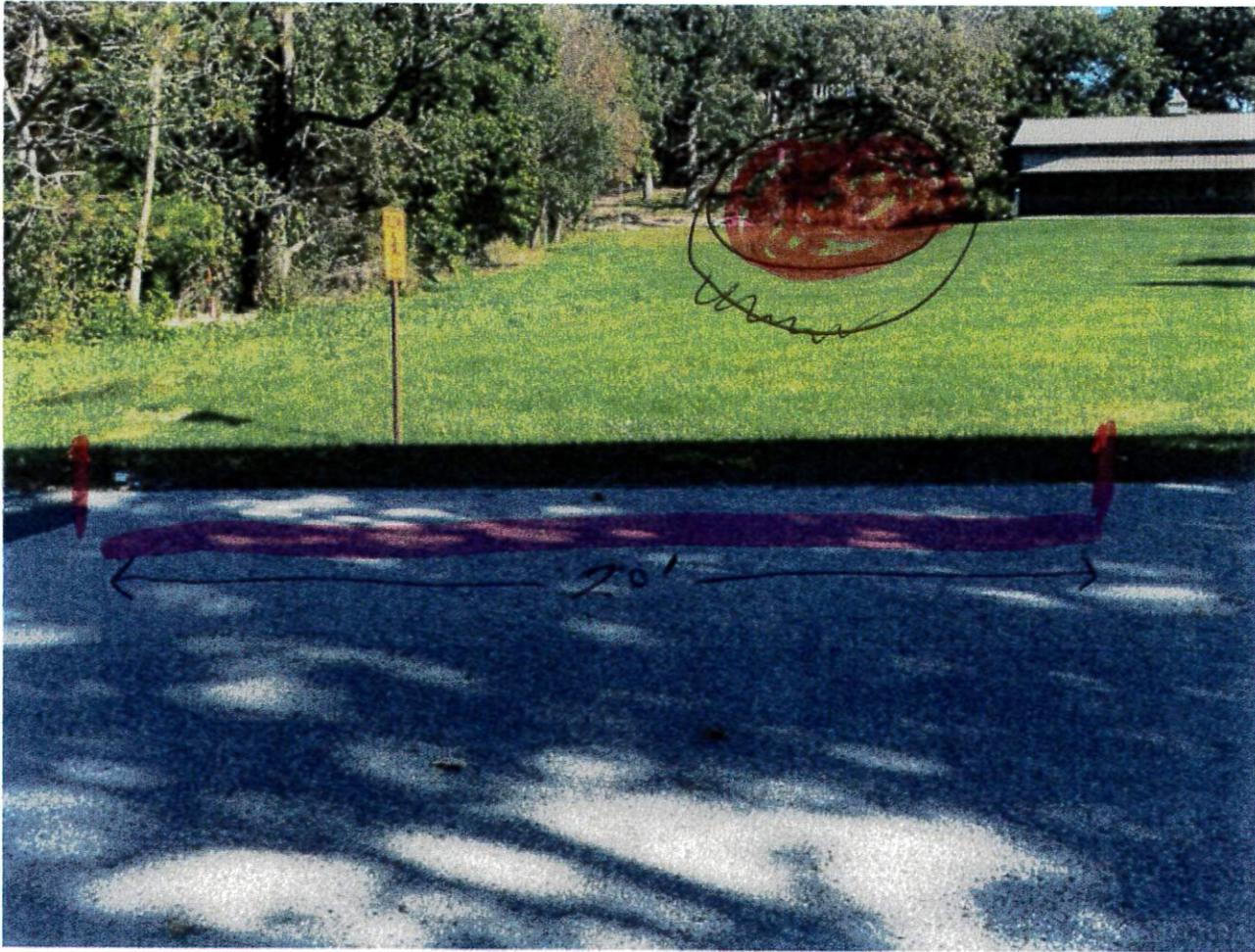
PLAN - DEVELOP A TEMPORARY
ACCESS BY LAYING A
CULVERT IN BOTTOM OF
CURRENT DITCH AT ITS
GRADE.

- FILL OVER IT ~~TO~~ TO
STREET GRADE WITH
FILL.
- UPON COMPLETION OF
CONSTRUCTION (PROBABLY
COMING - 2026).

VIEW OF
EAST SIDE OF
SQUIRE ROAD
WHERE TEMPORARY
ACCESS IS REQUESTED

~~Pat Donahue~~ MICHAEL SCOTT
Sent from my iPhone





~~Pat Donahue~~ MICHAEL SCOTT
Sent from my iPhone

VIEW OF CONSTRUCTION AREA.

ONE OF TWO
RED PAINTED MARKERS
ON SQUIRE ROAD.

DISTANCE IN BETWEEN THEM
(20 feet) IS THE
AREA REQUESTED FOR
A TEMPORARY ACCESS.

PatDonahue MICHAEL SCOTT
Sent from my iPhone



Pat Donahue Mill Ave Scott
Sent from my iPhone

SEEKING PERMISSION
TO RELOCATE THIS
SIGN (TOWN OF GENESSEE #6704)
17' NORTH TO ACCOMMODATE
THE REQUESTED 20'
TEMPORARY ACCESS.

IT WILL REMAIN ON MY
SIDE OF THE PROPERTY LINE.





~~Pat Donahue~~ *MICHAEL SCOTT*
Sent from my iPhone

LEGEND

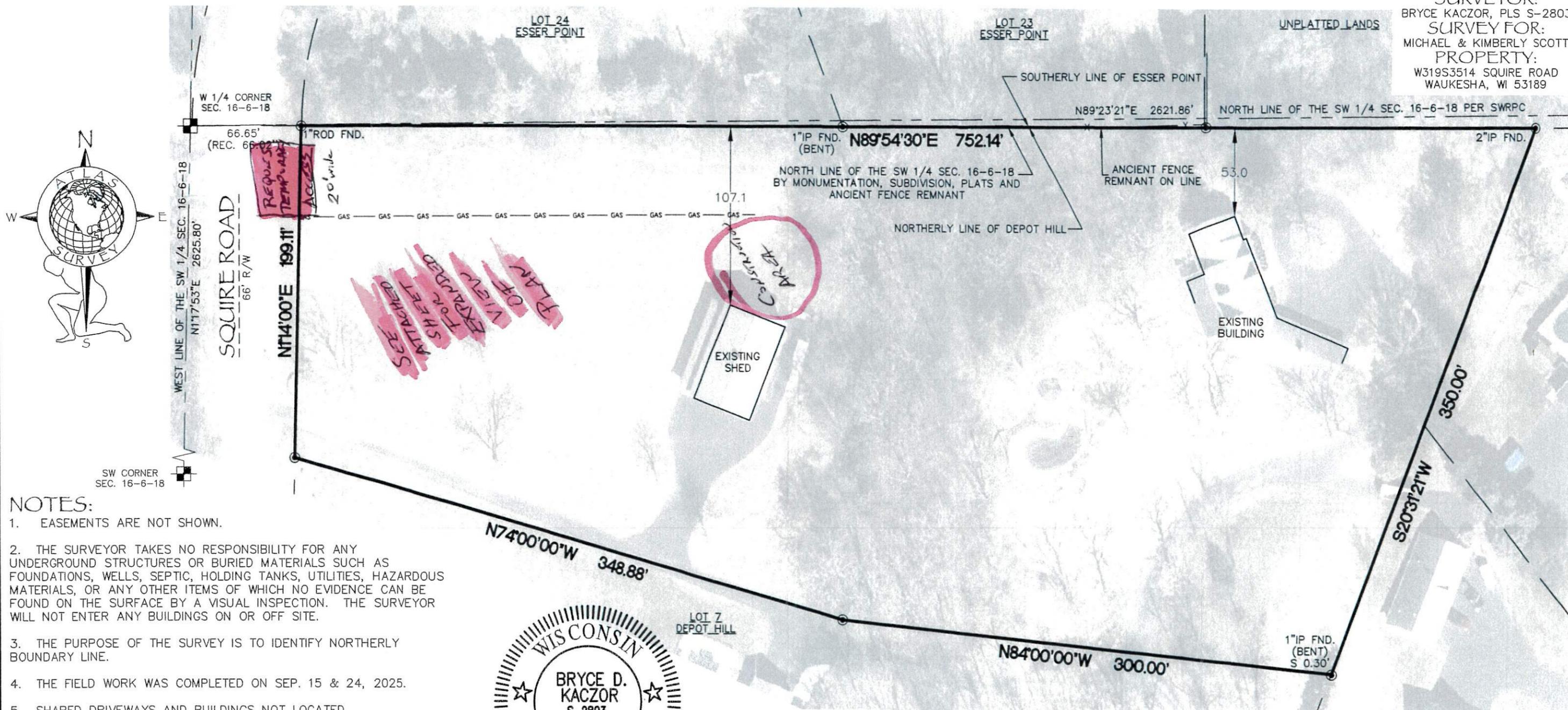
- ⊕ - CONC. MON. W/ BRASS CAP FND.
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PLAT OF SURVEY

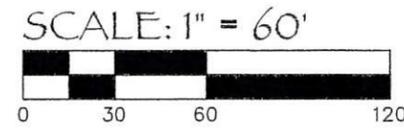
LEGAL DESCRIPTION:
 LOT 6 OF DEPOT HILL LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 16,
 T.6N., R.18E., TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.

ATLAS SURVEY

N28W23000 ROUNDY DR. #102
 PEWAUKEE, WI 53072
 (262) 901-5256
 WWW.ATLASSURVEYWI.COM
 SURVEYOR:
 BRYCE KACZOR, PLS S-2803
 SURVEY FOR:
 MICHAEL & KIMBERLY SCOTT
 PROPERTY:
 W319S3514 SQUIRE ROAD
 WAUKESHA, WI 53189



- NOTES:
1. EASEMENTS ARE NOT SHOWN.
 2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
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 4. THE FIELD WORK WAS COMPLETED ON SEP. 15 & 24, 2025.
 5. SHARED DRIVEWAYS AND BUILDINGS NOT LOCATED



BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT AS N89°54'30"E.

PROJECT # 25990

WISCONSIN
 BRYCE D. KACZOR
 S-2803
 WAUKESHA, WI.
 LAND SURVEYOR

Bryce Kaczor

DATED THIS 26TH DAY OF SEPTEMBER 2025.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

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: Concept subdivision

BACKGROUND:

1. Petitioner/Agent: Nicolette Oberst
2. Property Owner: Ashley Neumann
3. Address: No address assigned. West side of County Road E, approximately 1,300 ft. north of County Road ZZ
4. Location:
LOT 1 CSM #8997 VOL being part of the W1/2 SW1/4 SEC 29 T6N R18E
5. Tax Key Number(s): 1555.999.004
6. Area: 37.62 AC
7. Town Zoning: Q-1 Quarrying District

OVERVIEW:

The petitioner is requesting feedback on a potential land division to split the existing 37.62-acre parcel into 4 lots. The parcel would be split into approximately one 18-acre lot, one 12-acre lot and two 3-acre lots. The applicant anticipates maintaining ownership of the two larger lots and selling the two smaller lots to family members.

PLANNER COMMENTS:

Zoning: Section 77 of the Town of Genesee code outlines the requirements for the Q-1 District. Q-1 allows for single family residential as a permitted use. The district has a minimum lot size of 3 acres with a minimum average lot width of 200’.

The applicant has indicated on the plan to building a home and large accessory structure on the 18-acre lot and are seeking feedback from Plan Commission on the potential for allowing a structure over 1,600 sq. ft. Additionally, the applicants are considering an in-law suite as part of the new home, which would require a Conditional Use Permit and are seeking feedback from Plan Commission on that potential use.



EXHIBIT:

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

TOWN OF GENESEE
543 W 31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

PLEASE READ AND SIGN THE FOLLOWING NOTICE:

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

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

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

PLEASE PRINT LEGIBLY

PROJECT NAME: Kipp land / oberst Family Property splits

PROJECT ADDRESS: N/A

TAX KEY NO: GNT 1555999004

REQUEST FOR: Parcel splits

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

Nicolette oberst Nicolette oberst 9/30/25
Printed Name Signature Date

998 N Griffith Rd Oconomowoc WI 53066
Mailing Address City State Zip

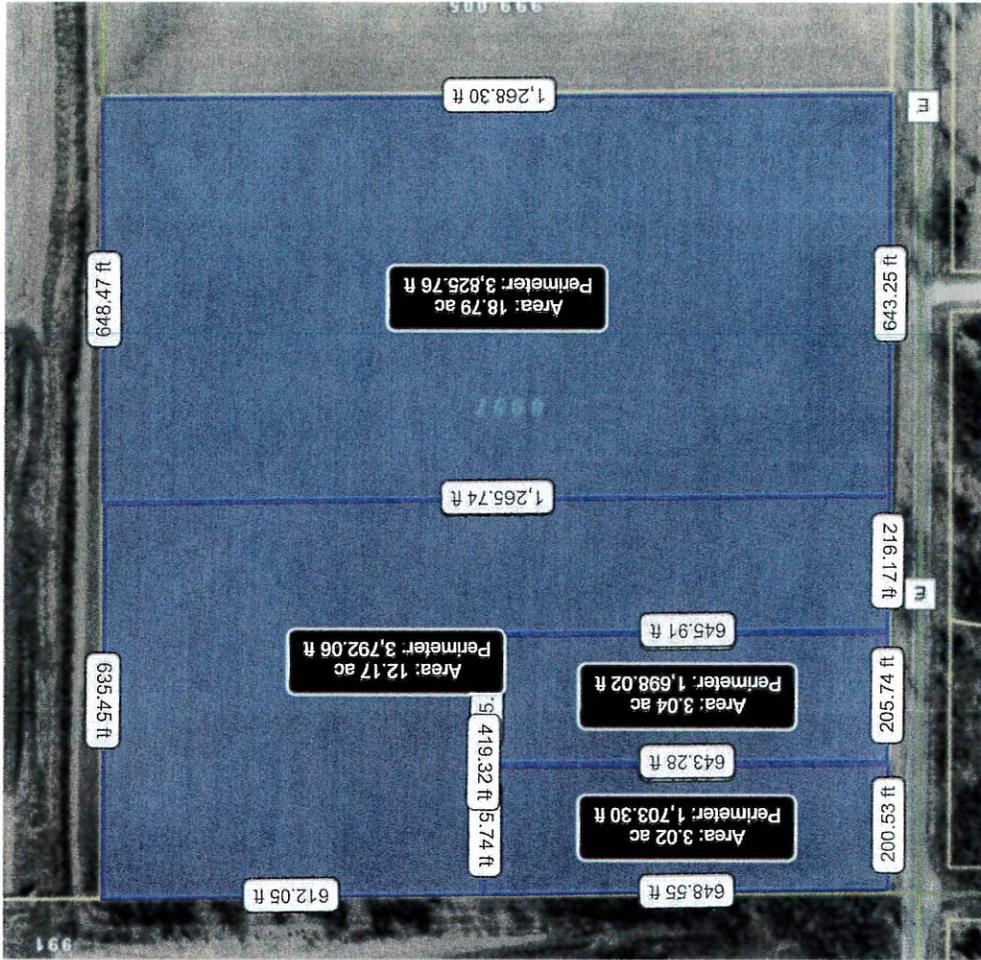
[Redacted] [Redacted] [Redacted]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Ashley Neumann Ashley Neumann 10/3/2025
Printed Name Signed by Date

Northprairie, WI [Redacted] [Redacted]
City State Zip

[Redacted] [Redacted]
Phone Fax Email





Legend

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

0 250.00 Feet

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

Notes:

Printed: 9/25/2025



Hi there! We are under contract to purchase the 37 acres to the north of the Kipp farm on Hwy E. We are underway on preliminary testing and research into what we need to consider as we plan for the future use and development of the parcel. Our ultimate goal is to make some minor land divisions of the 37 acres into a 18 acre parcel, a 12+ acre parcel, and two 3+acre parcels. My husband and I would maintain use and ownership of the 18 acre parcel and the 12 acre parcel. Our intensions are to use it for residential and agricultural purposes...animals and some small scale crop farming. We would hopefully be selling the two smaller parcels to our family members.

Attached is the proposed division of the land, each lot maintains the needed 200 feet of road frontage and we have met with the Town's planning supervisor to make any obvious adjustments or considerations. We have spoken with the county regarding driveway options (one main driveway across from the existing street opposite on E, and one shared driveway for the two smaller lots). Soil testing for all proposed lots is being completed Monday, October 6th for the needed septic/soil information to have on file with the county.

We have a few additional items beyond parcels/splits we would like input from the committee on so that we have any needed information for consideration as we move forward with planning:

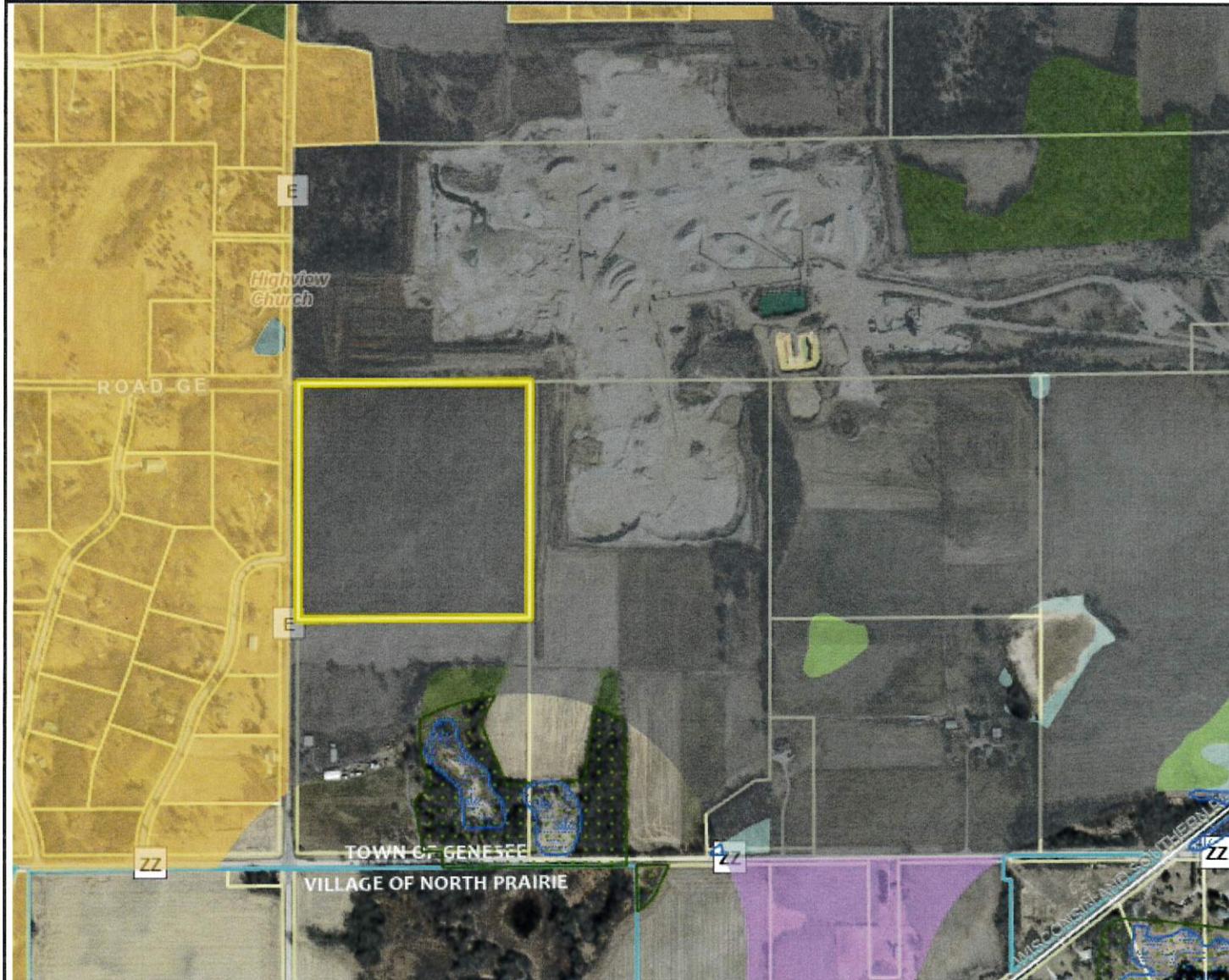
Items to discuss regarding the future Oberst property:

1. We would like to verify that for the 18 acre parcel we would have the ability to build a residential home with one large accessory building. The building would be a barn style structure with mixed recreational and agricultural storage, possibly some additional garage stalls. This building may be over the 1600sf size and would need to be ok'd by the commission.
2. We would then plan to have two agricultural buildings – a storage shed as well as a horse and animal barn. My understanding is that if used for ag purposes these additional structures are 'allowed' due to the size of the lot and the zoning?
3. We would be interested in applying for a conditional use permit to have an in-law suite added to our house. Currently my in-laws live with us and we would need the ability to create a usable space that fits their needs. We understand there is a square footage limitation to this suite.

I think that is it...for now! Thank you for your time and consideration, we are always available for any questions that come up.

Nicolette & Jake Oberst





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 a
- 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

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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: August 27, 2025
RE: Century Traffic – Plan of Operation amendment for a sign

BACKGROUND:

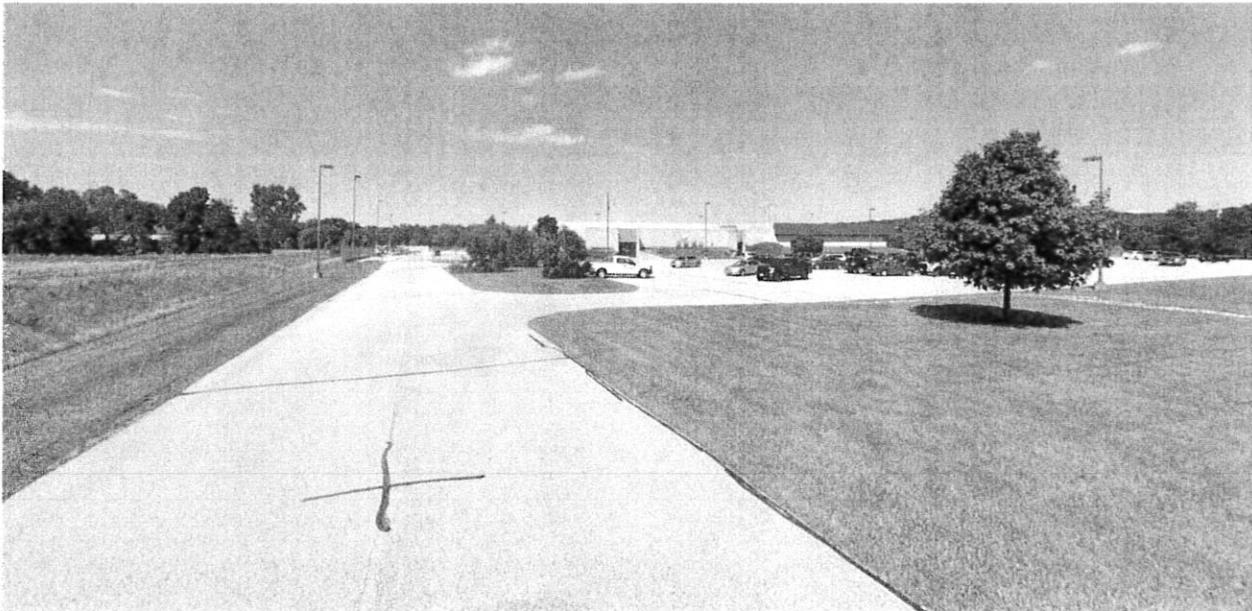
1. Petitioner/Agent: Century Traffic
2. Property Owner: Century Traffic
3. Address: W339 S2100 COUNTY ROAD C
4. Location:
LOT 2 CSM #12664 being part of the NW1/4 & SW1/4 OF SW1/4 & SW1/4 OF NW1/4 SEC 6 T6N R18E
5. Tax Key Number(s): 1463.998.002
6. Area: 65.842 AC
7. Town Zoning: B-2 Local Business District
8. Waukesha County Shoreland Zoning: M-2 General Industrial District

OVERVIEW:

The petitioner is requesting approval of a Plan of Operation amendment to construct a 126 sq. ft. wall sign. Section 478-5(B) of the Town code requires industrial signs to be reviewed and approved by Plan Commission.

PLANNER COMMENTS:

Zoning: The subject property is zoned M-2 General Industrial District. Per the industrial designation, all signage is then approved by Plan Commission. The property is surrounded by industrial properties in the Town of Genesee and Town of Ottawa. The building is setback 281' from the property line. Given the large setback distance and scale of the building wall, the proposed 126 sq. ft. seems reasonable. For comparison, the image below is approximately 280' from the WE Energies building located north of the site on Highway 18. The WE Energies sign is approximately 50 sq. ft.



STAFF RECOMMENDATION:

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

The Town of Genesee Plan Commission Approves the construction of a 126 sq. ft. sign for the property located at W339 S2100 County Road C, (1463.998.002) subject to the following conditions:

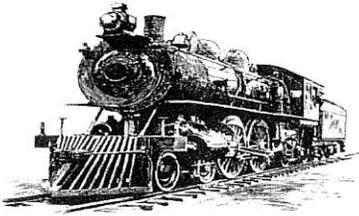
1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on October 27, 2025. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission.
2. 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. 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.
6. 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.

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

EXHIBIT:

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



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

TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

PLEASE READ AND SIGN THE FOLLOWING NOTICE:

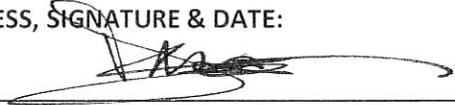
Pursuant to the Town of Genesee Ordinance, the Town of Genesee Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other of the Town's professional staff results in a charge to the Town for that professional's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

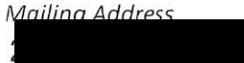
I/we, the undersigned, have been advised that, pursuant to the Town of Genesee, if the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town,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

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

PROJECT NAME: Century Traffic
PROJECT ADDRESS: W339 S2100 County Road C
TAX KEY NO.: GNT 1463998002
REQUEST FOR: Sign Review

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

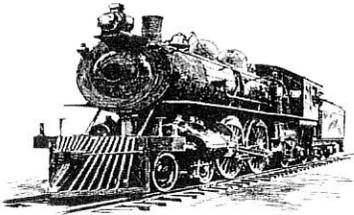
Devon Pittman 

<i>Printed Name</i>	<i>Signature</i>	<i>Date</i>
3885 N. Brookfield Road, Suite 200	Brookfield WI	53045
<i>Mailing Address</i>	<i>City</i>	<i>State</i>
		
<i>Phone</i>	<i>Fax</i>	<i>Email</i>

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

TIC Genesee LLC 

<i>Printed Name</i>	<i>Signature</i>	<i>Date</i>
3885 N Brookfield Road, Suite 200	Brookfield WI	53045
<i>Mailing Address</i>	<i>City</i>	<i>State</i>
		
<i>Phone</i>	<i>Fax</i>	<i>Email</i>



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: Century Traffic
BUSINESS ADDRESS: W339 S2100 CTH C, Genesee, WI
PLAN OF OPERATION NO.: _____ **TAX KEY NO.:** GNT 1463998002
REQUEST FOR: Plan Commission Consideration of Building Signage

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

Bill Sturm, CFO - CenturyTraffic
 Printed Name Date
1265 Hickory Street, Pewaukee, Wisconsin 53072
 Mailing Address City State Zip

 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Genesee TIC, LLC
 Printed Name Date
3885 North Brookfield Avenue, Ste 200, Brookfield, WI 53045
 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.

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

Number of parking spaces on the site? _____

Number of loading docks on the site? _____

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

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

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

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

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

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

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

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

Signage as depicted within the initial site plan and building renderings is larger than allowed under current code. Applicate requests Plan Commission to approve deviation from the code to accommodate what was shown on the approved renderings.

Sign contractor shall apply for installation permit directly.

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

year round 6am-6pm _____

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

Full-Time 30-40 Part-Time _____ 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

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? Area along the side of the building

12. Is the site served by sewer or a private septic system? No. Private holding tanks.

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.).

Fencing, work trucks AST diesel tank, sign boards, sprayer trucks and traffic control.

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: December 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: Bill Sturm, Century Companies

Signature:  Date:

10/2/25

Name of Property Owner or Authorized Agent: Devon Pittman, as Agent for Genesee TIC, LLC,

Signature:  Date:

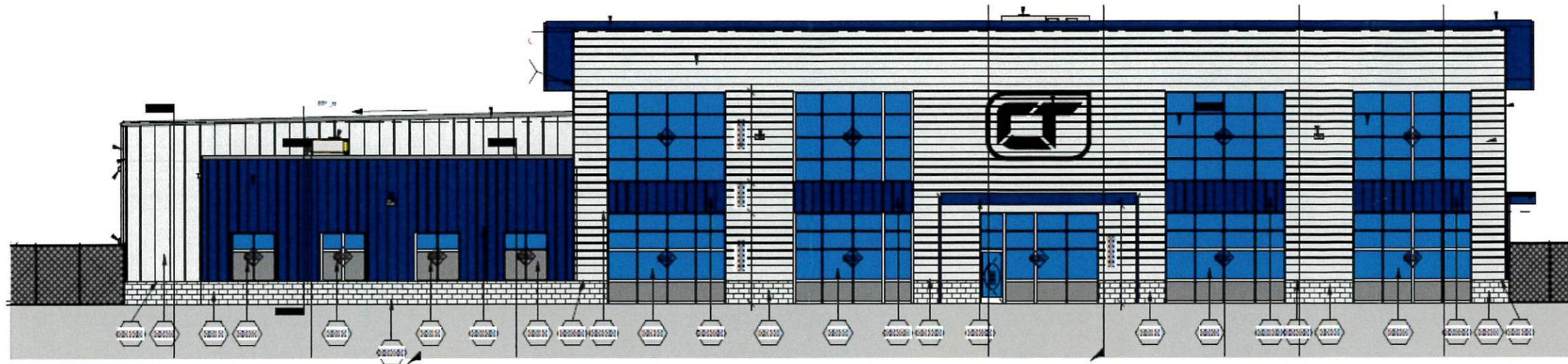
10/02/2025

Title or authority, if not the property owner: Development Manager, Briohn Building Date:

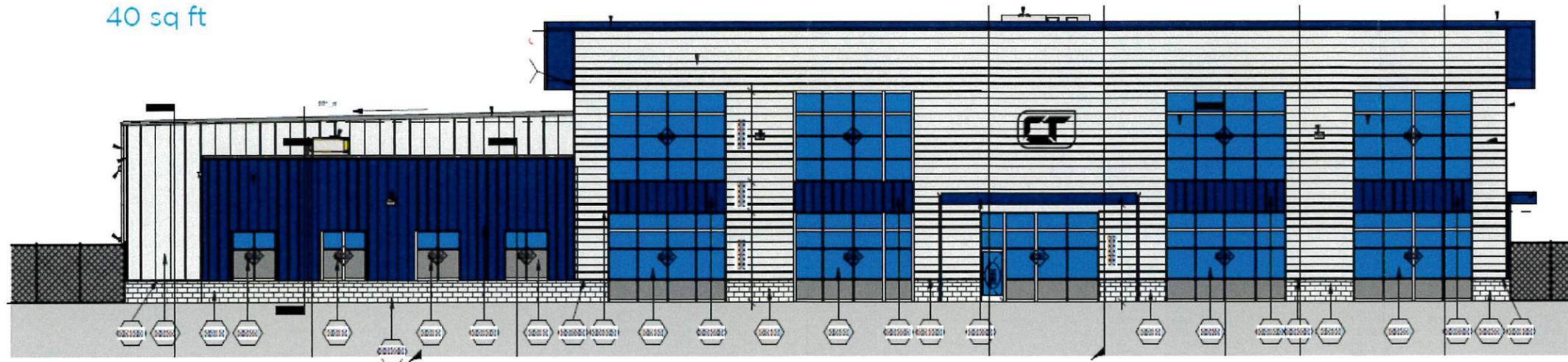
10/02/2025

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

126 sq ft



40 sq ft



EXTERIOR BUILDING MATERIALS LEGEND

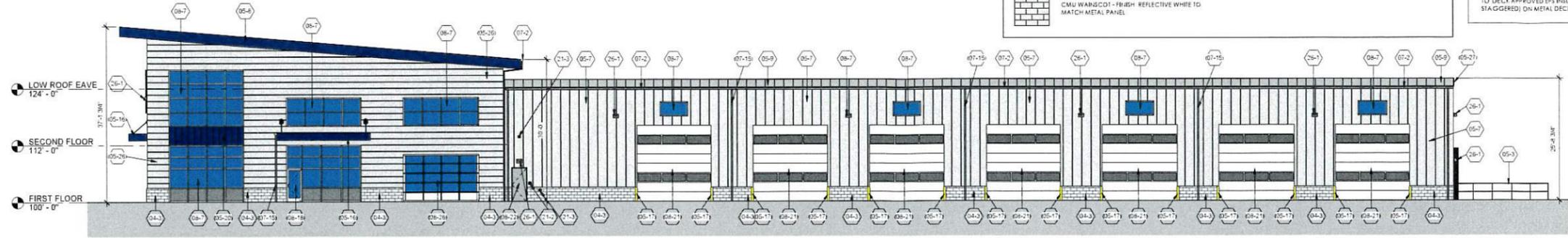
- NICOR P-PANEL - FINISH REFLECTIVE WHITE. NOTE: VERTICAL AT WAREHOUSE & HORIZONTAL AT OFFICE.
- NICOR P-PANEL (VERTICAL) - FINISH ROYAL BLUE.
- CMU WAREHOUSE - FINISH REFLECTIVE WHITE TO MATCH METAL PANEL.
- INSULATED 1' LOW 'E' VISION GLAZING SET IN CLEAR ANODIZED ALUMINUM FRAMES.
- INSULATED 1' LOW 'E' GLAZING W/ INBOARD SATIN ETCH AND AT SURFACE #3 SET IN CLEAR ANODIZED ALUMINUM FRAMES.

EXTERIOR BUILDING SYSTEMS LEGEND

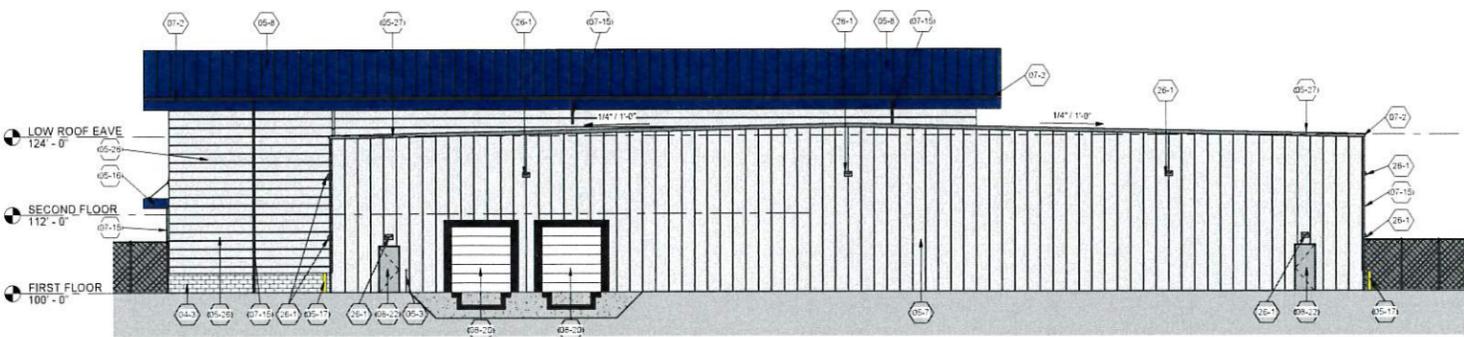
METAL BUILDING ROOF SYSTEM: PRE-FINISHED STANDING SEAM METAL PANEL SYSTEM W/ R-13 FIBERGLASS LINER SYSTEM W/ CLIPS AND THERMAL BLOCK (R-38 CAVITY INSULATION ON STRUCTURAL STEEL FRAMING SYSTEM - SEE NICOR DRAWINGS. COLORS: REFLECTIVE WHITE & ROYAL BLUE. OR APPROVED EQUAL.

METAL BUILDING WALL SYSTEM: PRE-FINISHED METAL VERTICAL & HORIZONTAL WALL PANEL SYSTEMS (P-PANEL) W/ (R-13) OVER GIRT AND (R-38) IN CAVITY DOUBLE LAYER FIBERGLASS INSULATION W/ THERMAL BLOCK ON STRUCTURAL STEEL FRAMING SYSTEM - SEE NICOR DRAWINGS. COLORS: REFLECTIVE WHITE & ROYAL BLUE. OR APPROVED EQUAL.

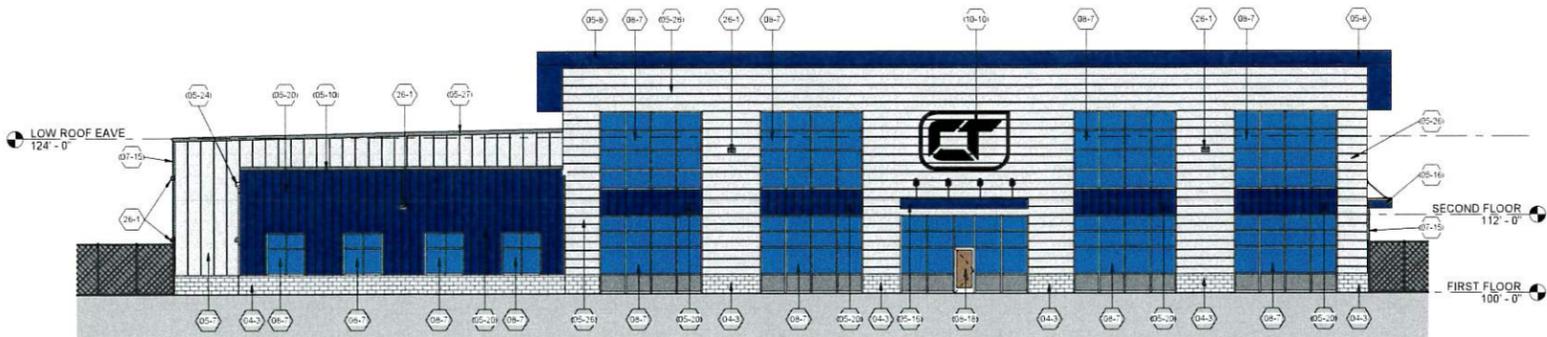
ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 3/8" DIRECT TO DECK APPROVED EPS INSULATION (R-20 - TWO LAYERS STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)



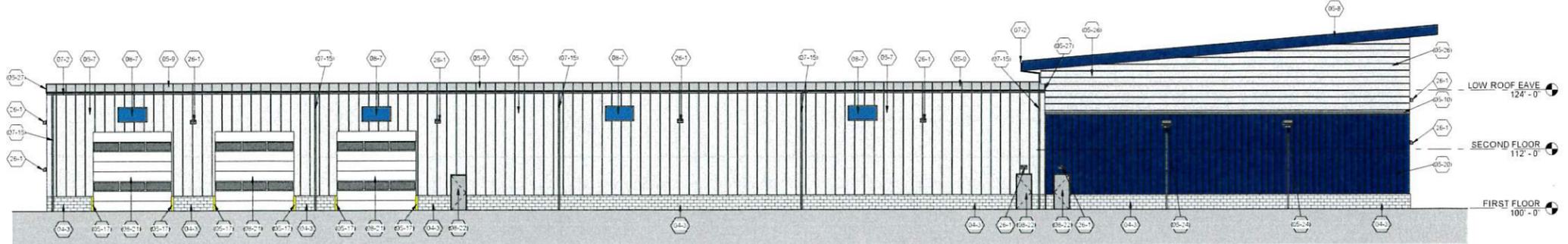
1 SOUTH ELEVATION
1" = 1/8"



2 EAST ELEVATION
1" = 1/8"



3 WEST ELEVATION
1" = 1/8"



4 NORTH ELEVATION
1" = 1/8"

KEYNOTE LEGEND ELEVATIONS

FLOOR PLAN CODED NOTES

MARK	DESCRIPTION
C4-3	#2 CMU SPLIT FACE WAREHOUSE WALL
C5-8	FIXED PERIMETER PAINTED STEEL RAILING. RAILING DESIGN AS ALLOWED PER IRC 1014. SEE ARCHITECTURAL AND STRUCTURAL DETAILS, AND FLOOR PLAN FOR SPACING. COORDINATE WITH WELD PLATE BRIMS IN CONCRETE FLOOR SLAB.
C5-7	PRE-FINISHED METAL VERTICAL WALL PANEL (RBS OUT) SYSTEM W/ (R-13) OVER GIRT AND W/ THERMAL BLOCK ON STRUCTURAL STEEL FRAMING SYSTEM - SEE METAL BUILDING SUPPLIER DRAWINGS. COLOR OF BUILDING REFLECTIVE WHITE (METAL BUILDING SUPPLIER TO VERIFY), OR EQUAL.
C5-8	PRE-FINISHED STANDING SEAM METAL ROOF PANEL SYSTEM W/ (R-38) CAVITY INSULATION ON STRUCTURAL STEEL FRAMING SYSTEM - SEE METAL BUILDING DRAWINGS. COLOR: ROYAL BLUE (METAL BUILDING SUPPLIER TO VERIFY), OR EQUAL.
C5-9	PRE-FINISHED STANDING SEAM METAL ROOF PANEL SYSTEM W/ (R-38) CAVITY INSULATION ON STRUCTURAL STEEL FRAMING SYSTEM - SEE METAL BUILDING DRAWINGS. COLOR: REFLECTIVE WHITE (METAL BUILDING SUPPLIER TO VERIFY), OR EQUAL.
C5-10	PRE-FINISHED METAL CAPPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
C5-19	PRE-FINISHED METAL 24 GA. FASCIA ON RUBY CANOPY. COLOR SHALL BE ROYAL BLUE.
C5-17	1/2" DIAMETER X 4'-0" TALL CONCRETE FLEET PIPE BOLLARDS. PAINTED SAFETY YELLOW.
C5-20	PRE-FINISHED METAL VERTICAL WALL PANEL (RBS OUT) SYSTEM W/ (R-13) OVER GIRT AND W/ THERMAL BLOCK ON STRUCTURAL STEEL FRAMING SYSTEM - SEE METAL BUILDING SUPPLIER DRAWINGS. COLOR OF BUILDING ROYAL BLUE (METAL BUILDING SUPPLIER TO VERIFY), OR EQUAL.
C5-24	THROUGH WALL SCUPPER AT METAL WALL PANEL. PROVIDE PRE-FINISHED METAL CONDUCTOR BOX AND DOWNSPOUT. SEE DETAIL 31A.4.0.
C5-25	PRE-FINISHED METAL HORIZONTAL WALL PANEL (RBS OUT) SYSTEM W/ (R-13) OVER GIRT AND W/ THERMAL BLOCK ON STRUCTURAL STEEL FRAMING SYSTEM - SEE METAL BUILDING SUPPLIER DRAWINGS. COLOR OF BUILDING: REFLECTIVE WHITE (METAL BUILDING SUPPLIER TO VERIFY), OR EQUAL.
C5-27	PRE-FINISHED METAL RAKE TRIM.
C7-2	PRE-FINISHED CONTOUR GUTTER. COORDINATE WITH METAL BUILDING SUPPLIER TO CONFIRM SIZE.
C7-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH SHOWN FOR REFERENCE ONLY. COORDINATE FINAL LOCATIONS WITH METAL BUILDING SUPPLIER. ROUTE DOWNSPOUT DOWN BUILDING FACE AS REQUIRED AND DISCHARGE AT GRADE. PROVIDE SPLASH BLOCKS. COORDINATE WITH CIVIL AND LANDSCAPE.
C8-7	PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS. SEE A1.1 FOR WINDOW TYPES. COORDINATE WITH METAL BUILDING MANUFACTURER.
C8-18	PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS. SEE A1.1 FOR WINDOW TYPES. COORDINATE WITH METAL BUILDING MANUFACTURER.
C8-20	4'-0" X 11'-0" INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS. DOCK SEALS, DOCK LEVELERS AND BUMPER. SEE 9.0 FOR DOOR SCHEDULE.
C8-21	14'-0" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND VISION WINDOWS (2-PANEL).
C8-22	2'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
C8-28	14'-0" X 10'-0" FULL GLASS FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL.
10-10	SIGNAGE BY OWNER.
21-2	KNOX BOX AS REQUIRED PER LOCAL FIRE ORDINANCES. LOCATION TO BE FINISHED W/ FIRE MARSHAL.
21-3	SPRINKLER RIBB AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
26-1	EXTERIOR LIGHT FIXTURE - OUT-GIRT LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT.



SW CORNER PERSPECTIVE

PROPOSED NEW BUILDING FOR:
CENTURY TRAFFIC
COUNTY TRUNK HIGHWAY "C"
TOWN OF GENESEE, WAUKESHA CO., WI

DATE: _____
JOB: 250037
DRAWN: NS
CHECKED: DF
DATE: 04/07/2025
SHEET: A5.0

PROPOSED NEW SITE, AND PRE-ENGINEERED BUILDING FOR:

CENTURY TRAFFIC

COUNTY TRUNK HIGHWAY "C"

TOWN OF GENESEE, WISCONSIN 53066



SOUTHWEST CORNER PERSPECTIVE

SHEET INDEX	
0 - GENERAL	
T1.0	TITLE SHEET
1 - SPECIFICATIONS	
OS0.1	SPECIFICATIONS
OS0.2	SPECIFICATIONS
OS0.3	SPECIFICATIONS
2 - SURVEY	
SV1.0	PLAT OF SURVEY
SV2.0	PLAT OF SURVEY
SV3.0	PLAT OF SURVEY
3 - CIVIL	
CV1.0	SITE DIMENSION AND PAVEMENT ID PLAN
CV2.0	SITE GRADING AND EROSION CONTROL PLAN
CV3.1	SITE GRADING AND EROSION CONTROL PLAN
CV3.0	SITE NOTES AND DETAILS
CV3.1	SITE NOTES AND DETAILS
3 - LANDSCAPING	
LV1.0	LANDSCAPE PLAN
LV1.1	LANDSCAPE PLAN
LV2.0	LANDSCAPE NOTES & DETAILS
5 - ARCHITECTURAL	
AA1.1	ARCHITECTURAL SITE PLAN
AA1.0	OVERALL FLOOR PLAN
AA1.1	ENLARGED 1ST FLOOR OFFICE PLAN
AA1.2	ENLARGED 2ND FLOOR OFFICE PLAN
AA4.0	ROOF PLAN
AA5.0	EXTERIOR ELEVATIONS
7 - ELECTRICAL	
EE1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
EE2.0	LIGHTING CUT SHEETS



TITLE SHEET

SHEET TITLE

PROPOSED NEW BUILDING FOR:
CENTURY TRAFFIC
COUNTY TRUNK HIGHWAY "C"
TOWN OF GENESEE, WAUKESHA CO., WI

PLAN COMMISSION SUBMITTAL SET APRIL 7, 2025

OWNER: GENESEE TIC, LLC Joe Jursenas 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	TENANT: CENTURY TRAFFIC Bill Sturm 1300 HICKORY STREET PEWAUKEE, WISCONSIN 53072 (262) 956-6431 PHONE (262) 790-0505 FAX	GENERAL CONTRACTOR: BRIOHN BUILDING CORPORATION Brad Wondra, Project Manager 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX
CIVIL ENGINEER: BRIOHN DESIGN GROUP LLC Rizal Iskandarsjach, PLS, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	ARCHITECT: BRIOHN DESIGN GROUP LLC Domenic Ferrante, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	
LANDSCAPE ARCHITECT: LANDCO2 Kristi Sherfinski, PLA 1836 W. FOND DU LAC AVE., SUITE 100 MILWAUKEE, WISCONSIN 53205 (414) 622-0103 PHONE	STRUCTURAL ENGINEER: BRIOHN DESIGN GROUP LLC Chris Cline, PE Kevin Jankowski, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	

PROJECT LOCATION



SITE LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION:

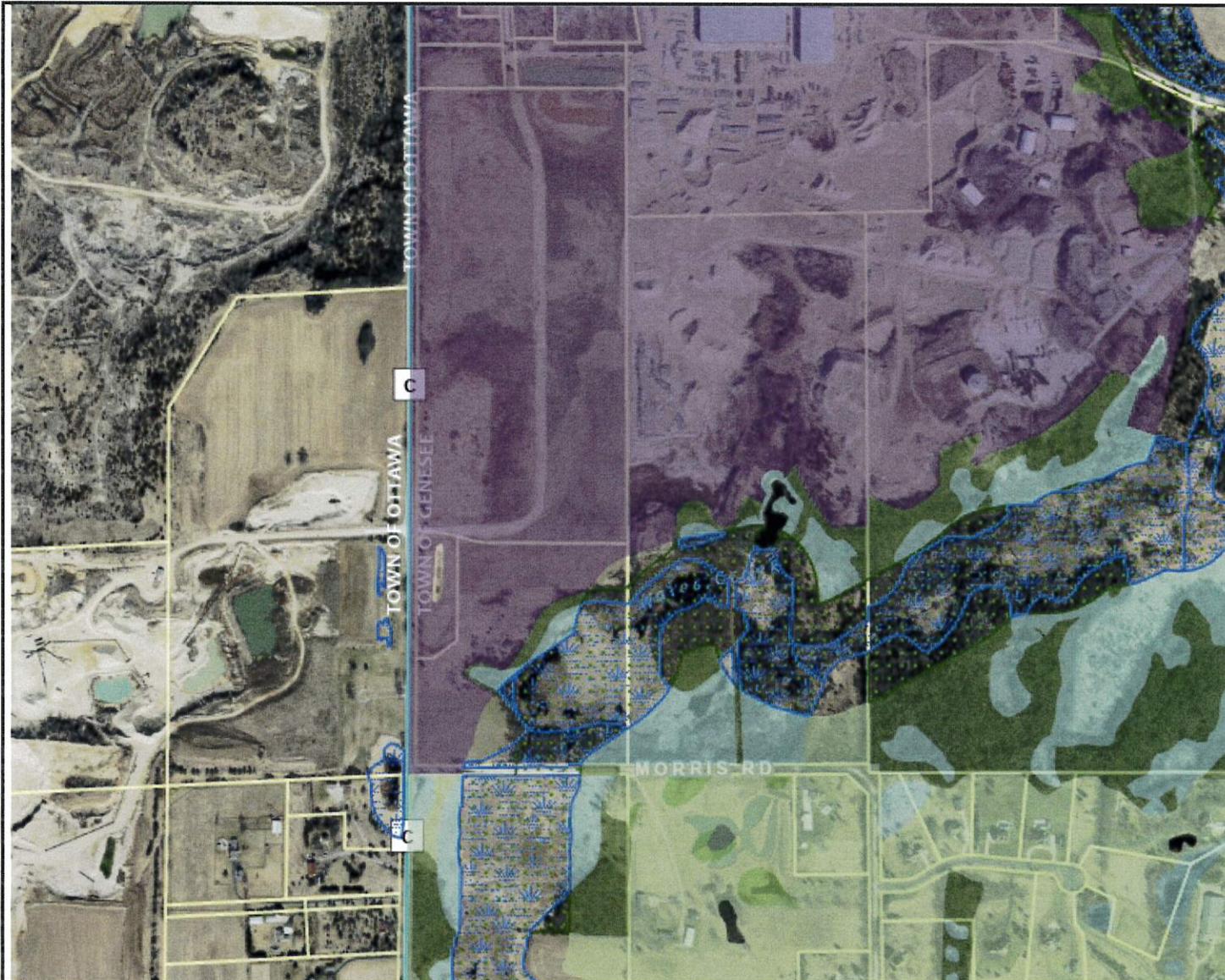
CODE:	BUILDING CODE: 2015 IBC - INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 302 EXISTING BUILDING CODE: 2015 IBC - INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 306 ACCESSIBILITY CODE: 2009 IBC/ANSI A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 303 MECHANICAL CODE: 2015 IMC - INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 304 PLUMBING CODE: 2018 WISCONSIN PLUMBING CODE SPS 381-387 ELECTRICAL CODE: 2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316 FIRE CODE: SPS 314 FIRE PREVENTION
OCCUPANCY:	PRIMARY 5-1 (MODERATE HAZARD STORAGE) SECONDARY B (OFFICE/BUSINESS)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	HPFA 13
FLOOR LEVELS:	2
NUMBER OF STORIES:	1
ENCLOSED BUILDING AREA:	44,800 SF <small>ALL MECHANICAL ELECTRICAL PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS</small>
PROPOSED TOTAL AREA:	44,800 SF WORK AREA
ZONING:	M-2 GENERAL INDUSTRIAL DISTRICT
SETBACKS:	50' STREET 10' SIDE 10' REAR
PARKING:	76 STANDARD STALLS 4 HC STALLS 63 TRAILER STALLS
TOTAL PARKING (TOTAL ON-SITE):	143 TOTAL PARKING STALLS

Revision	
DATE	
JOB:	250037
DRAWN:	NS/DJK
CHECKED:	DF
DATE:	04/07/2025
SHEET:	T1.0



 **COUNTY**
MATERIALS CORPORATION

4



Legend

Special Districts

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

Wetland Overlay

-

Environmental Corridor Overlay

-

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

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



TOWN OF GENESEE PLAN COMMISSION MEETING

September 22nd, 2025

Minutes

6:00 p.m.

Chairman Tesch called the meeting to order at 6:00 p.m. Present were Chairman Tesch, Town Board Supervisor Morris and Plan Commission Members Toole, Christiansen, and Fedak. Also present was Planner Lyons and Deputy Clerk Workman.

Chairman Tesch read the Public Hearing Notice and made known that this Public Hearing had been held open from last months meeting. He opened the hearing up to the floor.

Douglas Kennedy, S40w28188 Hwy 59, spoke about how they believe Faith and her husband are good neighbors and how since the last meeting. He stated that since the last meeting, they have made progress cleaning up the overgrown brush so they can see coming out of their driveway. He also stated that Faith and her husband have patched a couple holes in the driveway. Mr. Kennedy stated that he just does not believe that more dogs is appropriate for the residential setting.

Faith Harrington, Genesee Pet Suites owner, spoke about how she is requesting 80 dogs but that they will not have that many at all times. She states that their busy season is usually summer and on holidays as that is when most people go out of town. She also states that Genesee Pet Suites has hours that they are closed during the days so the dogs are not outside barking all day.

Chairman Tesch then asked if there were any more comments. He asked three times. There were none so he brought it back to the table. There were no further comments from the Plan Commission. Morris made a motion to close the Public Hearing. The motion was seconded by Christiansen. The motion was approved 5-0. The Public Hearing was closed at 6:09 p.m.

Immediately following the Public Hearing, Plan Commission went into the agenda.

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 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)** Planner Lyons spoke on the history of the CU for Genesee Pet Suites. He stated that with the current zoning in place, the outdoor run is too close to the lot line. Also, in the most recent zoning code changes the Towns adopted this year, commercial kennels are no longer allowed in A-2 or R-1 zoning. So, if the town thought necessary to restrict commercial kennels from that zoning, is it appropriate to make this commercial even more non-conforming. Planner Lyons stated that his recommendation is to deny the CU amendment and have the petitioner stay with a quantity of no more than 40 dogs at one time. All plan commission members spoke on how they agree with the denial based upon the zoning, noise impacts to neighbors and testimony from neighbors. Morris made a motion to deny Genesee Pet Suites CU amendment subject to a formal finding of fact written and accepted at the October 27th Plan Commission Meeting. The motion was seconded by Toole. The motion approved 5-0.
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)** Planner Lyons stated that this gas station is just switching signage from Shell to BP. The petitioner is staying within the confines of everything that is already up. Morris made a motion to approved the Site Plan/ Plan of Operation

Amendment for Genesee Shell and Liquor. The motion was seconded by Christiansen. The motion was approved 5-0

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)** Devon from Briohn Building was present for this petition. Planner Lyons stated that this request is for an equipment rental business to go into the industrial area by Wolf. The business would like to stay confidential for a couple more weeks as they are currently renting to many people in construction and they do not want to have any conflicts with them. Christiansen made a motion to approved the Site Plan/ Plan of Operation based on Planner Lyon's report dated September 15th which includes the condition that the business disclose their name before any permits are issued. The motion was seconded by Toole. The motion was approved 5-0
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)** Planner Lyons stated that the Town of Genesee allows the transfer of adjacent land without a CSM if certain conditions are met. He stated that this request meets all conditions required. Morris made a motion to approve the transfer of adjacent land per the Planner's Report and subject to a deed being filed with Waukesha County. The motion was seconded by Christiansen. The motion was approved 5-0
6. **Discussion/Action- Approval of August 25th, 2025 Public Hearing Minutes and August 25th, 2025 Plan Commission Minutes.** Morris made a motion to approve all minutes. The motion was seconded by Toole. The motion was approved 5-0
7. **Update on Pending Enforcement Matters** Deputy Clerk Workman stated that one violation has been completed and one more is in the process of completing the necessary requests.
8. **Correspondence** None
9. **Adjourn** Toole made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 5-0. The meeting was adjourned at 6:38 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
September 23rd, 2025