

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
February 23rd, 2026
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 Amendment for Sideliners Pub and Grill. The property is described as being a part of the NW ¼ of Section 27, T6N R18E, in the Town of Genesee. More specifically, the property is located at **W309 S4837 Commercial Drive. (GNT 1546.982.005)**
3. Discussion/Action- Sideliner's Pub and Grill Special Event June 5th-7th. The property is described as being a part of the NW ¼ of Section 27, T6N R18E, in the Town of Genesee. More specifically, the property is located at **W309 S4837 Commercial Drive. (GNT 1546.982.005)**
4. Discussion- RFP for Comprehensive Land Use Plan Update
5. Discussion/Action- Approval of December 1st, 2025 Plan Commission Minutes
6. Update on Pending Enforcement Matters
7. Correspondence
8. Adjourn

Rachel Workman
Deputy Clerk
February 13th, 2026

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: February 11, 2026
MTG DATE: February 23, 2026
RE: Amended Site Plan/Plan of Operation for Sideliners Pub & Grill

BACKGROUND:

1. Petitioner/Agent: Sideliners Pub and Grill (Kirk Gardner)
2. Property Owner: Same as above
3. Address: W309 S4837 Commercial Drive Unit A
4. Location:
LOT 2 CSM #7232 VOL 61/109 REC AS DOC #1909599 PT NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546-982-005
6. Area: 2.017 AC
7. Town Zoning: B-2, Local Business District

OVERVIEW:

The petitioner is requesting approval of an amended Plan of Operation / Site Plan to allow a for temporary enclosure around a portion of the outside patio. The request is the result of the applicant being in violation of Town Ordinances from erecting the proposed structure without prior approval or permits. This proposed amendment is not the first time an amendment has been requested after the property has been found in violation. The applicant previously amended their Plan of Operations in May 2025. This report includes:

- Photos
- Proposed Structure documentation
- The amendment includes no other changes to the current Plan of Operations.
- Copy of the Lake County Fire & Rescue report.

PLANNER COMMENTS:

The proposed Plan of Operation review includes the following:

Zoning: The zoning for the property is B-2 local Business District. No changes proposed to the primary use of the site. The only proposed change is related to a temporary seasonal enclosure around a portion of the existing outdoor patio.

Employees: The applicant indicates no change to the previously approved number of employees. The current Plan of Operations includes fifteen (15) full-time and fifteen (15) part-time employees.

Hours of Operation: Hours of operation remain Monday-Sunday 6am-2am. The applicant has indicated they would like to have the temporary enclosure up from November 1 – April 1 annually.

Parking: No proposed changes.

Site Plan: The applicant has constructed a 12'X17' enclosure over a portion of the existing patio. The enclosure area is consistent with the previously approved outdoor patio area and would remain consistent with the requirements of Section 26 – Outdoor food and beverage services areas. From a zoning and site plan standpoint, approval of the temporary enclosure is consistent with the Town requirements. Staff would note the same may not be true as it relates to Building and Fire code requirements as necessary exits may have been impacted by the current proposal. Careful consideration should be given to how the proposal impacts those other codes and all necessary changes shall be made to meet other applicable codes and ordinances.

Signage: No proposed changes.

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 amended Plan of Operation for Sideliners Pub and Grill for the property located at W309 S4837 Commercial Drive Unit A, (1546-982-005) subject to the following conditions:

1. Temporary enclosure is limited to November 1st to April 1st annually and is prohibited any other time of the year.
2. Proposed outdoor enclosure shall only be erected once all necessary Town permit have been approved and issued, including all necessary approval that the proposed structure meets all applicable Building and Fire codes.
3. All previous conditions of approval for the existing/other uses on the property imposed by the Town of Genesee shall remain in effect and adhered to. Including but not limited to those found below.
4. All existing exterior lighting is approved. Any new or additional lights shall be reviewed and approved by the Town Planner to insure said lighting does not result in any fugitive lighting onto the neighboring properties and/or Town roads or STH 59.

5(A). Live music inside the restaurant/tavern is allowed two (2) days per week (Sunday-Thursday) from 7:00 p.m. to 11:00 p.m., and on Friday or Saturday from 7:00 p.m. to midnight. On specific holidays (Valentine's Day, St. Patrick's Day, Memorial Day, Independence Day, Labor Day, Halloween, Thanksgiving Eve, Christmas Eve, New Year's Eve and New Year's Day) live music may be played inside from 7:00 p.m. until midnight, and until 2:30 a.m. on New Year's Eve.

- 5(B). Live acoustic "non-amplified" music or low volume amplified "Not Live" music shall be allowed outside on the patio two (2) days per week (Sunday-Thursday) from 4:00 p.m. to 10:00 p.m., and on Friday or Saturday from 1:00 p.m. to 10:00 p.m. or other times with Special Town Plan Commission approval. On specific holidays (St. Patrick's Day, Memorial Day, Independence Day, Labor Day, or Halloween) live acoustic "non-amplified music may be played outside from 1:00 p.m. until 10:00 p.m. Further, the decibel reading from the inside or outside music shall not exceed 70 decibels as measured at the perimeter property lines of the property. All outdoor music on the patio shall cease no later than 10:00 p.m.
6. Six (6) "Special Events", which are defined as any event in which space outside the restaurant (excluding the patio/deck) is utilized for patrons and that is not normally used for patron use during normal business hours or whenever "Live Music" is proposed within the patio area. A "Special Event" shall include, but not be limited to, any large outside gatherings of more than 75 persons. A detailed description of the event, including but not limited to, type of event, location of parking, additional sanitary facilities, number of persons, length of time, etc. shall be submitted to the Town Plan Commission and Town Board for their review and approval. In addition, the Police and Fire Chief shall be notified of the event and the number of patrons. The Town Plan Commission and Town Board shall approve all Special Events at least ten (10) days prior to said event taking place. An event is a one (1) day occurrence and not a weekend; thereby each day constitutes a new event. All events shall end no later than 11:00 p.m. and no events shall be held on Sundays. No more than two (2) "Special Events" shall be allowed per month.
7. Outside music shall be allowed from May 1 through November 1 annually with prior Town approval but shall be restricted as follows:
- a. Live outside music shall be allowed during the six (6) Special Events with approval of the Town Plan Commission and Town Board.
 - b. Low Volume, Amplified Music is allowed on the patio on Sunday through Thursday until 10:30 p.m. and on Friday and Saturday until 11:00 p.m.
 - c. No amplified service announcements are allowed outside, except during special events.
8. 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.
9. Absolutely no outside storage shall be allowed.
10. 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.

11. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
12. An up-to-date Plan of Operation must be on file, at all times, with the Town of Genesee Plan Commission and Waukesha County.
13. A restaurant license and prerequisite inspection shall be completed and documentation of said inspection and compliance shall be submitted to the Town Planner prior to issuance of an occupancy permit.
14. Documentation shall be submitted to the Town Planner that the Town of Genesee Town Board has issued a Liquor License for the exact premise of the proposed operation, prior to the sale of any alcoholic beverages from this facility. All conditions imposed on the Liquor license by the Town Board shall be complied with and adhered to.
15. 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.
16. 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.
17. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.

23. 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.

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

Paid
chx # 1205
\$100.00

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: Sideliners Pub and Grill
PROJECT ADDRESS: W309 S4837 Commercial Drive, North Prairie, WI 53153
TAX KEY NO: 1546-902-005

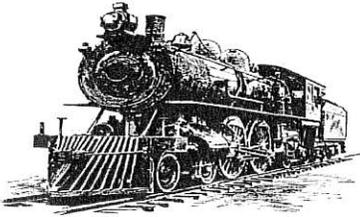
REQUEST FOR: Temporary enclosure around outside patio awning to be up 11/1-4/1 and installation of permanent infrared heating.

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

Kirk Gardner
Printed Name
[Signature]
Signature
1/29/26
Date
205 Augusta Way
Mailing Address
North Prairie
City
WI
State
53153
Zip
262-370-6112
Phone
[Fax]
Fax
Kirkjgardner54@gmail.com
Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Kirk Gardner
Printed Name
[Signature]
Signature
1/29/26
Date
205 Augusta Way
Mailing Address
North Prairie
City
WI
State
53153
Zip
262-370-6112
Phone
[Fax]
Fax
Kirkjgardner54@gmail.com
Email



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

PLAN OF OPERATION APPLICATION

BUSINESS NAME: Sideliners 1 LLC

BUSINESS ADDRESS: W309S4837 Commercial Drive, North Prairie, WI 53153

PLAN OF OPERATION NO.: _____ TAX KEY NO.: 1546-982-005

REQUEST FOR: temporary enclosure around outside patio awning 11/1-4/1 with installation of permanent infrared heaters.

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

Kirk Gardner _____ 1/29/26
 Printed Name Date
205 Augusta Way North Prairie WI 53153
 Mailing Address City State Zip
262-370-6112 _____ Kirkjgardner54@gmail.com
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Kirk Gardner _____ 1/29/26
 Printed Name Date
205 Augusta Way North Prairie WI 53153
 Mailing Address City State Zip
262-370-6112 _____ Kirkjgardner54@gmail.com
 Phone Fax Email

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

SITE SPECIFIC QUESTIONS

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

1. **Is any interior remodeling proposed?** Yes No

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

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.

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

Staying the same

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

Full-Time _____ Part-Time _____ Seasonal _____

10. Will there be music or other types of entertainment onsite? Yes No Staying the same

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

the days and hours music will be provided?

staying the same

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? staying the same

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

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 staying the same

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 staying the same

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

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

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

16. Has a Building Inspection been completed? Yes No

If yes, Date. _____

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

17. Has a Fire Inspection been completed? Yes No

If yes, Date. _____

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

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

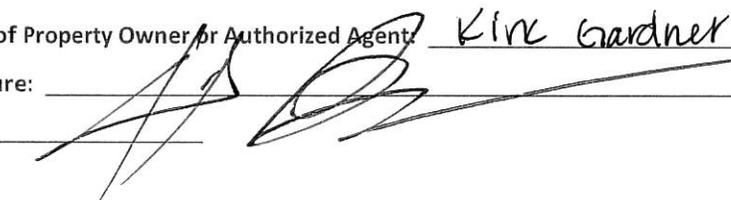
Yes No If yes, explain _____

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

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

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

Name of Business Operator: Kirk Gardner
Signature:  Date: 1/29/24

Name of Property Owner or Authorized Agent: Kirk Gardner
Signature:  Date: 1/29/24

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

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

Date June 5, 6, 7

Location - Sideliners Pub and Grill and Parking lot

Live music June 5 - Cherry Pie 8pm-11pm

Live music June 6 - JJ Eckl Band 7:30pm-11pm

Live music June 7 - Mount Olive 3pm-6:30pm

Bags/cornhole tournament 11am-4pm

Liquor license extended under the tent in parking lot,
June 5-7th.

Shuttle service to and from town of Tennessee parking lot
for overflow parking.

8 portable toilets and handwashing station.

80 x 100 ft. staked tent with lighting

16 x 24 ft. stage under tent

portable generator

Kirk Gardner 262-370-6112





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GAMEDAYS



ORDER CONFIRM

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www.curtain-and-divider.com

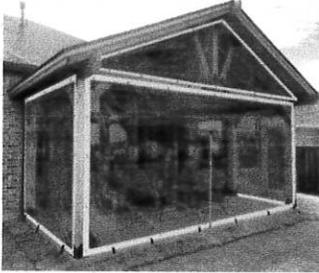
SOLD TO:
Tazman the Handyman
283 N Arlington Ave
North Prairie, WI 53153

SHIP TO:
Sideliners Pub
Commercial Drive Suite A
North Prairie, WI 53153
Att: Tor J Millonzi

QUOTE #
292307-00
19/11/2025

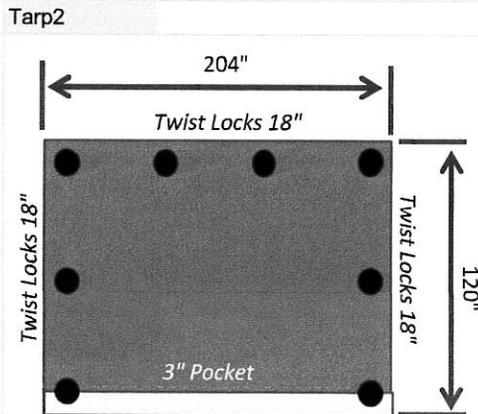
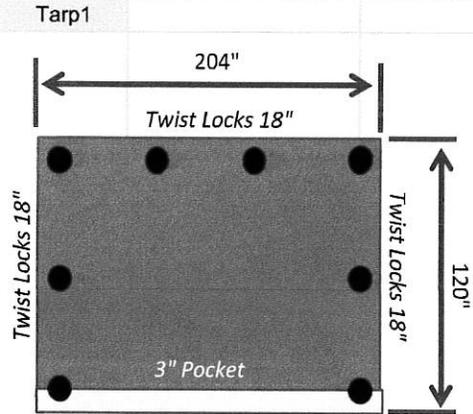
Your PO #	Payment Terms	Shipping Terms	Ship Method	Shipping Options
Credit Card	Credit Card	PP-ADD	Best Way	15 to 20 Work Days

Qty	Description	Unit Cost	Line Total
	Custom Clear Tarps		\$ 1,799.26
	DIMENSIONS		
		Width	Height
1	Tarp 1	204"	120"
1	Tarp 2	204"	120"
1	Tarp 3	136"	129"
1	Tarp 4	136"	129"



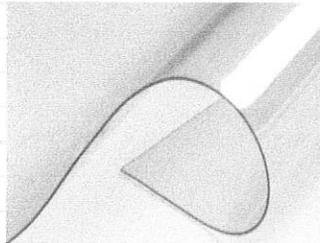
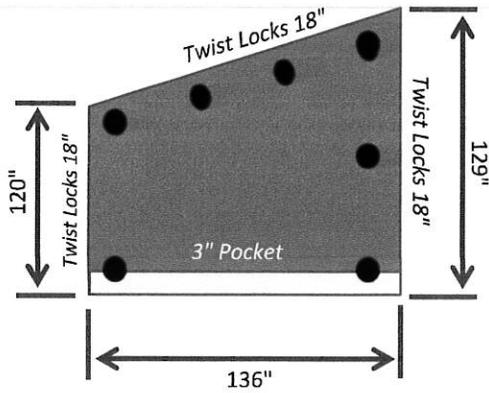
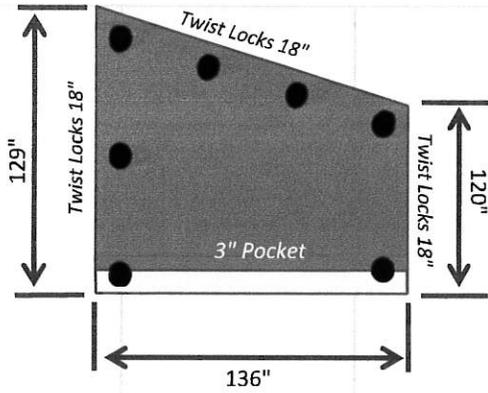
Note1: Sizes above will be +/- up to 1"

LAYOUTS



Tarp3

Tarp4



Clear PVC

SPECIFICATIONS

FEATURES

Tarp Color:	Clear
Material:	30mil PVC
Temp Rating:	0°to140° F
Ideal For:	Porches, Patios, Gazebos, Pergolas.. and more
UV Rated:	Yes
Outdoor Use:	Yes
Wind Webbing:	Yes - Black
Heat Welded Seams:	Yes - On tarps larger than 5'
Wind Rating:	30 Mph - Please use wind straps if stronger Click here to view wind straps
Attachment Ideas:	Click here for ideas
Warranty:	2 Year Warranty - On any MFG Defects

ATTACHMENT DETAILS

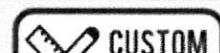
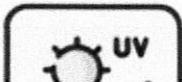
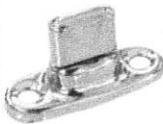
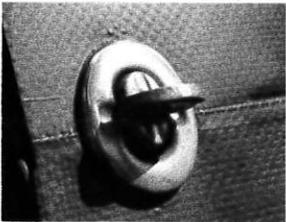
Wind Webbing

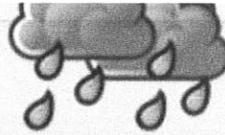
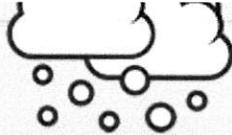
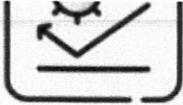
Webbing located on the edges of your tarp make it much stronger. The industrial webbing is the best material for fasteners to attach to for longevity. **Wind webbing is only on the all clear panels as opaque panels don't require it.**



Twist Locks

Rust resistant, located on corners and then spaced out per your drawing above. Twist locks allow for quick attachment and removal of your tarps. Please note that if you have multiple tarps, the snaps don't always line up with adjacent tarps. If this is needed please note so on your order form.





SUBTOTAL	\$	1,799.26
SALES TAX	\$	89.96
OTHER	\$	-
TOTAL	\$	1,889.23

GENERAL TERMS & CONDITIONS

- No refunds are possible on custom made orders
- Above is what will be produced regardless of any other requests
- Deliveries are estimates only and not firm dates
- Orders can't be canceled based on deliveries not achieved by AKON
- Products do not include shipping charges unless called out. Shipping is added to the invoice, or shipped freight collect based on the customer's direction which must be specified before the order. 3% fee added to shipping when using non-cash payment.
- Complete Terms Available on Akon Website: www.curtain-and-divider.com/terms
- Sales tax may apply and calculated at time of order



ORDER CONFIRM

P: 989-414-1209 F: 888-501-5865
www.curtain-and-divider.com

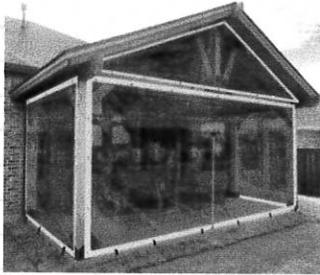
SOLD TO:
Tazman the Handyman
283 N Arlington Ave
North Prairie, WI 53153

SHIP TO:
Sideliners Pub
Commercial Drive Suite A
North Prairie, WI 53153
Att: Tor J Millonzi

QUOTE #
292307-00
19/11/2025

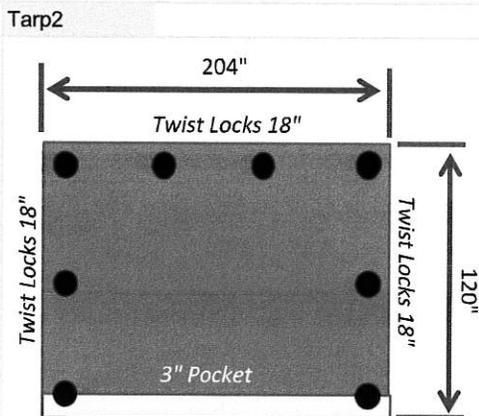
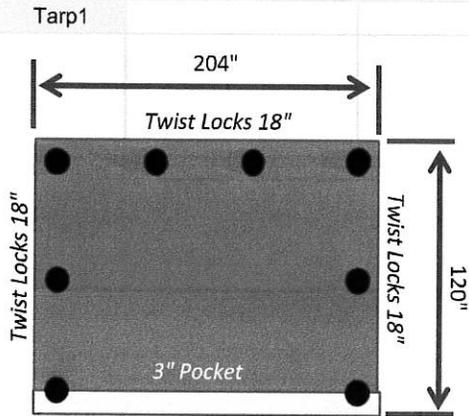
Your PO #	Payment Terms	Shipping Terms	Ship Method	Shipping Options
Credit Card	Credit Card	PP-ADD	Best Way	15 to 20 Work Days

Qty	Description	Unit Cost	Line Total
	Custom Clear Tarps		\$ 1,799.26
	DIMENSIONS		
		Width	Height
1	Tarp 1	204"	120"
1	Tarp 2	204"	120"
1	Tarp 3	136"	129"
1	Tarp 4	136"	129"



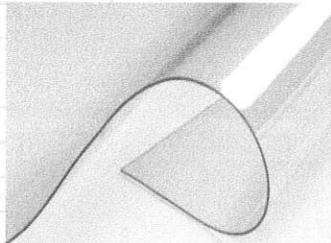
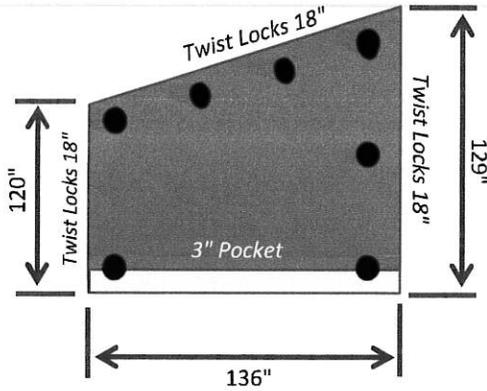
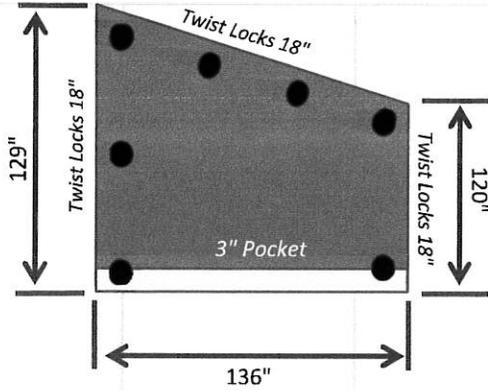
Note1: Sizes above will be +/- up to 1"

LAYOUTS



Tarp3

Tarp4



Clear PVC

SPECIFICATIONS

FEATURES

Tarp Color:	Clear
Material:	30mil PVC
Temp Rating:	0° to 140° F
Ideal For:	Porches, Patios, Gazebos, Pergolas.. and more
UV Rated:	Yes
Outdoor Use:	Yes
Wind Webbing:	Yes - Black
Heat Welded Seams:	Yes - On tarps larger than 5'
Wind Rating:	30 Mph - Please use wind straps if stronger Click here to view wind straps
Attachment Ideas:	Click here for ideas
Warranty:	2 Year Warranty - On any MFG Defects

ATTACHMENT DETAILS

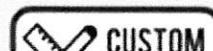
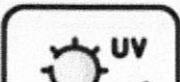
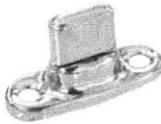
Wind Webbing

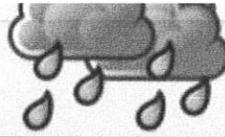
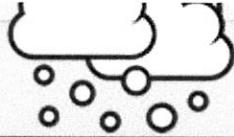
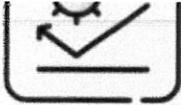
Webbing located on the edges of your tarp make it much stronger. The industrial webbing is the best material for fasteners to attach to for longevity. **Wind webbing is only on the all clear panels as opaque panels don't require it.**



Twist Locks

Rust resistant, located on corners and then spaced out per your drawing above. Twist locks allow for quick attachment and removal of your tarps. Please note that if you have multiple tarps, the snaps don't always line up with adjacent tarps. If this is needed please note so on your order form.





SUBTOTAL	\$	1,799.26
SALES TAX	\$	89.96
OTHER	\$	-
TOTAL	\$	1,889.23

GENERAL TERMS & CONDITIONS

- No refunds are possible on custom made orders
- Above is what will be produced regardless of any other requests
- Deliveries are estimates only and not firm dates
- Orders can't be canceled based on deliveries not achieved by AKON
- Products do not include shipping charges unless called out. Shipping is added to the invoice, or shipped freight collect based on the customer's direction which must be specified before the order. 3% fee added to shipping when using non-cash payment.
- Complete Terms Available on Akon Website: www.curtain-and-divider.com/terms
- Sales tax may apply and calculated at time of order



ORDER CONFIRM

P: 989-414-1209 F: 888-501-5865
www.curtain-and-divider.com

SOLD TO:
Tazman the Handyman
283 N Arlington Ave
North Prairie, WI 53153

SHIP TO:
Sideliners Pub
Commercial Drive Suite A
North Prairie, WI 53153
Att: Tor J Millonzi

QUOTE #
292307-00
19/11/2025

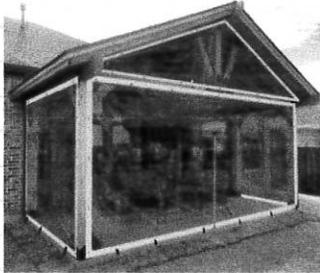
Your PO #	Payment Terms	Shipping Terms	Ship Method	Shipping Options
Credit Card	Credit Card	PP-ADD	Best Way	15 to 20 Work Days
Qty	Description	Unit Cost	Line Total	

Custom Clear Tarps

\$ 1,799.26

DIMENSIONS

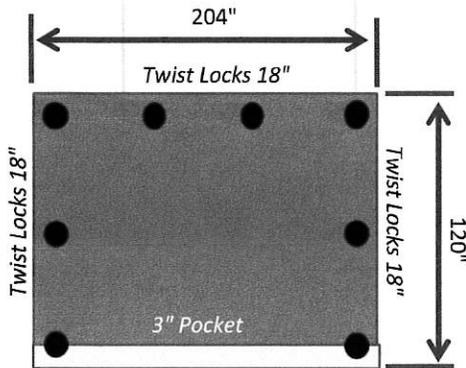
		Width	Height	Sections
1	Tarp 1	204"	120"	1
1	Tarp 2	204"	120"	1
1	Tarp 3	136"	129"	1
1	Tarp 4	136"	129"	1



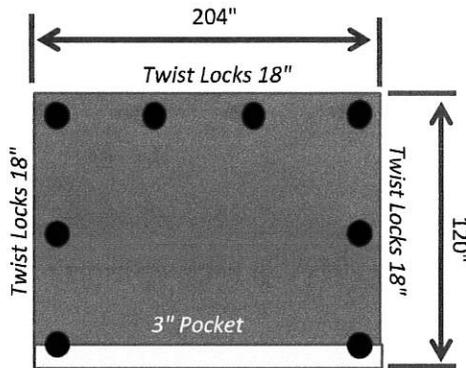
Note1: Sizes above will be +/- up to 1"

LAYOUTS

Tarp1

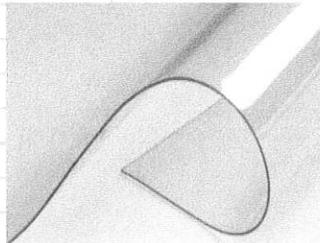
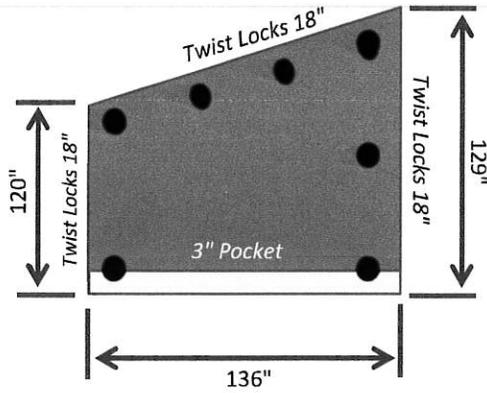
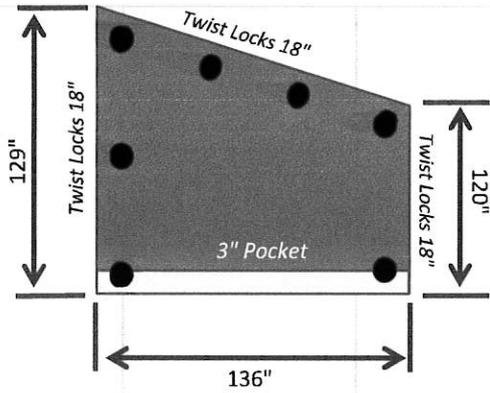


Tarp2



Tarp3

Tarp4



Clear PVC

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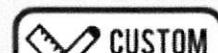
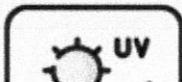
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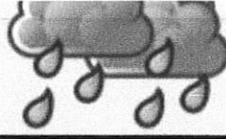
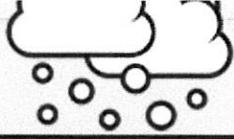
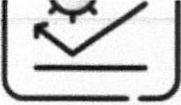
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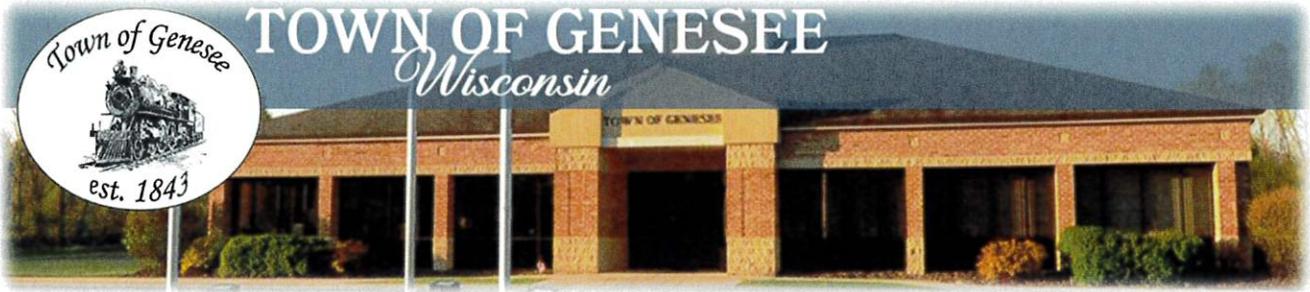




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- Complete Terms Available on Akon Website: www.curtain-and-divider.com/terms
- Sales tax may apply and calculated at time of order



Town of Genesee

Request for Proposals

Comprehensive Plan 2050

Release Date: **February 2026**

Submittal Deadline: **add date**

merim@towngenesee.wi.gov



Town of Genesee

Request for Proposals

Issue Date- February , 2026

I. Summary

The Town of Genesee, WI is seeking proposals from qualified planning individuals and consultant teams to prepare an update to its Comprehensive Plan (insert date) that was adopted in (insert date). The existing plan that is to be updated can be found at the following link: <https://towngenesee.wi.gov/custom/28081>. The Plan update should provide a vision, goals, objectives, and policies that will guide the Town's future land use decisions and will incorporate plans currently in process. A Plan update will assist Town Staff, Plan Commission, Town Board and advisory committees to gauge the direction in which citizens and various stakeholders within the community would like to see the Town advance. The Plan update must provide guidance to the Town on appropriate implementation of new development and redevelopment plans within the community, while also meeting the service demands that come with community growth. The Plan will describe a desired future for the community over the next 30 years and establish goals to move forward.

II. Background

The Town of Genesee is located in Western Waukesha County, in the southeastern part of Wisconsin. The Town currently has land area of approximately 32.5 square miles and a population of 7,210. The area was founded by German, Welsh, Irish and English immigrants in the 1830's and 40's. The Wisconsin State Legislature approved the original town boundaries of Genesee on March 21, 1843. The unincorporated area of Genesee Village (North Genesee), located about one-quarter mile south of Highway 59 on Highway 83, was first settled in 1837, and became home to businesses, a church and school. However, Genesee Village declined after 1851, when the Milwaukee & Mississippi Railroad elected to lay its tracks about a mile south. That area became known as Genesee Depot. Many nearby dairy farms made Genesee Depot one of the largest milk shipping points in the nation at the time, with daily stops for freight and passenger trains. After WWII, railroad service declined and the train depot closed in 1960. As the economy of Genesee Depot was declining, the economy of the Town of Genesee was changing. As the number of full-time dairy farms which once operated in the town ceased milk production, including large corporate farms like Park Farms, Wern Farms, Keystone Farms and Brookhill Farms, farming declined and much of the land was sold for a variety of purposes, but

primarily for residential development. Since 1970, the Genesee Depot area and the Town have begun to revitalize. Buildings, including the old 1897 train depot which was moved and converted to a restaurant, have been refurbished, new commercial buildings have been built, new businesses and shops have opened and a new town hall was constructed in 1995. The increase in residential development has shaped the character of the Town in recent times.

III. Scope of Work

Expectations

The Plan will guide decisions affecting the physical development and redevelopment of the Town. The process for the Plan update will be critical to its success and must ensure that the final document reflects the desired vision for the community as determined by appointed/elected officials, citizens, land owners, business leaders and other stakeholders through community participation. The Plan will be a guiding document that reflects the community's unique character and provides a clear process, together with specified objectives and policies, of how the Town can build upon its strengths. The updated Plan will help maintain collaborative and respectful relationships within the community and with surrounding neighbors, and establish or confirm existing policies and priorities for coordinated development and/or redevelopment and necessary infrastructure expansion.

Services

The consultant team selected will provide a full range of municipal planning services required to update the Town's Comprehensive Plan including, but not necessarily limited to:

1. Review, update and revise, as appropriate, the contents of the Comprehensive Plan, including its vision statement, goals, objectives, policies, recommendations, and technical and supporting information.
2. An analysis and incorporation of relevant data and trends in conformance with the State of Wisconsin's Smart Growth Law.
3. Recommendations for integration with other plans and initiatives adopted by the Town, such as the Outdoor Recreation Plan and the adopted Official Town Map.
4. Re-evaluation of the Planned Land Use Map and categories, how they function with the existing zoning districts adopted by the Town, and any recommendations for potential future zoning district amendments.
5. Effective coordination with staff, Town Board, and the Plan Commission. The consultant team will work with the Genesee Plan Commission in the creation of a Comprehensive Plan update.

6. An effective public participation process and schedule, to ensure community involvement in the Comprehensive Plan update process.
7. Plan presentation, public hearings and workshops will be schedule during the Comprehensive Plan update. The purpose of these meetings will be to provide an overview of the update process, present progress updates, and receive comments from citizens, elected officials, commission members, and staff. Final Comprehensive Plan document preparation and presentation of materials to the Plan Commission and Town Board.

These are general requirements for the Plan update, and is not intended to be a comprehensive list of tasks and deliverables. It is expected that the chosen consultant team will provide the Town with more specific recommendations for approaches, tasks, and deliverables based on their expertise from past work on comprehensive plan projects.

Community Involvement in Decision Making

The Town of Genesee values participation of citizens in every stage of decision making. Participation of citizens, land owners, business owners, appointed and elected officials, and other stakeholders throughout the community is paramount to success of the Plan update; therefore, the Town will place a strong emphasis in the selection process on choosing a consultant that has strong facilitation skills with respect to the public participation and meeting process. The selected consultant team will be responsible to provide framework with their ideas for the most impactful ways to obtain public participation. Consultant will be responsible for organizing and either leading or co-leading public events with Town Staff.

Existing Plans

- <https://towngeneseewi.gov/custom/28081>
- Outdoor Recreation Plan

IV. Deliverables

A completed Plan update document that incorporates the required information outlined under the Services subparagraph above and the details of the Chapters below. Consultant team shall provide one (1) unbound copy and 25 bound copies of the final Plan document to the Town, including graphics. The consultant team shall also provide one (1) electronic submission of the Plan document, including attachments and other graphics, in an editable format commonly used by the Town Planning Department.

The following deliverables are desired in the document:

- Chapter 1: Introduction. Review, update and revise as necessary
- Chapter 2: Issues & Opportunities. Review and recommend changes to the Town's vision statement. Update population and other general data.
- Chapter 3: Housing. Update element including review and update of existing housing inventories, analyze new data and projected housing needs, validate and update as necessary the identified number of housing units needed to serve the Town's projected growth.
- Chapter 4: Transportation. Update element to include discussion of all modes of transportation. Include the Official Town Map and the Road and Highway system maps. The Town Official Map should be an addendum to this Chapter, that identifies all collectors streets.
- Chapter 5: Utilities and Community Facilities. Review, update and revise as necessary. Include possible utility district for sanitary sewer service from the Village of Wales
- Chapter 6: Agricultural, Natural, and Cultural Resources: Update element including current maps of the Town's wetlands, woodlands, agricultural use, and environmental corridors, topographic features, surface water, watersheds, and floodplains.
- Chapter 7: Economic Development. Update the current business inventory and business environment overview discussion, employer trends, largest employers in the Town, employment projections, Economic Development Programs.
- Chapter 8: Intergovernmental Cooperation. Review, update and revise as necessary. Updates to this section may include discussions of boundary agreements with the Village of North Prairie and the Village of Wales as well as potential boundary agreements with the Village of Waukesha and the City of Waukesha.

- Chapter 9: Land Use. Review, update and revise as necessary. Provide an existing land use map, proposed land use map, chart with proposed acres per land use, with the specific recommendations for each land use designation as well as a policy for amending the land use map. A digital copy shall be provided to the town.
- Chapter 10: Implementation. Review, update, revise and add to the goals and objectives for each of the various elements listed in Chapters 3-9 above.

Proposal Content

V. **Step One (Technical and Qualifications)**

Proposals should include the following information presented in a clear, comprehensive, and concise manner, to illustrate the consultant teams' capabilities and technical approach to the work.

Information Required of Respondents

- 1. Firm Name, business address, telephone, contact name and email address.**
- 2. Description of firm**
Include history, size, and statement of ability to perform the work.
- 3. Summary of the Proposal**
Provide a brief summary of the proposal.
- 4. Descriptions of the Planning Activities Recommended**
Provide a description of your planning efforts.
- 5. Work Plan & Timeline**
Provide information about proposed activities including a timeline for completion and deliverables.
- 6. Staffing Plan, Including Resumes**
Please identify each person who will work on the project and identify his or her role. Please provide a resume and references for each member.
- 7. References**
Please provide the names of three references that you have worked with on similar planning projects
- 8. Examples**
Please provide an example (hard-copy or digital) or a website link of an adopted Planning document from other communities that you have drafted.

Step Two (Pricing)

Included in a **separate document**:

- A project budget that includes a “not to exceed” cost for professional services to complete the Comprehensive Plan Update and final deliverables. The “not to exceed” costs should be an all-inclusive cost to include all elements of this assignment, including travel, meeting facilitation, document preparation and printing costs. The budget shall also include any limitations within the proposed scope of services, or which has not been mentioned in this RFP.

VI. Submission of Proposals

A two-step selection process will be used. The first step will consist of evaluation of qualifications and technical information submitted by the vendor and will result in a short list of firms who are considered best qualified based upon the evaluation process described below. The second step will consist of opening of the priced proposals from the short-listed firms. Interviews may be scheduled.

Eight (8) complete bound copies and one electronic copy (emailed) of the technical proposal for Step One along with a separate sealed envelope labeled “Cost to Complete Comprehensive Plan Update Proposal” must be received by **add time and date** at the address below:

Town of Genesee
Meri Majeskie, Clerk Treasurer
S43 W31391 Hwy 83
PO BOX 242
Genesee Depot, WI 53127

A PDF document (no larger than 10M) to be emailed to: merim@towngenesee.wi.gov and jeffh@towngenesee.wi.gov

Envelopes containing the proposal shall be marked “Comprehensive Plan Update Proposal”. Costs shall be submitted in a separate envelope labeled “Cost to Complete Comprehensive Plan Update Proposal” and both shall be marked with the name of the submitting firm.

VII. Evaluation of Proposals

Evaluation Procedure:

The responses to the RFP will be internally reviewed by the Town staff. The Town reserves the right to narrow the applicants to a “short list” and interview potential firms to establish a final award determination and to negotiate with the successful respondent in the addition or deletion of any or all tasks included within the RFP. The Town of Genesee also reserves the right to accept or reject any or all RFP’s and to accept the RFP most advantageous to the Town.

Evaluation Factors:

- Step One
 1. Relevant knowledge, experience and qualifications of firm and team members.
 2. Proposed methodology and work plan to be used in the process.
 3. Understanding of the project and overall completeness of submission.
 4. Experience on similar projects/References.
- Step Two
 1. Proposed project costs and fee schedule.

Disqualification:

Non-responsive proposals will also receive no consideration. A “responsive” proposal conforms in all material respects to the RFP.

VIII. Questions Regarding the RFP

Questions regarding this RFP must be received by: **Add Time**

Responses to questions will be provided by: **Add Time**

Contact for questions: Jeff Herrmann

Meri Majeskie

jeffh@towngenesee.wi.gov

merim@towngenesee.wi.gov

IX. General Provisions

1. Non-Discrimination Statement: The Town of Genesee does not discriminate on the basis of race, color, religion, age, marital or veterans’ status, sex, national origin, disability, or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs, or activities.
2. Proposed Cost: The Town shall not be liable for any costs you incur to prepare or submit a proposal for this project.

3. Withdrawal of Proposals: The proposer upon submission of a written request may withdraw Proposals.
4. Rejection of Proposals: The Town reserves the right to reject any or all proposals, to divide responsibilities among one or more applicants or firms, to waive formalities and to select the individual or firm with, in the Town's sole judgement, can best perform the scope of services required.

X. Tax Exemption

The Town of Genesee is exempt from payment of all federal, state and local taxes in connection with this proposed contract

TOWN OF GENESEE PLAN COMMISSION MEETING
December 1st, 2025
Minutes
6:00 p.m.

Chairman Tesch called the meeting to order at 6:00 p.m. Present was Chairman Tesch, Town Board Supervisor Morris, and Plan Commission Members Toole, Christiansen, 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.** None
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)** Arun Kumar was present for his request. Plan Commission Member Engelking stated that the hours of operation requested started too early. He suggested they amend the hours to 11 a.m. to 10 p.m. Engelking made a motion to approve the site plan/plan of operation with the amended hours in condition #4 based on the planner's report dated November 17th, 2025. The motion was seconded by Christiansen. The motion was approved 7-0.
3. **Discussion/Action- Approval of September 22nd, 2025 Plan Commission Minutes and approval of October 27th, 2025 Plan Commission Minutes.** Fedak pointed out a correction in the October minutes. Christiansen made a motion to approve the September 22nd, 2025 Minutes. The motion was seconded by Toole. The motion was approved 7-0. Engelking made a motion to approve the October 27th, 2025 minutes with the correction. The motion was seconded by Toole. The motion was approved 7-0
4. **Update on Pending Enforcement Matters** None
5. **Correspondence** None
6. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 7-0. The meeting was adjourned at 6:11 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk