

TOWN OF GENESEE PLAN COMMISSION MEETING

March 23rd, 2026

MINUTES

6:00 p.m.

Immediately Following Public Hearing

Chairman Tesch called the meeting to order at 7:22 p.m., immediately following the public hearing. Present was Chairman Tesch and Plan Commission Members Engelking, Fedak, Toole and Buck (Buck left at 7:30). Also present was Planner Lyons and Deputy Clerk Workman. Absent was Supervisor Morris and Plan Commissioner Christiansen.

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.** Tony Ulezelski, S50W30745 Old village Rd, stated that he is appreciative that the Town has dredged out some land by his house so his basement stopped flooding.
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)** Planner Lyons went over the CSM request. He stated that this CSM will also require Waukesha County's approval as much of the land is in shoreland. Engelking made a motion to recommend approval of the CSM to the Town Board based on the Planner's report dated March 18th, with one correction, that Village of North Prairie be change to the Village of Wales. The motion was seconded by Fedak. The motion was approved 4-0
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)** Engelking made a motion to approve the Road Frontage Waiver based of the site conditions. The motion was seconded by Fedak. The motion was approved 4-0
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)** Planner Lyons gave an overview of the preliminary plat for the Plan Commission. He stated that the lot sizes greatly exceed the lot sizes required by the Town. Fedak was concerned about the use of conservation easements instead of outlots. The petitioner stated that they have written up a document for all future lot owners explaining the conservation easements and what can and can't be done on them. Engelking made a motion to recommend approval of the preliminary plat to the Town Board based on the Planner's report from March 18th. The motion was seconded by Toole. The motion was approved 4-0.
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)** Engelking made a motion to approve the Lot Width to Depth Ratio Waiver due to the site restrictions and the oversized lots on the plat. The motion was seconded by Toole. The motion was approved 4-0.
6. **Discussion/Action- Changing May Plan Commission Date** Engelking made a motion to change the May Plan Commission Meeting from May 25th to May 27th. The motion was seconded by Fedak. The motion was approved 4-0

7. **Discussion/Action- Approval of February 23rd, 2026 Plan Commission Minutes** Toole made a motion to approve the February 23rd, 2026 Plan Commission Minutes. The motion was seconded by Engelking. The motion was approved 4-0
8. **Update on Pending Enforcement Matters** Deputy Clerk Workman spoke on current enforcement matters
9. **Correspondence** None
10. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Toole. The motion was approved 4-0. The meeting was adjourned at 7:58.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
March 24th, 2026