

**TOWN OF GENESEE PLAN COMMISSION MEETING**  
**S43 W31391 HWY. 83**  
**GENESEE DEPOT, WI 53127**  
**(262) 968-3656**  
**December 1st, 2025**  
**Amended 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-Site Plan/Plan of Operation for Kumar's Beer Lounge LLC. The property is described as Unit 2 Genesee Commercial Condos being a part of the NW ¼ of Section 27 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **W307S4821 Hwy 83**. (1546-984-002)
3. Discussion/Action- Approval of September 22<sup>nd</sup>, 2025 Plan Commission Minutes and approval of October 27<sup>th</sup>, 2025 Plan Commission Minutes.
4. Update on Pending Enforcement Matters
5. Correspondence
6. Adjourn

Rachel Workman  
Deputy Clerk  
November 25<sup>th</sup>, 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.

TO: Town of Genesee Plan Commission  
CC: Town Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: November 17, 2025  
MTG DATE: December 1, 2025  
RE: Site Plan/Plan of Operation for Kumars Beer Lounge LLC

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**BACKGROUND:**

1. Petitioner/Agent: Arun Kumar
2. Property Owner: Shiva Real Estate Holding LLC
3. Address: W307 S4821 Highway 83
4. Location:  
UNIT 2 GENESEE COMMERCIAL CONDOMINIUM BEING PART OF NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546.984.002
6. Area: 1.760 AC
7. Town Zoning: B-3 General Business District

**OVERVIEW:**

The petitioner is requesting approval of a Site Plan / Plan of Operation for a bar within the existing commercial building.

**PLANNER COMMENTS:**

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

**Zoning:** The zoning for the property is B-3 General Business District. The proposed use is consistent with the allowed uses of the B-3 district subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission. The proposed use is consistent with the uses in the immediate area.

**Employees:** The project expects one full-time employee and 1 part-time employee. In order for the business to operate within Wisconsin's liquor license requirements the premise must be staff at all times. The lounge could not share employees time between the Kumars Beer Lounge and the BP station. The use will need its own employees dedicated to being within the lounge at all time while it is open.

**Hours of Operation:** The applicant has indicated the hours of operation would be daily from 6:00 am to 10:00 pm. Liquor license requirements may impact the requested hours. The proposed hours of operation are not consisnt with that of a typical bar or tavern use. The Plan Commission may want to consider if the proposed hours of operation should be more inline with those

typically associated with this type of use. 11:00 am to 9pm may be a more appropriate in this situation.

**Site Plan:** The applicant is proposing no changes to the exiting site layout.

**Parking:** An existing parking lot exists for the commercial development. Ample parking is provided.

**Floor Plan:** The applicant is proposing to remodel a small portion of the existing building into a separate use as a beer lounge. The applicant has provided a floor plan and has been in contact with the State of Wisconsin regarding building code requirements. A copy of the States conditional approval is included within the packet. Class B liquor licenses only allow connection to another business when the secondary doorway serves as a safety exit and is not the primary entrance to the Class B premises. Therefore, the doorway connecting Kumars Beer Lounge and the BP gas station needs to be limited to a safety exit only and shall not be allowed to have free flowing access between the business.

**Signage:** The applicant has not proposed any signs for the proposed business. Should the applicant decide to add signs in the future they will need to be approved by Plan Commission during a separate Plan of Operations amendment request.

#### **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 a beer lounge on the property located at W307 S4821 Highway 83, (1546.984.002) subject to the following conditions:

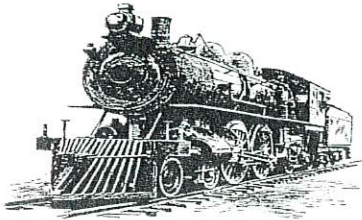
1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on December 1, 2025. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission
2. Kumars Beer Lounge shall have its own dedicated employee within the business space at all time while the business is open.
3. Kumars Beer Lounge shall be an entirely separate business entity and access from Kumars Beer Lounge to the adjacent business shall be only for safety purposes only.
  - a. Entry to the licensed premises (Kumars Beer Lounge) through the adjoining interior door is prohibited.
  - b. An "alarm will sound" crash bar is required on that interior door, to allow people to exit the licensed area there, but only in an emergency.
  - c. The interior door must be kept locked at all times, subject to the ability to exit through the crash bar in an emergency.

4. Hours of operation shall be limited to 11:00 am to 9:00 pm daily or as further modified per an approved liquor license.
5. Final approval of Kumars Beer Lounge Site Plan / Plan of Operation shall be subject to the approval by the Town of Genesee Board of a liquor license.
6. No signage is approved as part of this request. Any future signage will need to be address by a separate Plan of Operations amendment request.
7. A complete set of state approved building plans shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
8. 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.
9. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
10. 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.
11. 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.
12. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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: KUMARS BEER LOUNGE LLC  
BUSINESS ADDRESS: W 307 S 4821 Hwy 83  
PLAN OF OPERATION NO.: \_\_\_\_\_ TAX KEY NO.: 1546-984-002  
REQUEST FOR: BEER LOUNGE

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

ARUN KUMAR 10-29-2025  
Printed Name Date  
W 307 S 4819 Hwy 83 Genesee Depot WI 53149  
Mailing Address City State Zip

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

APSA Group LLC / c/o. Arun Kumar  
Printed Name Date  
W 307 S 4819 Hwy 83 Genesee Depot WI 53149  
Mailing Address City State Zip

**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 50.00  
J# 4267

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? 32

Number of loading docks on the site? 0

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? None for this business

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.

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

Seven Days a week, 6:00 AM to 10:00 PM

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

Full-Time 1

Part-Time 1

Seasonal N/A

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?

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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? Rear of the building

12. Is the site served by sewer or a private septic system? Private - Holding Tank

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

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

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.

No exterior seating. only inside the show bar area only.

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.).

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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 \_\_\_\_\_

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19. Expected date of occupancy: March 1, 2026 To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)

completed copies of ALL required materials shall be submitted to the Town Planner. No changes to the request may be made once the application packet is submitted. It is preferable the plans or maps include two (2) full size sets and two (2) 11" x 17" sets and drawn to scale. Plans shall not be reduced, enlarged or faxed. Additional items may be required. In addition to the above, the Town requires one (1) digital/electronic copy of the submittal packet.

The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in this application form. Incomplete or inaccurate applications may be denied. By signing this form, the owner or his/her authorized agent is giving their consent to the Town of Genesee to inspect the site as necessary and related to this application, even if the property has been posted against trespassing pursuant to Wis. Stat.

Name of Business Operator: Arun Kumar

Signature: Arun Kumar Date: 10-29-2025

Name of Property Owner or Authorized Agent: ARSA Group LLC / Arun Kumar

Signature: Arun Kumar Date: 10-29-2025

Title or authority, if not the property owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

**TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

**PLEASE READ AND SIGN THE FOLLOWING NOTICE:**

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

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

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

**PLEASE PRINT LEGIBLY**

PROJECT NAME: KUMAR'S BEER LOUNGE LLC

PROJECT ADDRESS: W 307 S 4821 Hwy 83

TAX KEY NO: 1546-984-002

REQUEST FOR: Beer Bar

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

ARUN KUMAR Arun Kumar 10-29-2025  
Printed Name Signature Date

W 307 S 4819 Hwy 83 Genesee Depot WI 53149  
Mailing Address City State Zip

Phone [REDACTED] Fax [REDACTED]

**PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:**

APSA Group LLC Arun Kumar 10-29-2025  
ARUN KUMAR Printed Name Signature Date

W 307 S 4819 Hwy 83 Genesee Depot WI 53149  
Mailing Address City State Zip

Phone [REDACTED] Fax [REDACTED]



State of Wisconsin

**Department of Financial Institutions****Corporations Bureau****Form 504 - Limited Liability Company Articles of Amendment****Name of Limited Liability Company**

Entity Name or Entity Id: ARUN'S BEER LOUNGE LLC  
Entity ID: A118867  
Date the Articles of  
Organization were filed: 10-24-2025

**Entity Name Amendment**

The text of the amendment to  
the articles of organization  
amends the name of limited  
liability company: Yes  
The Name of the LLC is  
amended to be: Kumar's Beer Lounge LLC

**Registered Agent Name Amendment**

The text of the amendment to  
the articles of organization  
amends the name of the  
Registered Agent: No  
The Registered Agent name is  
amended to:  
Name of Entity:

**Registered Agent Address Amendment**

The text of the amendment to  
the articles of organization  
amends the street address of  
the Registered Agent. No  
The Registered Agent address is amended to:  
Street Address:  
Address 2:  
City:  
State:  
Zip Code:  
Email:

**Principal Office Address**

The text of the amendment to  
the articles of organization  
amends the street address of No

the Principal Office.

The Principal Office address is amended

to:

Address:

Address 2:

City:

State:

Zip Code:

### Other Provisions

#### Drafter

This document was drafted by: Sher K Sharwani

#### Signature

Title: Member

Date: 10/29/2025

I understand that checking this box constitutes a legal signature: Yes

Signatory's Name: Arun Kumar

#### Delayed Effective Date (Optional)

This document will be effective on the date it is received by the department unless a delayed (future) date is included here.

(Optional) This document has a delayed effective date of:

#### Contact Information (Optional)

Name:

Address:

City:

State:

Zip Code:

Phone Number:

Email Address: sher@sstaxaccounting.com

#### Endorsement

FILED

Received Date: 10/29/2025



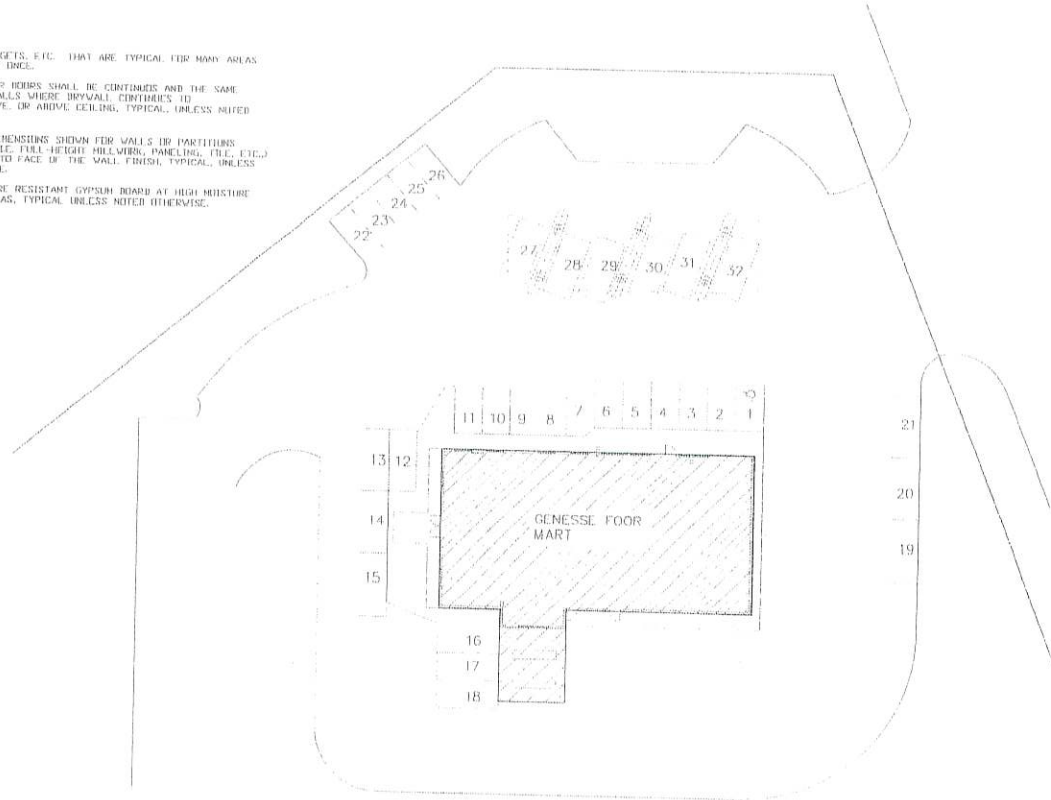


# GENERAL NOTES

1. ALL GENERAL NOTES AND NOTES APPEARING ON THIS SHEET SHALL BE APPLICABLE TO ALL CONSTRUCTION UNLESS NOTED OTHERWISE.
2. REFER TO ENGINEERING AND/OR CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS, TYPICAL.
3. THE CONTRACTOR AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER TRADES. NO ADDITIONAL WORK WILL BE APPROVED FOR CONDITIONS OR CONFLICTS THAT COULD HAVE BEEN ACCOUNTED FOR BY THE BIDDER DURING BID FIELD INSPECTION AND/OR ANY CONDITIONS OR CONFLICTS THAT COULD HAVE BEEN COORDINATED BY THE CONTRACTOR AND EACH TRADE AFTER AWARD OF CONTRACT.
4. ALL EXPOSED WORK, CONSTRUCTION, MATERIALS, PRODUCTS, ETC. SHALL BE FREE OF ANY/ALL NAMEPLATES, LOGOS, STAMPED OR PRINTED MARKINGS, ETC. TYPICAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ANY OWNER'S OWN WORK FORCE, OWNER'S SEPARATE CONTRACTORS AND OTHER WORK SUPPLIED BY THE OWNER FOR THE CONTRACTOR TO INSTALL. COORDINATION SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
  - A) INCLUDING AND MAINTAINING ANY OWNER'S WORK/ISSUES INTO THE PROJECT SCHEDULE.
  - B) ESTABLISHING CRITICAL DATES FOR DELIVERY, INSTALLATION, ETC.
  - C) PROVIDE/COORDINATE ANY/ALL BLOCKING, SUPPORTS, BRACING, ETC. AS REQUIRED FOR OWNER'S WORK/ISSUES.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, INSTALLING, AND COORDINATING ALL REQUIRED BLOCKING, BRACING, SHIMS, SUPPORT, ETC. FOR SUPPORT, ATTACHMENT, ALIGNMENT, ETC. OF ALL MILLWORK, CABINETRY, BOARDS/FRAMES, EQUIPMENT, PARTITIONS, FIXTURES, TRIM, FURNITURE, APPLIED FINISHES, BASES, HARDWARE, DEVICES, PUMPING, GLAZING SYSTEMS, CEILING SYSTEMS, OWNER'S WORK, ETC. TYPICAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, INSTALLING AND COORDINATING ALL FIRESTOPS/FIRE STOPPING, SANDING, INSULATION, FIRE PROOFING INSULATION, FIRE STOP SEALANT, ETC. AS REQUIRED BY CODE, LAW OR ANY OTHER AUTHORITY HAVING JURISDICTION FOR THE FOLLOWING, BUT NOT LIMITED TO, LOCATIONS AND/OR CONSTRUCTION:
  - A) ALL PIPES, DUCTWORK, SUPPORTS, FRAMING, EQUIPMENT, OR CONDUIT PENETRATING A FIRE-RATED ASSEMBLY.
  - B) HEAD OF WALL FIRE STOPPING AT FIRE-RATED, FULL HEIGHT PARTITIONS.
  - C) PROVIDE FIRE-RATED CARULING AS REQUIRED AT ALL FIRE-RATED PARTITIONS AS PER ULL ASSEMBLY.
8. ALL EXPOSED WOOD, PLYWOOD, WOOD BLOCKING, SHIMMING, STRUCTURAL FRAMING, ETC. SHALL BE FIRE RETARDANT TREATED, TYPICAL.
9. ALL LIFE SAFETY AND SECURITY DEVICES ARE TO BE COORDINATED WITH THE OWNER'S SECURITY/MONITORING SYSTEMS.
10. ARCHITECTURAL DIMENSIONS AND DESIGN INTENT SHALL TAKE PRECEDENCE OVER MECHANICAL, ELECTRICAL, OR PLUMBING REQUIREMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. WHERE DESIGN INTENT CANNOT BE DETERMINED FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
12. ALL VERTICAL DIMENSIONS ARE TAKEN FROM THE TOP SLAB, UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY. IF THERE ARE QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

## PARTICTIONAL NOTES


1. DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE.
2. PARTITIONS OVER DOORS SHALL BE CONTINUOUS AND THE SAME AS ADJACENT WALLS WHERE DOORWALL CONTIGUOUS TO STRUCTURE ABOVE OR ABOVE CEILING, TYPICAL, UNLESS NOTED OTHERWISE.
3. THE LOCATION DIMENSIONS SHOWN FOR WALLS OR PARTITIONS WITH A FINISH (E.G. FULL HEIGHT MILLWORK, PANELING, TILE, ETC.) ARE FROM FACE TO FACE OF THE WALL FINISH, TYPICAL, UNLESS NOTED OTHERWISE.
4. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT HIGH MOISTURE AND/OR VET AREAS, TYPICAL UNLESS NOTED OTHERWISE.



PARKING PLAN  
1" = 20' 0"

NO.	DATE	REVISIONS	BY

**Architects LLC**  
5565 S. 25th Street  
Milwaukee, Wisconsin 53221  
Cell: (414) 987-4723  
lyc5900@gmail.com



**Vision**

PARKING PLAN  
GENERAL NOTES

**ARUN'S BEER LOUNGE  
REMODELING**  
W307 S4815 W1 HWY-483  
Genesee Depot, Wisconsin 53213

DATE	8-14-25
ISSUED FOR	
<b>S100</b>	



Tony Evers, Governor  
Dan Hereth, Secretary

10/14/2025

ANTHONY ANTONOPOULOS  
VISION ARCHITECTS LLC  
5565 S. 25TH STREET  
MILWAUKEE, WISCONSIN 53221

Identification Numbers

Plan Review No.: CB-102501503-PRB

Application No.: DIS-082534974

Site ID No.: SIT-98806

Please refer to all identification numbers in each correspondence with the Department.

## CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 10/14/2026  
CODE APPLIES: 09/08/2025

MUNICIPALITY:  
TOWN OF GENESEE  
WAUKESHA COUNTY

SITE:  
GENESEE FOOD MART INTERIOR REMODELING  
W307 S4819 WI HWY -83  
, WI

FOR:  
W307 S4819 WI HWY -83

Building Name: Genesee Food Mart  
Object Type: Building  
Major Occupancy: B - Business  
Class of Construction: IIIB - Exterior Noncombustible Unprotected Construction  
Building Review Type: Alteration  
Plan Type: Full/Complete Building  
Total Floor Area in Sq Ft: 5,100  
Sprinklered Type: None  
Occupancy: M - Mercantile  
Allowable Area Determined By: Unseparated Use  
Structural Components Included in Review: None  
Alteration Level: 2

## SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

**SUBMIT:**

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.

**KEY ITEMS:**

- \*\*\*\*SPS 361.05 - The commercial building plan, and/or the related building component for this building was reviewed using the 2015 International Code Council (ICC) and related Wisconsin amendments. You may view the ICC codes at <https://codes.iccsafe.org> click on the left, "click on "I-Codes", then to the right of that entry, click on "2015 I-codes" to view the associated I-codes for that year. Information on the Wisconsin amendments as contained in SPS Chapters 361-366 for use with the 2015 ICC can be found at <https://dps.wi.gov/pages/programs/codearchives.aspx> Click on "Commercial Buildings", then Click on "Bldg & HVAC, May 2018 (for use with 2015 ICC)".
- SPS 361.31 - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

**REMINDERS:**

- IBC 906.2.1/IBC 906.2 - Provide fire extinguishers per this code section. Fire extinguishers shall be selected, installed and maintained in accordance with IFC 906 and NFPA 10.

IBC 1008.2 - Provide Means of Egress illumination level which shall not be less than 1 foot-candle at the walking surface during all periods of occupancy, unless meeting the exception for auditoriums, theaters, concert or opera halls and similar assembly occupancies.

IBC 1013.1 - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

**Verify that any existing fire extinguishers, egress illumination and exit signs are properly installed at new locations where necessary.**

- IEBC 801.1 - Per the definition of Level 2 alteration in IEBC 504, this work is considered a Level 2 alteration project and is subject to the requirements of IEBC ch. 8, as well as ch. 7.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the

responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,



Timothy Carson  
Plan Reviewer, Division of Industry Services  
Division of Industry Services  
Phone: 920-492-6500  
Email: [timothy.carson@wisconsin.gov](mailto:timothy.carson@wisconsin.gov)

cc:

JOHN GIBBS, DIS INSPECTOR, (414) 852-3694, [JOHN.GIBBS@WISCONSIN.GOV](mailto:JOHN.GIBBS@WISCONSIN.GOV)  
MERI MAJESKIE, MUNICIPAL CLERK, (262) 968-3656, [MERICIM@TOWNGENESEE.ORG](mailto:MERICIM@TOWNGENESEE.ORG)  
ARUM KUMAR,

## 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 27<sup>th</sup> 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 15<sup>th</sup> 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 25<sup>th</sup>, 2025 Public Hearing Minutes and August 25<sup>th</sup>, 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

# TOWN OF GENESEE PLAN COMMISSION MEETING

October 27th, 2025

## MINUTES

6:00 p.m.

Chairman Tesch called the meeting to order at 6:06 p.m. Present was Chairman Tesch, Town Board Supervisor Morris and Plan Commission members Engelking, Buck, and Fedak. Also present was Planner Lyons and Deputy Clerk Workman.

1. **Public Comment-**At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available. There were no comments
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) The Findings of Facts and Conclusions of Law were presented to the Plan Commission. Engelking made a motion to approval the denial of Genesee Pet Resorts conditional use amendment based on the Findings of Facts and Conclusions of Law. The motion was seconded by Morris. The motion was approved 5-0.
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 W29937 Little John Drive Unit 4. (GNT 1494-997-003) The petitioner is already a tenant in the other building on the same property for his popcorn business. He is just planning on using this space for storage and warehousing. Morris made a motion to approve the Site Plan/Plan of Operation for Coco G's popcorn based on the Planner's recommendations from his October 20<sup>th</sup>, 2025 report. The motion was seconded by Engelking. The motion was approved 5-0.
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). Engelking made a motion to approve the accessory building over 1,600 square feet with the conditions in Planner Lyons report dated October 20<sup>th</sup>, 2025. The motion was seconded by Buck. The motion was approved 5-0
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). Engelking made a motion to approve the accessory building over 1,600 square feet with the conditions in Planner Lyons October 20<sup>th</sup>, 2025 report.
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) The parcel is zoned Q-1 which follows the Town of Genesee Land Use Plan. Two of the lots have a shared driveway proposed and the petitioner wanted to only have one driveway for the 19-acre lot and no driveway for the 12-acre lot. The Plan Commission told the petitioners that would not be approved. Each lot has to have some sort of driveway access to it.

Engelking said that he would like to see a geological survey of this parcel to see if there is any usable quarry material underneath. The petitioners stated that they would start there and get back to us.

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) Century Traffic has proposed a sign which requires Plan Commission approval. The sign proposed is 126 square feet and would be positioned on the building. Engelking made a motion to approved the amendment to the Site Plan/Plan of Operation for Century Traffic. Morris seconded the motion. The motion was approved 5-0
8. **Discussion/Action- Approval of September 22<sup>nd</sup>, 2025 Plan Commission Minutes.** This matter was tabled until the December 1<sup>st</sup>, 2025 Plan Commission Meeting so as more people who were in attendance for the September meeting can vote.
9. **Update on Pending Enforcement Matters** No new matters at this time and all old ones resolved.
10. **Correspondence- Discuss possible alternate meeting date for November PC meeting.** Engelking made a motion to move the next meeting to December 1<sup>st</sup>, 2025 at 6:00 p.m. due to potential conflicts with the upcoming deer gun season. The motion was seconded by Buck. The motion was approved 5-0
11. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Morris. The motion was approved 5-0. The meeting was adjourned at 6:48 p.m.

Rachel Workman  
Deputy Clerk  
October 28th, 2025