

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
March 23rd, 2026
AGENDA
6:00 p.m.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Plan Commission on Monday, March 23, 2026, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider the Conditional Use request of **Robert Williams, W306 S5075 Church Street, Mukwonago, Wisconsin** for a Conditional Use to allow for a legal nonconforming use of a Church and Community Center to be altered to add three (3) Multifamily Units per Sections 40(B)(18) and Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said uses.

The property is described as Lot 2 CSM 6628 and part of lots 7,8,9,34,35 & 36 & all of lots 32 & 33 & unnumbered lot plat of Genesee being a part of the NW ¼ Section 27 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W306 S5075 Church Street, containing approximately 2.114 acres of land.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information you can contact Mark Lyons, Planning Consultant or Rachel Workman, Deputy Clerk at P.O. Box 242, Genesee Depot, Wisconsin 53127 or (262) 968-3656.

Immediately Following Public Hearing

1. **Public Comment**-At this time residents can address the Plan Commission on one or more topics for up to 3 minutes with time extensions at the Town Chairman's discretion. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. No comments will be received at this time for matters that will be or have been the subject of a public hearing. The proper time for such comments is during the public hearing. This agenda item is limited to a total of 30 minutes, and speakers are heard in the order they sign up, if time is available.
2. Discussion/Action- Certified Survey Map for EB Davies Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **S12W29771 Hwy 18. (GNT 1445-999)**
3. Discussion/Action- Road Frontage Waiver for EB Davis Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **S12W29771 Hwy 18. (GNT 1445-999)**
4. Discussion/Action- Preliminary Plat for Davis Farm residential development. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **S12W29771 Hwy 18. (GNT 1445-999)**
5. Discussion/Action-Lot Width to Depth Ratio Waiver for EB Davis Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at **S12W29771 Hwy 18. (GNT 1445-999)**
6. Discussion/Action- Changing May Plan Commission Date
7. Discussion/Action- Approval of February 23rd, 2026 Plan Commission Minutes
8. Update on Pending Enforcement Matters
9. Correspondence
10. Adjourn

Rachel Workman
Deputy Clerk
March 17th, 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.

NEWS ITEM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Plan Commission on Monday, March 23, 2026, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider the Conditional Use request of **Robert Williams, W306 S5075 Church Street, Mukwonago, Wisconsin** for a Conditional Use to allow for a legal nonconforming use of a Church and Community Center to be altered to add three (3) Multifamily Units per Sections 40(B)(18) and Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said uses.

- The property is described as Lot 2 CSM 6628 and part of lots 7,8,9,34,35 & 36 & all of lots 32 & 33 & unnumbered lot plat of Genesee being a part of the NW ¼ Section 27 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W306 S5075 Church Street, containing approximately 2.114 acres of land.

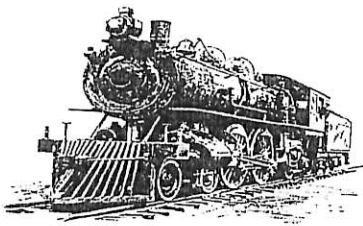
Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information you can contact Mark Lyons, Planning Consultant or Rachel Workman, Deputy Clerk at P.O. Box 242, Genesee Depot, Wisconsin 53127 or (262) 968-3656.

All interested parties will be heard

GENESEE TOWN PLAN COMMISSION

Terry Tesch
Town Chairman

Legal Notice to be published in the
Waukesha Freeman on
Saturday, March 7, 2026 and
Saturday, March 14, 2026.



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: Church ST Rentals
 BUSINESS ADDRESS: W306 S5075 Church ST Mukwonago WI 53149
 PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____
 REQUEST FOR: Conditional Use Permit

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

Robert Williams Jr 2-9-26
 Printed Name Date
W956 Milwaukee rd East Troy WI 53120
 Mailing Address City State Zip
 [Redacted] N/A [Redacted]
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert Williams Jr 2-9-26
 Printed Name Date
W306 S5075 Church ST Mukwonago WI 53149
 Mailing Address City State Zip
 [Redacted] N/A [Redacted]
 Phone Fax Email

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

SITE SPECIFIC QUESTIONS

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

1. Is any interior remodeling proposed? Yes No
 Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

pd receipt 1970048
\$300.
✓ 2/11/8

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? 20+

Number of loading docks on the site? N/A

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? none - other than time of construction

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?

24 hr / 365 day a year (living quarters)

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

Full-Time 0 Part-Time 1 - myself / maintenance Seasonal 0

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?

N/A

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? on current side of building

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

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. not yet If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes No

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

14. Will there be any bar service? Yes No

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

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

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

Tentative 3-6 car garage

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.

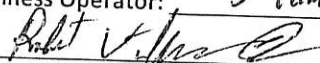
18. Do you feel there will be any problems such as odor, noise, smoke, etc. resulting from this operation?


Yes No If yes, explain _____

19. Expected date of occupancy: none set yet / maybe fall of 26 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.

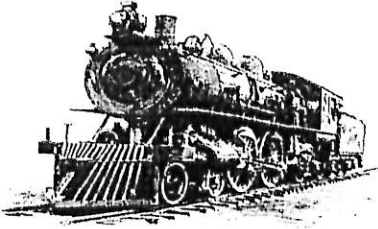
The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in 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: 3 family apartment
Signature:  Date: 2-9-26

Name of Property Owner or Authorized Agent: Robert Williams Jr
Signature:  Date: 2-9-26

Title or authority, if not the property owner: Trustee / future owner Date: 2-9-26

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



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

CONDITIONAL USE APPLICATION

RESPONSIBLE PARTY NAME, MAILING ADDRESS & DATE:

Robert W Williams Jr 2-9-26
 Printed Name Date
W956 Miramar Rd East Troy WI 53120
 Mailing Address City State Zip
 [Redacted] NA [Redacted]
 Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert Williams Jr 2-9-26
 Printed Name Date
W306 S5075 Church ST Mukwonago WI 53149
 Mailing Address City State Zip
 [Redacted] N/A [Redacted]
 Phone Fax Email

C/U FILE NO.: _____ TAX KEY NO.: 1546-009-001

LEGAL DESCRIPTION: _____

ZONING DESIGNATION: _____

TOWN LAND USE PLAN DESIGNATION: _____

REQUEST FOR: see attached

SECTION OF ORDINANCE: _____

***ON A SEPARATE PAPER PLEASE INCLUDE A WRITTEN SUMMARY OF THE
 PROPOSED USE/USES
 *ALONG WITH A BRIEF BUSINESS PLAN (IF APPLICABLE)**

PLEASE SUBMIT THE FOLLOWING ADDITIONAL INFORMATION WITH THIS APPLICATION AS REQUIRED PER SECTION 40 (A) (1) OF THE TOWN OF GENESEE ZONING CODE:

1. Two (2) paper copies and one (1) electronic copy (thumb drive) of a map, preferably a topographic map, drawn to a scale of not less than two hundred (200) feet to one (1) inch, showing: the land in question; its legal description and location; location and use of all existing buildings, sanitary systems and private water supplies on such land; the high water elevation of any navigable waters within one hundred (100) feet of the boundaries of the land in question; the 100-year floodplain, and any wetlands or environmental corridors on the property or land in question.
2. Names and complete mailing addresses, including zip codes, or the owners of all properties within three hundred (300) feet of any part of the land included in the proposed application unless waived in writing by the Town Plan Commission **(to be provided by the Town of Genesee)**.
3. Additional information as may be required by the Town Planner, Town Engineer, Town Building Inspector or the Town Plan Commission.
4. Where necessary, to comply with certain regulations established by applicable laws, applications shall be required to be submitted to the other governmental bodies having jurisdiction which may include the State Department of Natural Resources, the U.S. Army Corps of Engineers and/or Waukesha County.

Name of Responsible Party: Robert W Williams Jr
Signature: Robert Williams Jr
Date: 2-9-26

Name of Property Owner or Authorized Agent: Robert W Williams Jr
Signature: Robert Williams Jr
Date: 2-9-26

Title or authority, if not the property owner: Trustee
Date: 2-9-26

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

Plan of Operation for
W306 S5075 Church st. proposal
Written and submitted by Robert Williams Jr

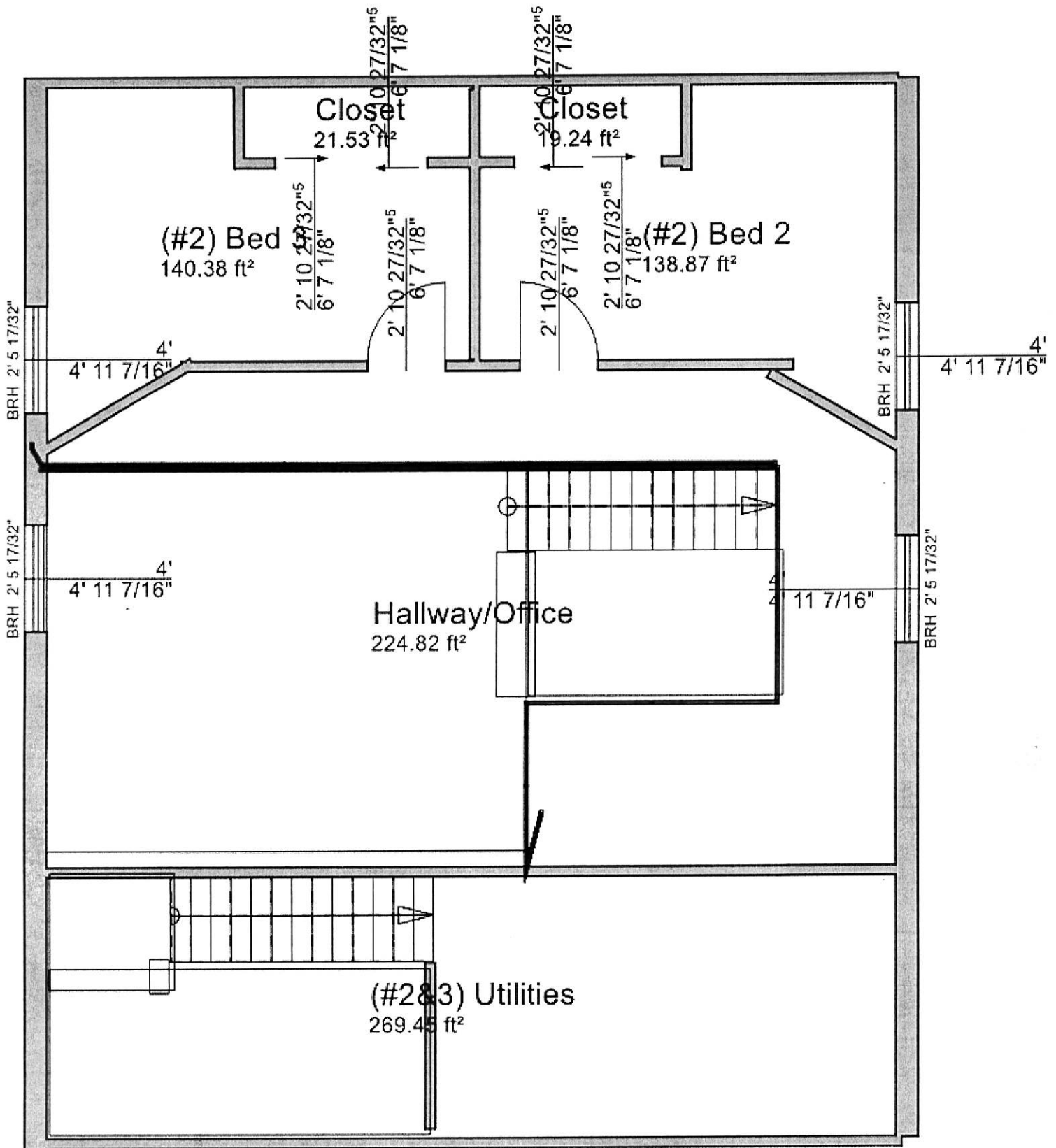
- 1- PreConstruction/planning
 - A-Get initial quotes and and inquire about financing and town approval
 - B-Plan with county, DNR, and plumber on septic and well
 - C-Confirm and set date with congregation to buy the property
 - D-Start LLC and have sale paperwork drafted
 - E-Have architectural drawings and blue prints drafted
 - F-Meet with contractors to to acquire game plan - distribute plans
 - G-Aquire CUP and building permits
 - H-finalize purchase of building and funds

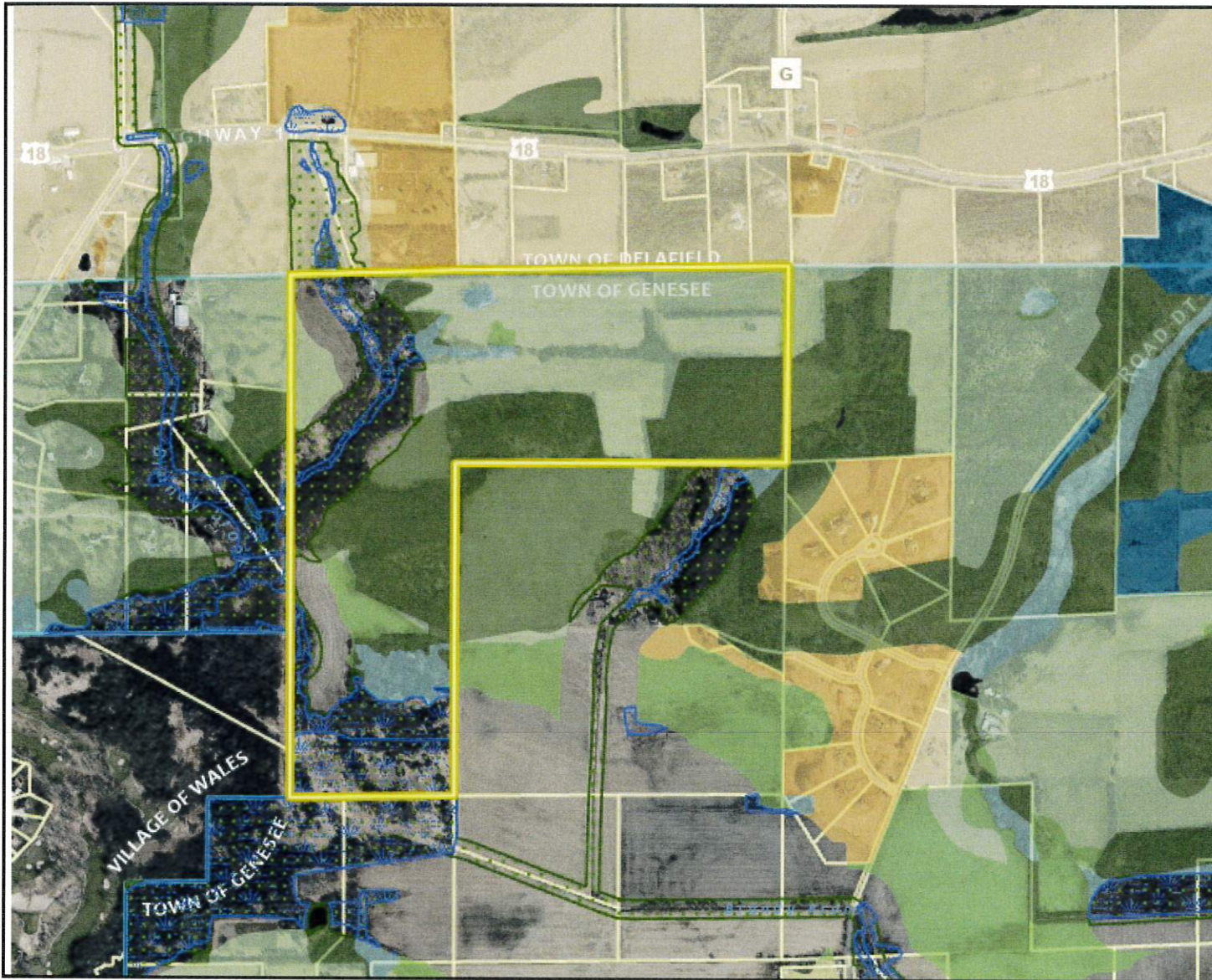
- 2- Phase 1 Community center and apartment 1(2 bed room)
 - A-Clean out building
 - a- WE Energies to replace/add gas and electric meters
 - B-Seperate community center
 - a-Seperat boiler from rest of building
 - b-reconfigure women bathroom door
 - c-update bath rooms for ADA compliances
 - C-Start renting church and community center to religious organizations
 - D-Start construction of Apartment1
 - a-pre layout/stub water, sewer, gas and electric for apartments 1,2,&3
(If able to hook up to current sewer)
 - b-Frame apartment, run utilities (Inspection)
 - c-finish apartment 1
 - d- get occupancy and rent apartment 1

- 3- Phase 2 Apartment 2 (3 bedroom)
 - A-replace septic(if needed) and hook apartment 1/community center up to it
 - B-Frame in apartment 2 ,run utilities (inspection)
 - C-Land scape/make entrances
 - D-Finish apartment 2
 - E-Get occupancy permit and rent

- 4- Phase 3 Apartment 3(3 bedroom)
 - A-Frame in and run utilities (inspection)
 - B-Finish apartment
 - C-Get occupancy and rent

Second floor





Legend

Special Districts

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

Wetland Overlay

- Environmental Corridor Overlay

Village & Town Zoning Districts

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

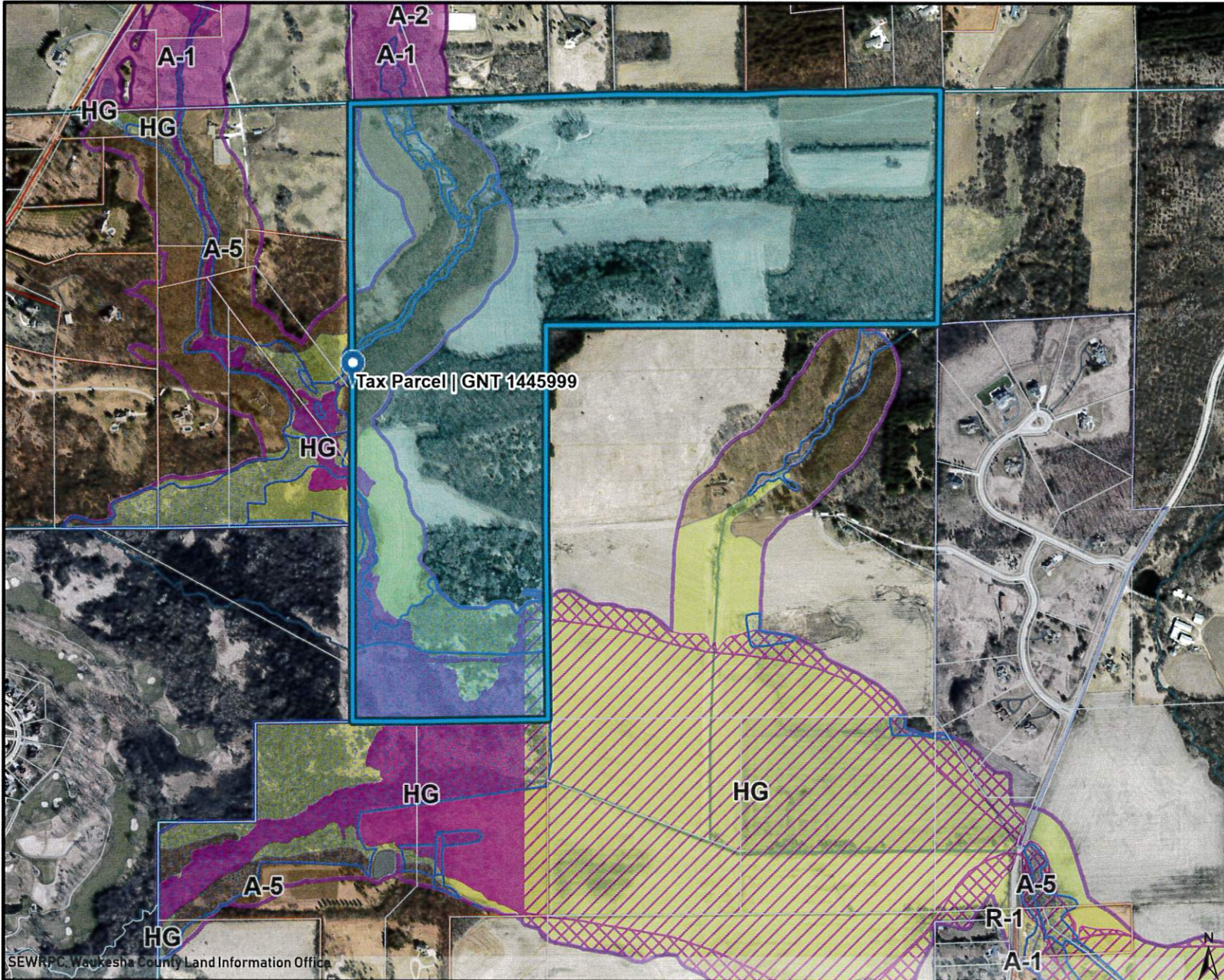
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The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should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

Notes:

Printed: 7/21/2025





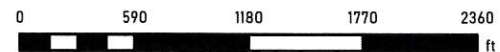
Legend

- Tax Parcels
- Assessor Plat Assessor
- CSM CSM
- Condominium Condomi
- Subdivision Subdivisi
- Points of Interest
- Conditional Zoning Changes
- Planned Unit Development
- Delafield Shoreland Overlay
- North Lake Overlay District
- C-1 Conservancy Overlay
- Shoreland Zoning
- Dam Failure Study
- Dam Failure Study
- Type
- GFP General Floodplain
- FF Flood Fringe District

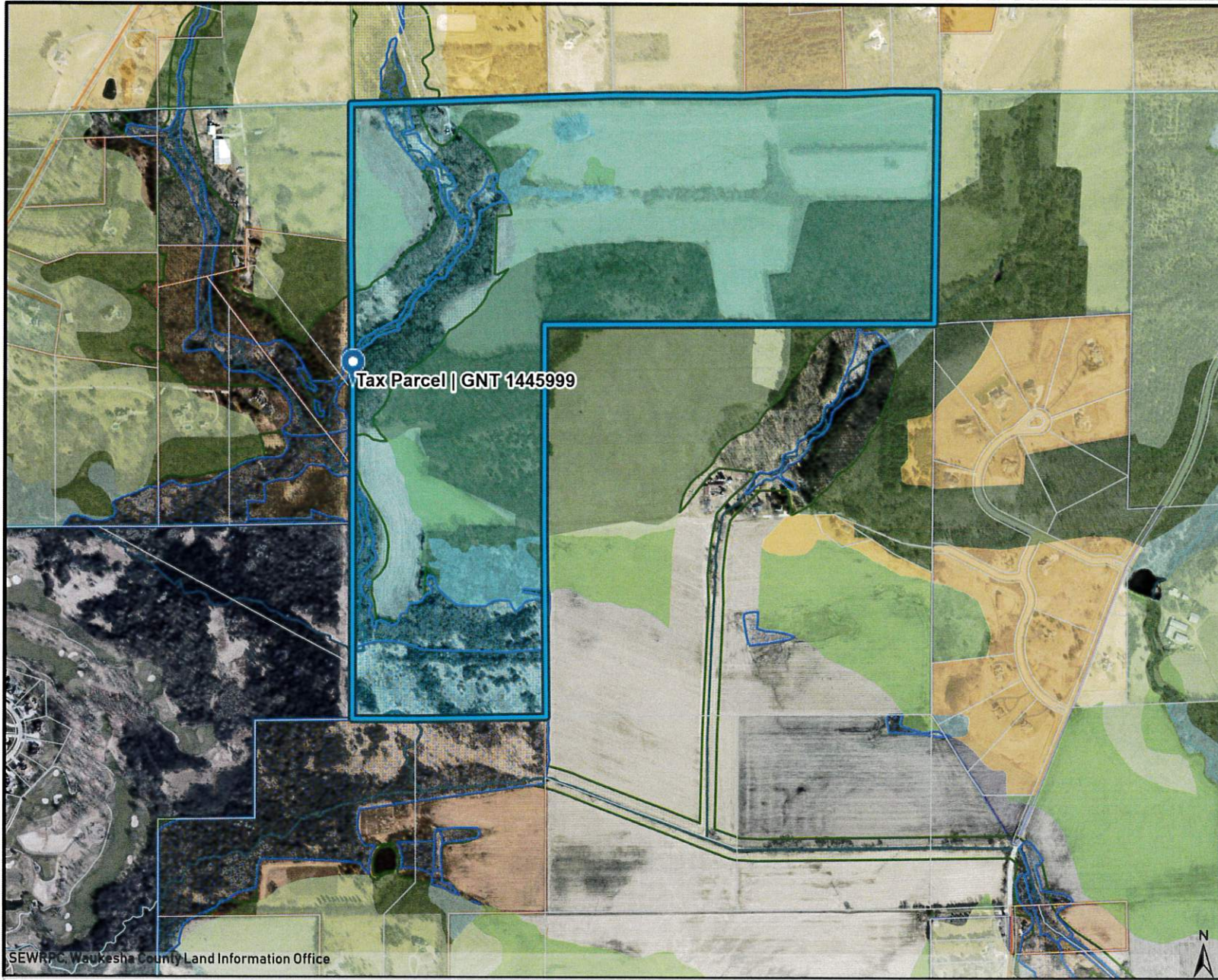
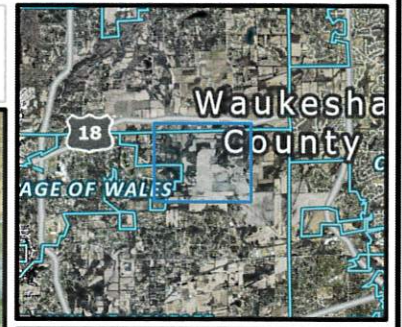
Notes

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SEWRPC, Waukesha County Land Information Office
















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SEWRPC, Waukesha County Land Information Office

Legend

-  Tax Parcels
-  Assessor Plat Assessor
-  CSM CSM
-  Condominium Condomi
-  Subdivision Subdivisi
-  Points of Interest

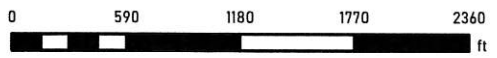
- District Type**
-  Historic Landmark
-  Historic District
-  Hydric Soil District
-  Planned Unit Development
-  Well Head Protection District
-  Town Wetland Overlay
-  Town Environmental

- Zoning Districts**
-  A-1
-  A-1a
-  A-2

Notes

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TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: March 18, 2026
MTG DATE: March 23, 2026
RE: Certified Survey Map - Davies

BACKGROUND:

1. Petitioner/Agent: Trio Engineering, LLC
2. Property Owner: E.B Davies Family Farm, LLC
3. Address: S12 W29771 Highway 18
4. Location: South side of Highway 18, approximately 4000' west of the intersection of Highway 18 and Brandybrook Road.
5. Tax Key Number(s): 1446-999
6. Area: 220
7. Town Zoning: A-5 Mini-Farm District
8. Shoreland Zoning: A-5 & EC

OVERVIEW:

The petitioner is requesting approval of a Three (3) Lot CSM in the Town of Genesee. The CSM consists of two (2) lots and one (1) outlot. Lot 1 would be accessed through a proposed CSM in the Town of Delafield. Lot 2 and Outlot 1 will not have direct access to public road frontage and will require a Plan Commission waiver.

COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN -2035:

The Town of Genesee Comprehensive Land Use Plan – 2035 designates property in the 5-acre density category allowing development at one (1) unit per five acres and the Primary Environmental Corridor Category. Therefore, the proposed land division complies with the intent of the Town of Genesee Comprehensive Land Use Plan – 2035.

PLANNER COMMENTS:

The owner is proposing to create a three (3) parcel CSM.

Lot 1 will be 95.72 acres and will be accessed via public road frontage being created by a separate CSM in Delafield (parcel DELT0862992). Lot 1 is intended to be further divided into an 8-lot subdivision as part of a separate request.

Lot 2 will be 10.00 acres in size and contain the existing farmstead and two accessory structures. The farmstead is accessed via an existing driveway on a Town of Delafield parcel immediate northwest of Lot 2. As proposed Lot 2 does not meet the ordinance requirements for public road frontage, a waiver per section 375-52 would be required. The applicant is proposing an easement to establish access to the Lot 2. The applicant has also indicated they may wish to further divide lot 2 into two (2) 5 acre lots in the future and would ask for the public road frontage waiver to apply to the future lot split as well.

Lot 3 will be the remaining 114.28 acres and would again not have frontage on a public road. The applicant is requesting a waiver to allow the creation of Outlot 1 without direct access and access to be provided via an easement similar to Lot 2 above.

The estimated seasonal high ground water is estimated at > 9' below from the surface elevations based on the Form A provided as part of the submittal.

This submittal is a Certified Survey Map, which gives the Town Plan Commission 75 days and the Town Board 90 days to take action. The Certified Survey Map was filed with the Town of Genesee on March 3, 2026, giving the Town Plan Commission until May 17, 2026, and the Town Board until June 1, 2026, to take action, unless the Developer grants an extension in writing.

Zoning: The subject area is presently zoned a mixture of A-5 Mini-Farm District in the Town of Genesee and A-5 / EC in within Waukesha County Shoreland Zoning. The proposed lots are consistent in size with the requirements of the zoning ordinance.

Density & Lot Size: The proposed development is well under maximum density permitted by the ordinance, with lots vastly exceeding the 5 acre minimum requirements. This is largely due the environmental factor and slope of the subject area.

Access Agreements & Easements: The proposed CSM will require a public road frontage waiver per Section 375-52 for lot 2 and outlot 1. Lot 1 will be accessed by public road frontage create via a CSM in the Town of Delafield. Approval of the Davies CSM will be subject to the final recording of said Town of Delafield CSM.

Town Engineer: The Town Engineer has reviewed the CSM and may provide a report via a separate document.

STAFF RECOMMENDATION:

In performing a detailed review of the CSM (Dated Revised March 3, 2026), the Town Planner has found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are deemed conditions that must be satisfied in order to comply with the Town's Land Division Ordinance:

- 1) Section 375-23 (U): Surveyor's certificate signed, dated and sealed, and revision dates on all sheets.

- 2) Section 375-23(W): Additional information as requested by the Town Plan Commission or Governing Body.
- 3) Subject to the Owner satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including but not limited to the Wisconsin State Statute's per Chapter 236; Comm. 85, Wisconsin Administrative Code; and the Village of North Prairie in regard to the CSM, prior to the Town signing the final CSM.
- 4) The Town of Delafield shall review, approve and sign the CSM creating the public road frontage for Lot 1 prior to the Town of Genesee signing the final CSM. All conditions imposed by the Village of North Prairie shall be incorporated herein.
- 5) Waukesha County shall review, approve and sign the CSM prior to the Town of Genesee signing the final CSM. All conditions imposed by the Waukesha County shall be incorporated herein.
- 6) Waiver approved by the Town of Genesee Plan Commission and Town Board for approval of lots without public road frontage and subject to approval and recording of access easements for Lot 2 and Outlot 1. Easement recording numbers shall be incorporated herein.
- 7) The recorded access easement and drivewall shall comply with all requirements of Section 11 of the Town of Genesee Zoning Ordinance.
- 8) A shared driveway agreement shall be finalized and submitted to the Town Planner for review and approval for accesses to lot 2 and outlot 1.
- 9) Any further land divisions shall be subject to review and approval in conformance with applicable Town of Genesee and Waukesha County ordinances.
- 10) Any and all waivers reviewed and approved by the Town Plan Commission and Town Board shall be noted on the final CSM. The Town Planner shall approve the language of the notes.
- 11) All existing and proposed easements shall be shown.
- 12) The Town Planner shall review the final CSM prior to the Town Officials signing the final CSM.
- 13) Subject to, prior to the Town signing the final CSM, all other required signatures must be inscribed on the final CSM.
- 14) Subject to the Owner satisfying all of the aforementioned conditions within one (1) year of the Town Board granting conditional final CSM approval.
- 15) 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 development, 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.

- 16) 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.
- 17) Section 375-29 (E): All Utility and/or Drainage Easements shall be shown on the final CSM.
- 18) Section 375-44: Duplicate CSM to be Filed; An identical reproducible copy (on stable drafting film at least 4 mils thick) along with the recording data shall be placed on file with the Town Clerk. This can take place as a another original CSM or a mylar copy of the original CSM. Signatures shall be placed on both copies of the CSM.

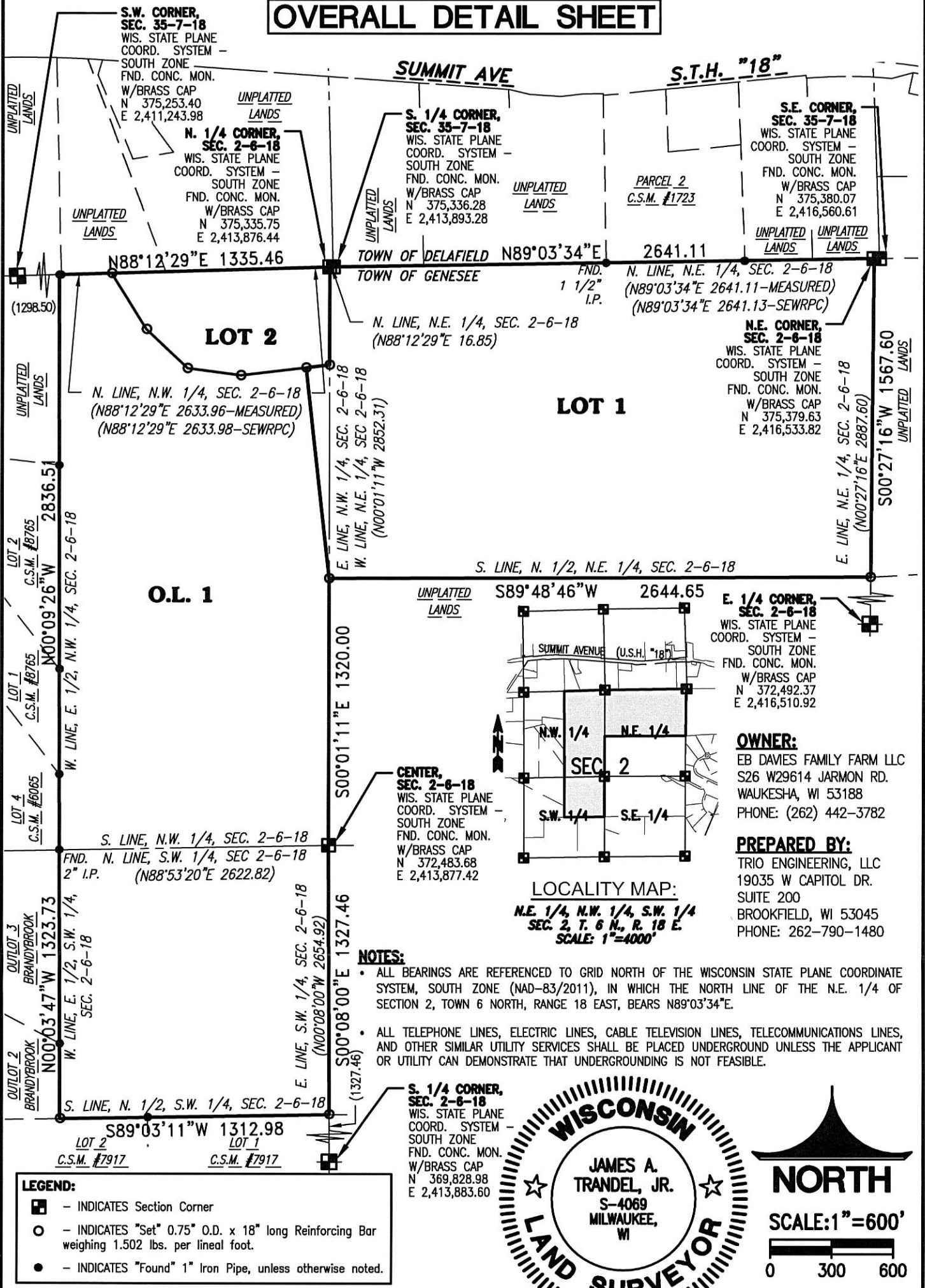
EXHIBIT:

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

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



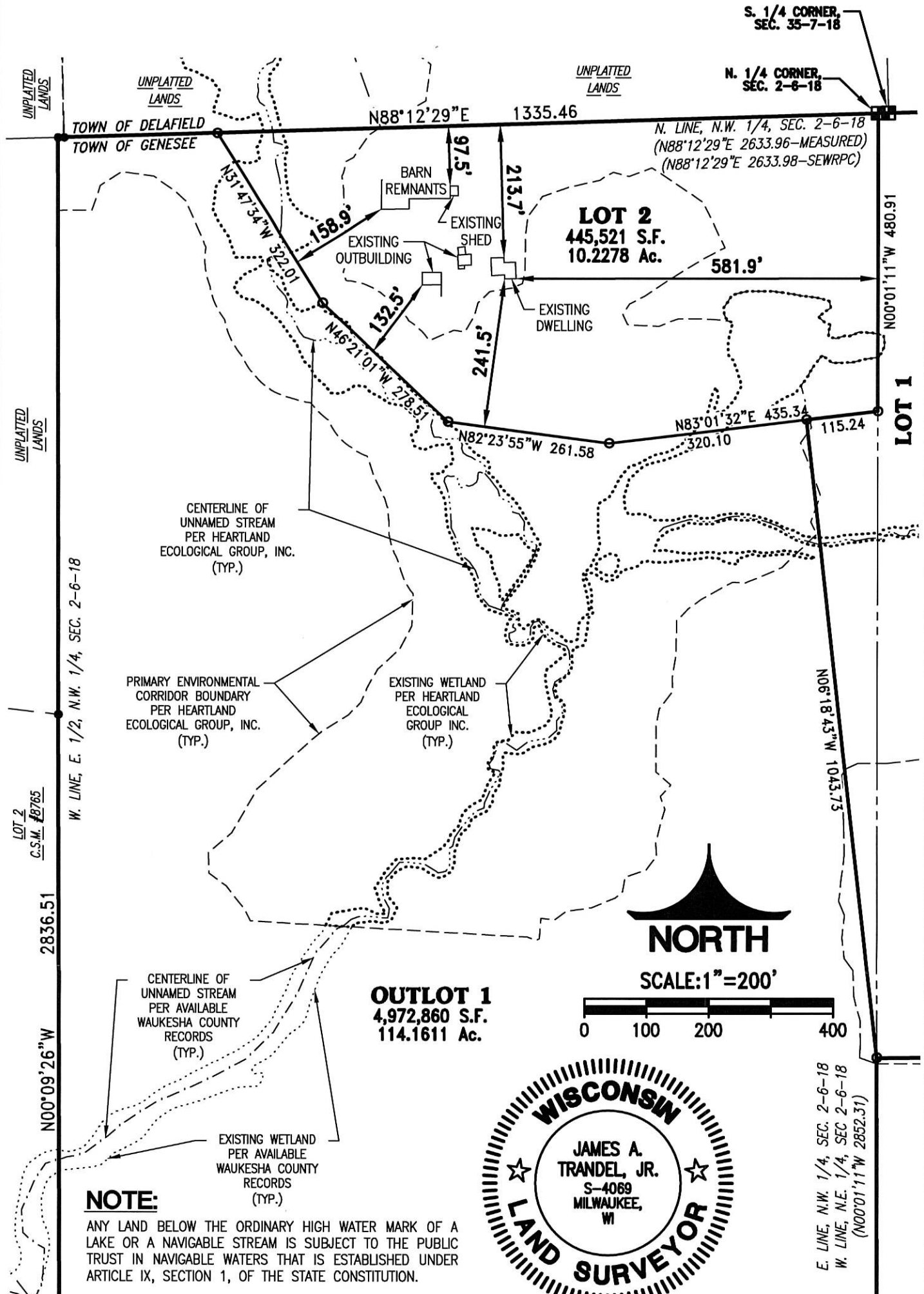
DRAFTED THIS 11th DAY OF NOVEMBER, 2025
 THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 24-039-1229
 SHEET 1 OF 8

X:\2024\24-39-1229 Davies Farm - Waukesha Drawings\Survey\CSM 530CSM02-Genessee.dwg
 OUTLOT 2 BRANDYBROOK C.S.M. #7917
 OUTLOT 3 BRANDYBROOK C.S.M. #7917
 LOT 1 C.S.M. #8765
 LOT 2 C.S.M. #8765
 LOT 4 C.S.M. #8065

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.



X:\2024\24-39-1229 Davies Farm - Waukesha Drawings\Survey\CSM\530CSM02-Genessee.dwg

LOT 2
C.S.M. #8765

W. LINE, E. 1/2, N.W. 1/4, SEC. 2-6-18

S. 1/4 CORNER, SEC. 35-7-18

N. 1/4 CORNER, SEC. 2-6-18

E. LINE, N.W. 1/4, SEC. 2-6-18
W. LINE, N.E. 1/4, SEC. 2-6-18
(N00°01'11"W 2852.31)

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

TOWN OF DELAFIELD
TOWN OF GENESSEE

N. LINE, N.W. 1/4, SEC. 2-6-18
(N88°12'29"E 2633.96-MEASURED)
(N88°12'29"E 2633.98-SEWRPC)

CENTERLINE OF UNNAMED STREAM PER HEARTLAND ECOLOGICAL GROUP, INC. (TYP.)

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY PER HEARTLAND ECOLOGICAL GROUP, INC. (TYP.)

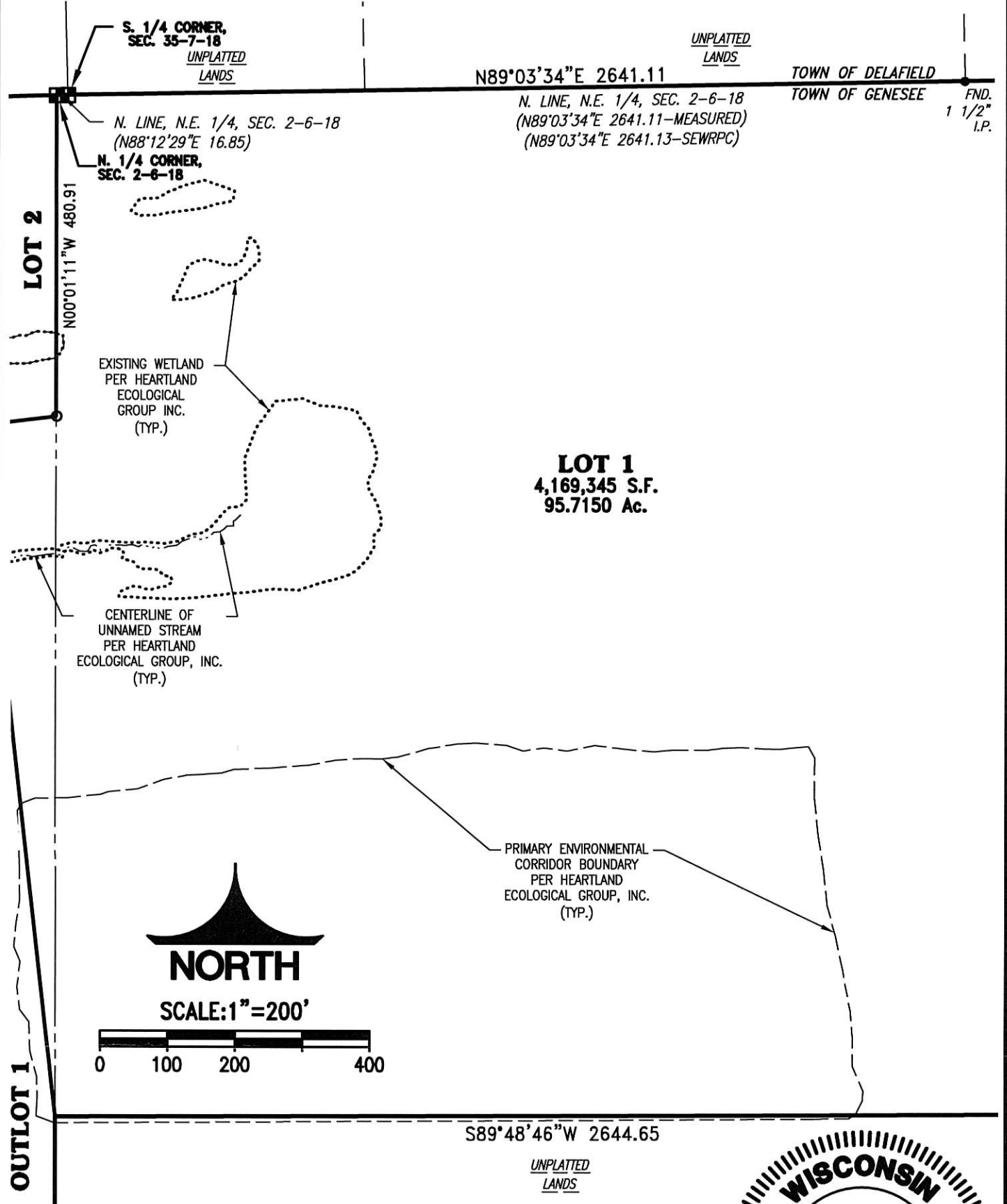
EXISTING WETLAND PER HEARTLAND ECOLOGICAL GROUP INC. (TYP.)

CENTERLINE OF UNNAMED STREAM PER AVAILABLE WAUKESHA COUNTY RECORDS (TYP.)

EXISTING WETLAND PER AVAILABLE WAUKESHA COUNTY RECORDS (TYP.)

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.



WETLANDS & PEC DELINEATION NOTE:

WETLANDS AND PEC BOUNDARIES SHOWN HEREON ARE FROM AVAILABLE WAUKESHA COUNTY RECORDS AND A FIELD DELINEATION BY HEARTLAND ECOLOGICAL GROUP INC. IN SEPTEMBER OF 2025.

100 YEAR FLOODPLAIN NOTE:

100 YEAR FLOODPLAIN LINE SHOWN HEREON WITHIN THE SURVEYED PROPERTY IS PER DESIGNATION ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 55133C0189H, EFFECTIVE DATE 10/19/2023.



DRAFTED THIS 11th DAY OF NOVEMBER, 2025
 THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 24-039-1229
 SHEET 3 OF 8

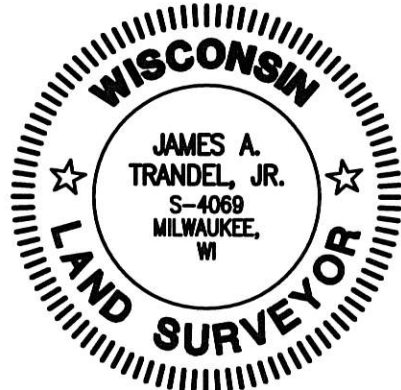
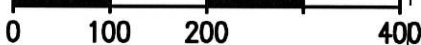
X:\2024\24-039-1229 Devices Farm - Waukesha\Drawings\Survey\CSM\530CSM02-Genessee.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

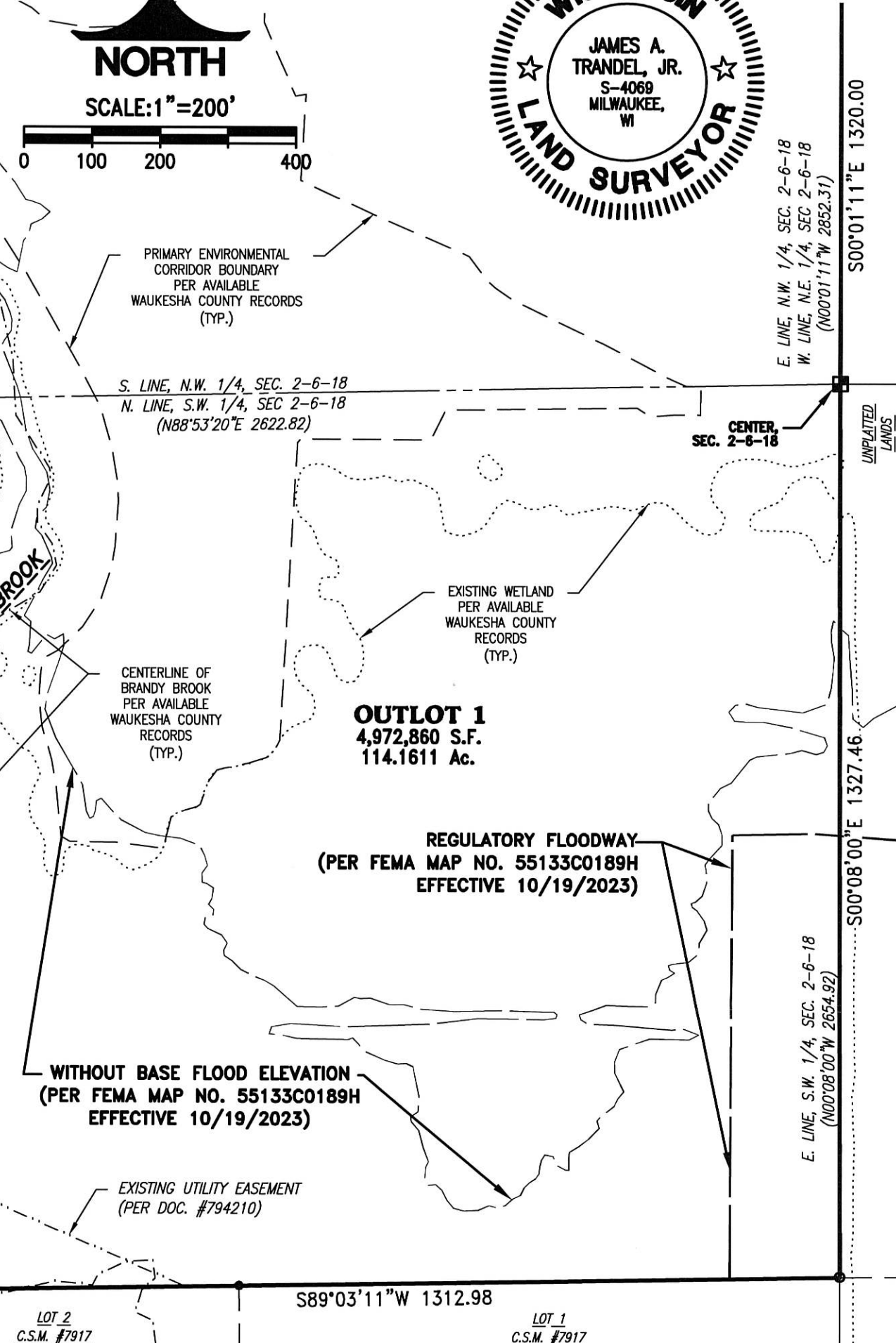


SCALE: 1" = 200'



LOT 1
C.S.M. #2765
W. LINE, E. 1/2, N.W. 1/4, SEC. 2-6-18
LOT 4
C.S.M. #6065
OUTLOT 3
BRANDYBROOK
N00°03'47"W 1323.73
W. LINE, E. 1/2, S.W. 1/4, SEC. 2-6-18
BRANDY
OUTLOT 2
BRANDYBROOK
LOT 2
C.S.M. #7917

FND. 2" I.P.
S. LINE, N.W. 1/4, SEC. 2-6-18
N. LINE, S.W. 1/4, SEC. 2-6-18
(N88°53'20"E 2622.82)



X:\2024\24-39-1229 Davies Farm - Waukesha Drawings\Survey\CSM\530CSM02-Genessee.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

EB DAVIES FAMILY FARM, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Town of Genessee, this _____ day of _____, 20 ____.

EB DAVIES FAMILY FARM, LLC

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this ____ day of _____, 20____, _____, _____ of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

TOWN OF GENESSEE PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Genessee on this _____ day of _____, 20____.

Terry Tesch, Town Chairman

Rachel Workman, Deputy Clerk

TOWN OF GENESSEE TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Genessee on this _____ day of _____, 20____.

Terry Tesch, Town Chairman

~~Rachel Workman, Deputy Clerk~~

EXTRATERRITORIAL REVIEW AND APPROVALS:

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Waukesha on this _____ day of _____, 20____.

Katie Panella, City Clerk

Shawn N. Reilly, Chairman

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20____, by Resolution No. _____.

Katie Panella, City Clerk

Shawn N. Reilly, Mayor

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: March 18, 2026
MTG DATE: March 23, 2026
RE: Davies Farm - Preliminary Plat

BACKGROUND:

1. Petitioner/Agent: Trio Engineering, LLC
2. Property Owner: E.B Davies Family Farm, LLC
3. Address: S12 W29771 Highway 18
4. Location: South side of Highway 18, approximately 4000' west of the intersection of Highway 18 and Brandybrook Road.
5. Tax Key Number(s): 1446-999
6. Area: 220 acres
7. Town Zoning: A-5 Mini-Farm District
8. Shoreland Zoning: A-5 & EC
9. Future Lane Use Plan: 5-acre Density.

OVERVIEW:

The petitioner is requesting approval of a preliminary plat in the Town of Genesee, titled Davies Farm. The plat consists of eight (8) lots and two (2) outlots. The subject property is Lot 1 of Davies Certified Survey Map (CSM). The plat would be accessed through a proposed Certified Survey Map in the Town of Delafield. The Town of Delafield Plan Commission recommended approval of the CSM subject to conditions. The Town Board of the Town of Delafield is slated to review the CSM request on its April 14th meeting. The preliminary plat will need to be conditioned on the Town of Delafield's approval of their CSM to create access to the subject site, as well as, the Town of Genesee of approval of the Davies CSM.

On July 28, 2025, the Town of Genesee Plan Commission reviewed a concept plan and made numerous comments regarding the proposed plat. Specifically the Plan Commission discussed the style of the subdivision and the type of cul de sac proposed by the developer. At that time, the applicant had proposed an eleven (11) lot subdivision that encompassed the entirety of the owners 220-acre parcel. Since that time, the applicant has proposed the three (3) lot CSM that Plan Commission previously reviewed, which created the subject site for the preliminary plat.

This submittal is a preliminary plat, which gives the Town Plan Commission 75 days and the Town Board 90 days to take action. The Certified Survey Map was filed with the Town of Genesee on

March 3, 2026, giving the Town Plan Commission until May 17, 2026, and the Town Board until June 1, 2026, to take action, unless the Developer grants an extension in writing.

COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN -2035:

The Town of Genesee Comprehensive Land Use Plan – 2035 designates the property in the 5-acre density category and primary environmental. Both categories allow development at one (1) unit per five acres. Therefore, the proposed land division complies with the intent of the Town of Genesee Comprehensive Land Use Plan – 2035.

PLANNER COMMENTS:

Zoning: The owner is proposing to create eight (8) lots via the preliminary plat. Lots range in size from 7.27 acres to 15.70 acres. All proposed lots meet the minimum size and lot width requirements of the A-5 District. Several of the lots do exceed the maximum allowed width to depth ratio of 2.5 to 1 and a wavier will be required by the Town Plan Commission and Board per Section 375-52(E)

Density & Lot Size: The proposed development is well under maximum density permitted by the ordinance, with lots vastly exceeding the 5 acre minimum requirements. This is largely due the environmental factor and slope of the subject area.

Supplemental Documents: Approval of the Davies Farm preliminary plat will be subject to the final recording of said Town of Delafield CSM and said Town of Genesee Davies CSM. All necessary easements, including the proposed temporary construction and proposed conservation easements, shall be signed and recorded prior to construction beginning.

Town Engineer: The Town Engineer has reviewed the CSM and may provide a report via a separate document.

STAFF RECOMMENDATION:

In performing a detailed review of the preliminary plat (Dated Revised March 3, 2026), the Town Planner has found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are deemed conditions that must be satisfied in order to comply with the Town’s Land Division Ordinance:

- 1) Section 375-8: All applicable requirements Section 375-8 shall be complied with prior to the Town signing the Final Plat.

- 2) Section 375-10: Before final approval of any land division or development located within the jurisdictional limits of this chapter, the owner shall install all improvements as hereinafter provided, subject to the following exception: if the developer chooses to provide a letter of credit as a financial guarantee for the installation of the public improvements on a form approved by the Town Attorney and in an amount approved by the Town Engineer, the final plat may be approved prior to installation of the

improvements. The owner shall, before commencing with any improvements, enter into a developer's agreement with the Town of Genesee agreeing to install the required improvements and shall file with said agreement cash or a letter of credit meeting the approval of the Town Attorney in an amount equal to the estimated construction cost of the improvements plus 20% of said cost and the fees, said estimate to be made by the Town of Genesee Engineer, as a guarantee that such improvements will be completed by the owner or its subcontractors not later than the date or dates provided in the agreement and as a further guarantee that all obligations for work on the development are satisfied.

- 3) Section 375-11: All requests for Waivers shall be submitted in writing to the Town Clerk and approved by the Town Plan Commission and Town Board.
- 4) Section 375-13: A copy of any covenants and restrictions shall be reviewed and approved by the Town Planner and Town Attorney, prior to submitting the final plat.
- 5) Section 375-18 (B)(6): The preliminary plat shall not be finally approved or deemed finally approved until all objections of all objecting and approving authorities and all conditions of the Plan Commission and governing body have been satisfied.
- 6) Section 375-23 (A): The exterior boundary of the plat shall equal the cumulative distance of the interior lots. The distance shall equal to the hundredth foot.
- 7) Section 375-23 (E): Final name of the proposed street shall be submitted in writing to the Town Planner and approved by the Town Plan Commission and Town Board.
- 8) Section 375-23 (E): A note shall be added to the final plat indicating Court "A" is "Dedicated to the public for road purposes".
- 9) Section 375-23 (H): The location, size and invert elevation of any existing storm sewers, culverts, drain pipes, the location of manholes, catch basins, power and telephone poles, and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto shall be shown on the preliminary plat.
- 10) Section 375-23 (G): Names of owners of record of abutting unplatted lands shall be added in conformance with this section.
- 11) Section 375-23 (M): Zoning of adjacent lands shall be added in conformance with this section
- 12) Section 375-23 (U): Surveyor's certificate signed, dated and sealed, and revision dates on all sheets.
- 13) Final approval subject to a waiver approved by the Town of Genesee Plan Commission and Town Board for approval of lots exceeding the maximum allowed 2.5 to 1 width to depth ratio.

- 14) Subject to the developer satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including but not limited to the State of Wisconsin Department of Commerce per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; Waukesha County Department of Parks and Land Use and the Village of Waukesha in regard to the preliminary plat, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
14. Subject to the Developer submitting to and receiving from the Town Planner, Town Attorney and the Town Engineer, approval of the final draft of the deed restrictions, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
15. Subject to the Developer applying for and receiving from the Plan Commission for the Town of Genesee, the Town Board for the Town of Genesee, and Waukesha County all necessary variances or waivers (if any) to the Town of Genesee Zoning Code, and the Town of Genesee Land Division Ordinance, prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
16. Subject to the Developer submitting to and receiving approval from the Town Plan Commission of the Town of Genesee of a landscaping, signage, street name, and entrance plan prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
17. Subject to the Developer submitting the preliminary and final plat to and receiving approval from the Fire Chief of the same, including, but not limited to, approval of any and all issues regarding street names, the uniform address system, and water system prior to commencing construction of any improvement, whether public or private, or site development or approval of the final plat, whichever is earlier.
18. Subject to the developer indicating on the final plat the purpose of the outlots.
19. The signature pages shall be submitted to the Town Planner for review and approval prior to finalization of the preliminary plat.
20. A note shall be placed on the face of the final plat stating, "No lot shall be further divided absent the express written approval of the Town Board of the Town of Genesee. No new lots or outlots shall be created absent the express written approval of the Town Board of the Town of Genesee. No lot line shall be adjusted or reconfigured in any way absent the express written approval of the Town Board of the Town of Genesee or unless otherwise expressly authorized by law."
21. Building envelopes shall be shown on the final plat and a note added to the plat indicating the building of structures or buildings outside the building envelope is not permitted unless specifically approved by the Town Board.

22. On Sheet 1 of 2, the "Wetland" boundary shall also include a 50-foot wetland setback area.
23. On the final plat "Environmental Corridor" shall be added to read as follows:
 - A. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - B. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval of the Town of Genesee and Waukesha County Department of Parks and Land Use (if applicable), silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Town of Genesee and Waukesha County Department of Parks and Land Use (if Applicable), shall also be permitted.
 - C. The construction of buildings is prohibited.
24. Notes shall be placed on the final plat indicating the dates and sections of the ordinance waived by the Town of Genesee Plan Commission and Town Board (if applicable).
25. The final plat shall be reviewed and approved by the Department of Administration, prior to the Town approving the final plat.
26. Any and all correspondence from the Wisconsin Department of Natural Resources shall be submitted to the Town Clerk.
27. Any conditions imposed by the Town Engineer shall be complied with prior to the Town signing the final plat.
28. All erosion control and stormwater management plans will need to be approved by Waukesha County Land Resources Division and the Town Engineer (cursory review), prior to approval of a final plat. In addition, a note shall be added to the final plat indicating the owners of the lots within Davies Farm development shall be responsible for the maintenance of the stormwater facilities. An approved and recorded stormwater maintenance agreement is required prior to final approval.
29. Sections 375-49: The Town Engineer shall review the proposed cul de sac to ensure it complies with this section of the code prior to approval of a final plat.
30. Section 375-55: Compliance with all Public Sites and Open Spaces – Impact fees for parks, playgrounds and lands for athletic fields shall be paid prior to the Town signing the final plat, unless the Town Board and developer agree otherwise.
31. Section 375-64: The owner shall cause appropriate utilities such as gas, electrical power, cable television, and telephone facilities to be installed in such a manner as to make

adequate service available to each lot. No such electrical, cable television, or telephone service shall be located on overhead poles unless approved by the Plan Commission and governing body. In addition, plans indicating the proposed location of all gas, electrical power and telephone distribution and transmission lines required to service the plat shall be approved by the Municipal Engineer.

32. Section 375-65: The Plan Commission and/or governing body shall require the owner to pay for the installation of streetlamps, if they are required, along all streets proposed to be dedicated of a design compatible with the neighborhood and type of development proposed. Such lamps shall be placed at each street intersection and at such interior block spacing as may be required by the Plan Commission and/or governing body.
33. Section 375-69 No construction or installation of improvements shall commence in a proposed division or development until the preliminary plat has been approved and all pertinent conditions of said approval have been satisfied, a developer's agreement has been entered into between the developer and the Town to the satisfaction of the Town Attorney and the Town Engineer, and the Town Engineer has given written authorization to commence construction.

EXHIBIT:

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

PRELIMINARY PLAT OF DAVIES FARM

BEING A REDIVISION OF LOT 1 OF C.S.M. NO. _____, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, ALL IN TOWN 6 NORTH, RANGE 18 EAST, IN THE TOWN OF GENESSEE, WAUKESHA COUNTY, WISCONSIN.

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
19035 W CAPITOL DRIVE, STE 200
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480

DEVELOPER:

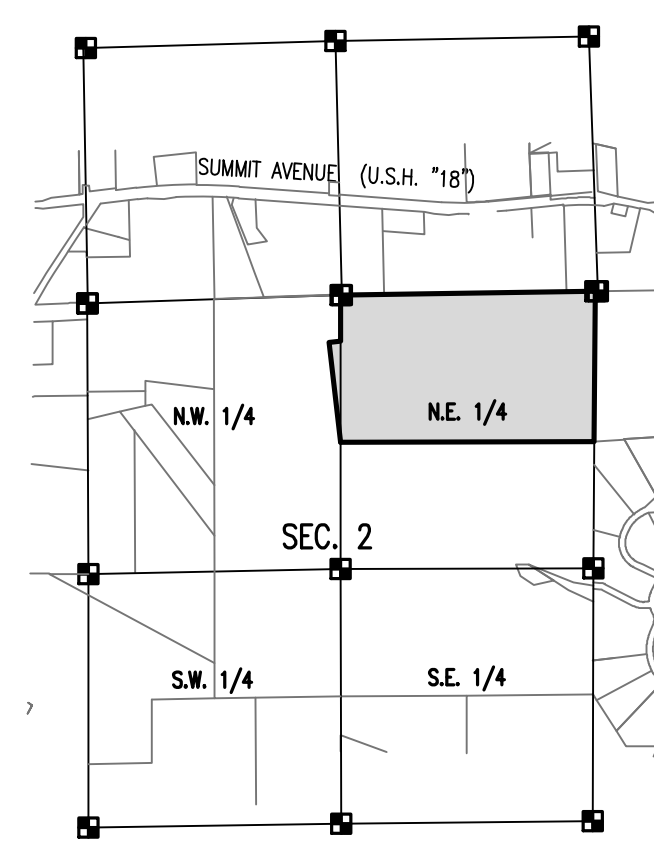
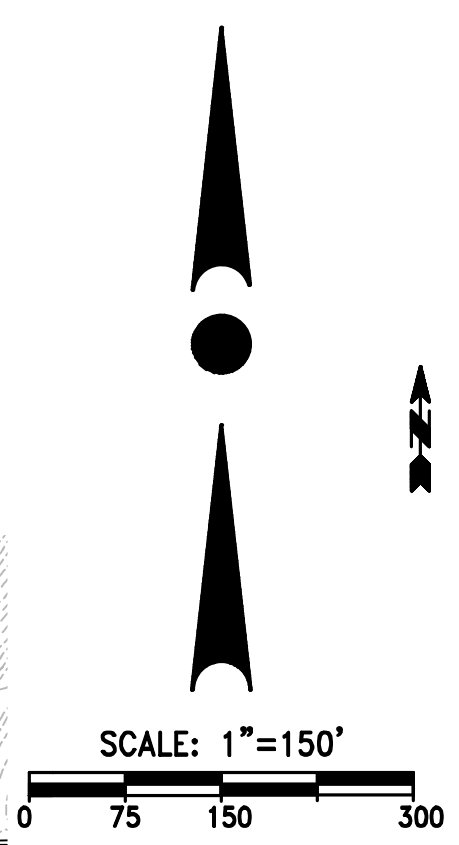
EB DAVIES FAMILY FARM LLC
S26 W29614 JARMON RD.
WAUKESHA, WI 53188
PHONE: (262) 442-3782

LEGEND

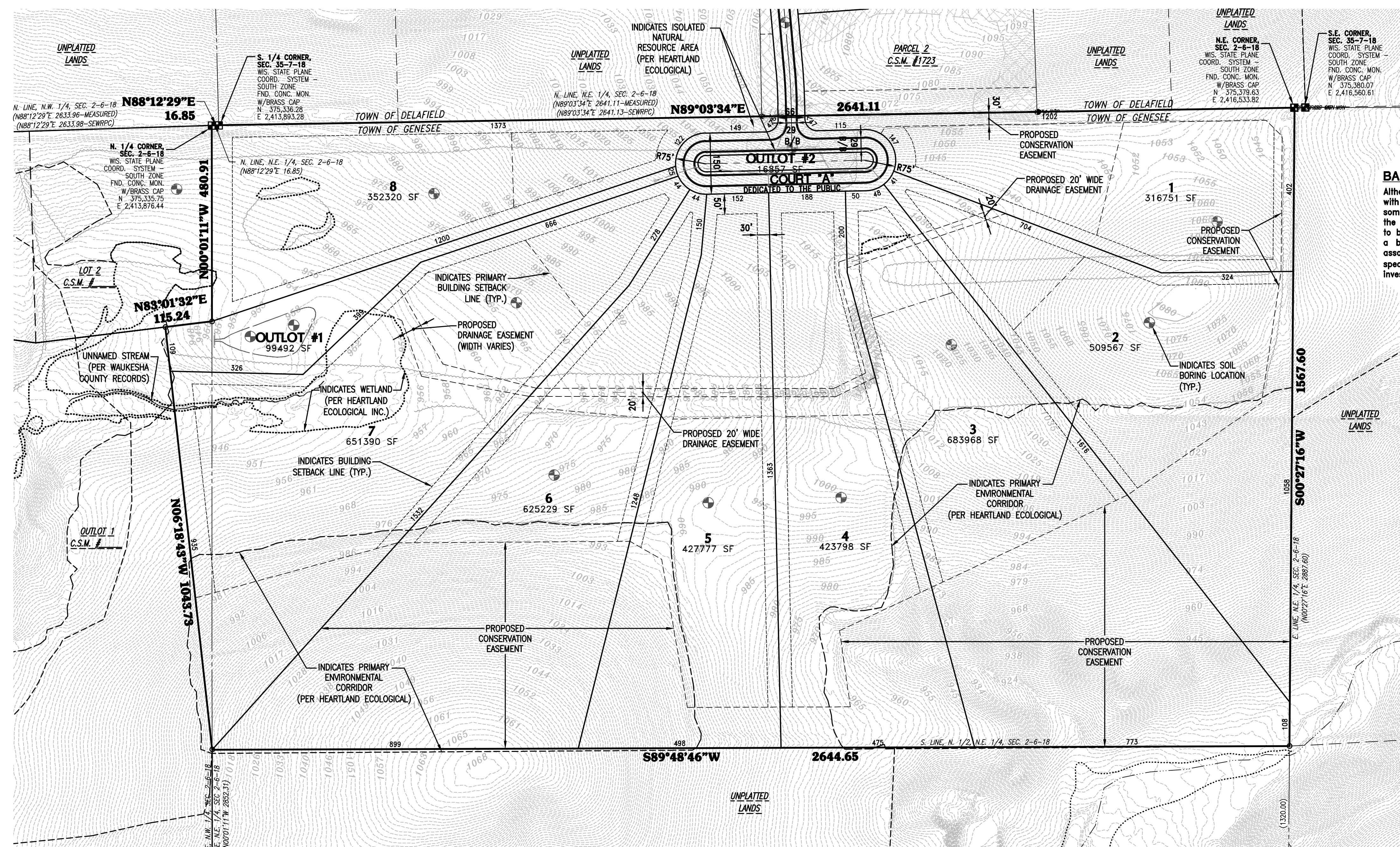
- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED STORM SEWER
- 700 INDICATES EXISTING CONTOUR
- INDICATES BUILDING SETBACK LINE
- INDICATES PRIMARY BUILDING FRONT SETBACK LINE



19035 W. CAPITOL DRIVE, SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



LOCALITY MAP:
N.E. 1/4, N.W. 1/4, S.W. 1/4
SEC. 2, T. 6 N., R. 18 E.
SCALE: 1"=2000'



BASEMENT RESTRICTION FOR GROUNDWATER NOTE:
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 95.7150 Acres.
- Subdivision contains 8 Lots and 2 Outlots.
- All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. System envelopes shown in approximate location. All Septic areas will be mound type systems.
- Wells shall be located in accordance with NR 811 and NR 812 of the Wisconsin Administrative Code.
- Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Current Zoning: A-5.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlot 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlot 1 within this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

HORIZONTAL DATUM PLANE:

All bearings are referenced to grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the West line of the N.E. 1/4 of Section 2, Town 6 North, Range 18 East, bears N00°01'11"W.

VERTICAL DATUM PLANE:

Topography shown hereon is a combination of a ground survey performed by Trio Engineering, LLC and Waukesha County GIS and all elevations are referenced to the North American Vertical Datum of 1988/2012.

WETLANDS & PEC DELINEATION NOTE:

Wetlands and PEC boundaries shown hereon are from available Waukesha County records and a field delineation by Heartland Ecological Group Inc. in September of 2025.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Village of Wales

APPROVING AUTHORITY:

- Town of Genesee
- Waukesha County, Department of Parks and Land Use

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Town of Genesee.

Date: 05-30-25
Revised: 11-12-25
Revised: 03-02-26

Grady L. Gosser
Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. CAPITOL DRIVE, STE 200
BROOKFIELD, WISCONSIN 53045

Zoning District Summary
Town of Genesee
A-5 (Current Zoning)

- Lot Size = 5 acre (217,800 sf)
- Lot Width = 300' (average)
- Setback = 50'
- Offsets = 30'

CENTER, SEC. 2-6-18
WIS. STATE PLANE
COORD. SYSTEM -
SOUTH ZONE
FND. CONC. MON.
W/BRESS CAP
N. 372,483.68
E. 2,413,877.42

Lot #	Soil Obsv. (s)	Surface Elev. (NGVD 29)	Bottom Elev. of Soil Profile	Soil Map Unit Symbol (NRCS)	Elevation of Highest Groundwater Table	Depth to Highest Groundwater Table (ft)	Proposed Basement Floor Elevation	Notes
1	1	1065.45	1055.45	HmD2	<1055.45	>10'	>1056.45	No low chroma mottles observed.
2	2	1077.78	1067.78	HmD2	<1067.78	>10'	>1068.78	No low chroma mottles observed.
3	3	1024.93	1014.93	HmD2	<1014.93	>10'	>1015.93	No low chroma mottles observed.
4	4	998.00	988.00	HmC2	<988.00	>10'	>989.00	No low chroma mottles observed.
5	5	991.34	981.34	HmC2	<981.34	>10'	>982.34	No low chroma mottles observed.
6	6	975.56	965.56	HmC2	<965.56	>10'	>966.56	No low chroma mottles observed.
7	7	967.74	958.74	HmC2	961.24	6.5'	>962.24	Low chroma mottles observed in FS horizon at a depth of 78"
8	8	979.38	971.38	HmC2	973.13	6.25'	>974.13	H2O seeping at a depth of 75". Saturated below.

WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR on this plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said preservation area, except as may be required for Nature Walking Trails.
- Construction of buildings within said preservation area shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses and the like, is prohibited, with the exception that dead, diseased, or dying vegetation and noxious weeds may be removed, at the discretion of the landowner, and with approval from the Town of Genesee. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Town of Genesee shall also be permitted.
- Introduction of plant material not indigenous to the existing environment of the preservation area shall be prohibited in the preservation area.
- Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said preservation area.
- Creation and use of nature walking trails within the preservation area shall be permitted so long as such use is in conformance with existing topography. If any wetlands are impacted, the Town of Genesee, the Wisconsin Department of Natural Resources and Army Corp of Engineers shall be contacted to determine if the proposal is appropriate and if additional permits are required.

X:\2024\24-39-1229-DAVIES FARM - WAUKESHA\DRAWINGS\SURVEY\PLATS\150PRP01-JAT_030226.DWG

Building Area and Setback Requirements:
Per Town zoning requirements the minimum front setback for a proposed structure is 50'. The minimum side yard and rear yard offset is 30'.
• Primary residential buildings are intended to be restricted to the "Primary Building" front setback line work (depth varies), and the Town zoning side and rear offsets as detailed above. This is intended to preserve the conservancy efforts of the proposed development.

Conservation Easement - Lots 1 - 7
A portion of Lots 1 - 7 are subject to a Conservation Easement recorded by separate document. The purpose of this easement is to preserve and protect in perpetuity the conservation values of the easement area.

Proposed Variance/Waiver
Town of Genesee
Request the Town Plan Commission & Board waive 375-52.E. requirement for a lot depth to width ratio of 2.5 to 1.

PROJECT:
DAVIES FARM
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 TOWN OF GENESSEE, WISCONSIN
 BY: EB DAVIES FAMILY FARM LLC
 S26 W29614 JARMON RD
 WAUKESHA, WI 53188

REVISION HISTORY

DATE	DESCRIPTION
6/30/25	TOWN SUBMITTAL
11/12/25	TOWN SUBMITTAL
3/2/26	TOWN SUBMITTAL

DATE:

MARCH 2, 2026

JOB NUMBER:

24-039-1229-01

DESCRIPTION:

**PRELIMINARY
PLAT**

SHEET

1 OF 1



Building a Better World
for All of Us®

MEMORANDUM

TO: Mark Lyons - Town Planner

FROM: Mark Mickelson, PE (Lic. Wi)

DATE: March 18, 2026

RE: Davies Farm Preliminary Civil Plans
SEH No. 133785 14.00

Dear Mark

Please see below for my comments on the provided Davies Farm Preliminary Civil Plan, dated 03/02/2026:

My list is fairly short for the Civil Plans review. Some comments parallel Leif Hauge's:

- There is no storm sewer sizing calculations or design information. This is a challenging site with utilizing curb and gutter on pretty steep slopes. How are they going to get a 100 yr storm into inlets and storm sewer in Court "A" into the Basin 1B just north of USH 18? All inlets will need to be analyzed to understand gutter spread and ponding at low points and bypassing on sloped inlets. The use of vane grates on sloped inlets will likely be needed and called out.
- The intersection of Court A and USH 18 is quite steep and no sag point provided. As shown, there is likely a considerable amount of drainage that will sheet flow across USH 18. This is a steep road along a wooded, north facing hillside. While this may be a WDOT permit review item, this should be worked out with them quickly as it will impact the Court A design. Please provide any correspondence from the WDOT from any previous reviews to substantiate the current design and geometry.
- They show a 60 ft tree Preservation Easement on the south lot line of Lot 2 of the future CSM, and a Conservation Easement on Lot 1, but show a considerable amount of grading within the easements.
- I would like to see more detail on the Court A-Court A intersection. I would recommend a full crown be provided for the east-west segment of the cul-de-sac to help prevent sheet flow from occurring across the intersection.

This is still a preliminary submittal without the detailed storm sewer information, but there is enough here to help the Plan Commission review. My comments are all items that should be able to be resolved.

Sincerely,

A handwritten signature in black ink that reads "M. Mickelson".

Mark Mickelson, PE
Town Engineer

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., N19 W24133 Riverwood Drive, Suite 160, Waukesha, WI 53188-1172

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Memorandum
March 18, 2026
Page 2

MM

TOWN OF GENESEE PLAN COMMISSION MEETING

February 23rd, 2026

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 Engelking, Toole, Fedak, Buck and Christiansen. 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. Dan Yatzeck, S51W30921 Old Village Rd, stated that he wanted to speak on Sideliner's special event and stated that he wants the Plan Commission to be aware of the noise complaints from neighbors across the highway from Sideliner's and take those into consideration.
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)** Kirk and Kassie Gardner present for their request. They are looking to have a partially enclosed patio from November 1st-April 1st every year. Fedak stated that she would like to clarify that the enclosed patio is still considered outdoors and therefore live amplified music would not be permitted out there. Also, she wants it stated that when there is live amplified music inside, the garage doors must be closed to the outside patio. Fedak made a motion to approve the site plan/plan of operation amendment with the change made to number 5A in the planner's report which states as such about said garage doors and live indoor music. The motion was seconded by Engelking. The motion was approved 7-0.
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)** This year's event will be three days of live music, Friday, Saturday and Sunday. Fedak stated that with the noise complaints in the past she is not sure if three days of live music should be allowed. Morris stated that the people who are complaining live across the state highway, which is louder than the music. He states that the Town should be encouraging businesses to stay in Genesee and that three days of music is appropriate, in his opinion. Discussion about compromising, by amending Sideliner's site plan/plan of operation to change the number of special events from 6 down to one 3-day event. Engelking made a motion to approve the 3-day special event with the amendment to number 6 in the site plan/plan of operation for Sideliner's, reducing the number of special events per year from 6 to 1 3-day special event on a Friday, Saturday and Sunday with live music ceasing no later than 7 p.m. on Sunday. The motion was seconded by Morris. The motion was approved 7-0
4. Discussion- RFP for Comprehensive Land Use Plan Update Discussion over what should be included in RFP and possible timeline.
5. Discussion/Action- Approval of December 1st, 2025 Plan Commission Minutes Christiansen made a motion to approve the December 1st, 2025 Plan commission minutes. The motion was seconded by Engelking. The motion was approved 7-0
6. Update on Pending Enforcement Matters None
7. Correspondence On the March agenda, Plan Commission will pick a new date for the May meeting.
8. Adjourn Engelking made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 7-0. The meeting was adjourned at 6:31 p.m.

Rachel Workman
Deputy Clerk
February 24th, 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.