

Genesee Plan Commission Public Hearing Minutes

March 23rd, 2026

Chairman Tesch called the Public Hearing to order at 6:05 p.m. Present was Chairman Tesch and Plan Commission Members Engelking, Fedak, Toole and Buck. Also present was Planner Lyons and Deputy Clerk Workman. Absent was Supervisor Morris and Plan Commissioner Christiansen.

Chairman Tesch read the Public Hearing Notice. Planner Lyons spoke on the scope of the project requested. Petitioner Robert Williams was present and spoke about his request. Mr. Williams stated that he is a business owner in the town and goes to the church on the property he is looking to buy. He stated that he is trying to save the church by buying the property and letting the church use the church building at no cost. He is planning on turning the education building into a multi-family tenant building with three apartments. Mr. Williams states that he thinks it's important to save the historical church building. He plans on also making two indoor parking garages for the tenants to park. Mr. Williams also stated that he would like to make the church more accessible by putting an elevator in so those who cannot walk up the steps can still come.

Chairman Tesch opened the public hearing for comment.

John Yatzeck, S51W30791 Walnut St, stated that he lives just up the street from the property. He thinks that a multi-family unit would not be suitable or in the best interest for the neighborhood. He thinks that Mr. Williams means well, but does not want a multi-family unit. He believes it should be kept as a whole property. He suggests trying to find renters for the education building or convert it into a single-family dwelling only. (Full letter labeled exhibit A)

Tony Ulezelski, S50W30745 Old Village Rd, stated that he commends Mr. Williams for trying to save the property and the church. He is in favor of what Mr. Williams is proposing and thinks the plan seems sound. He would rather have a 3-plex than more.

Ken Perkins, S50W30690 Walnut St, states that he doesn't think having a multi-family complex is good for the neighborhood. He states that most multi-family complexes are not well taken care of, in his opinion. He also thinks it would reduce property values in the area. He believes that there will be unintended consequences if the town approves this request. (Full letter labeled exhibit B)

Ron Kingery, W306S5028 Church St, stated that he thinks that what Mr. Williams is proposing is the best plan for the property. He said that if the property gets sold to someone else, there could be more than three apartments put up which would cause even more noise than just the three being proposed.

Stan Filipak, S31W33255 Hwy G, stated that he thinks the proposed plan is well thought out and will benefit the community. He said that no one knows the future, and this seems to be the best option.

Marleene Bloom, W309S5035 Homestead Ct, stated that she is a member of the church and she feel that this plan is premature as there has been no official offer made to the church for purchase. She states that per town ordinance, no new multi-family developments are allowed. She thinks the specifics should be finalized before any action is taken.

Lauren Bearfield, S51W30573 Walnut St, stated that she understands wanting to save the church, but does not think this proposed development would benefit the quiet neighborhood. She believes that it will change the density and tone of the area. Also, she stated that the church's destiny becomes tied into Mr. Williams fate. She is wondering why the church cannot become a historical site now.

Ada Yatzeck, S51W30921 Old Village Rd, read a letter on her husband, Dan Yatzeck's, behalf. He believes that the proposed land use isn't appropriate for the neighborhood. He stated that there are accessibility issues with the church the way it sits and that bringing it up to code could take considerable time and money. He believes that the church should either search for a renter that would keep it as a church, build a small community park and rent out the education building like a park shelter or demolish both buildings and sell the land. (Full letter labeled Exhibit C) Ada Yatzeck then spoke on her behalf. She stated that she thinks they should look for several groups to share the buildings and do alternating service schedules.

Lindsay Sayles, S46W32205 Highview Rd, stated that she is on the executive board for the church and that they have tried without success to rent out the facilities. They also looked into to splitting the land up and it would require the splitting of septic systems which would drive the cost up and not make it feasible for the church. She stated the Mr. Williams is a business owner right up the road from the church and she is sure that he will maintain the property very well. She also stated that Genesee in general, lacks homes for those who cannot maintain outside property anymore. She stated that the cost of heating the education building is over \$1,000 per month. She fully supports this proposed use.

Roy Silva, S50W30804 Old Village Rd, stated that he used to be a postman in the City of Milwaukee and he has seen the damage multi-family units can cause. He stated that the units are not usually well-maintained and can be a breeding ground for identity theft.

Mary Silva, S50W30804 Old Village Rd, stated that she thinks multi-family units destroy the character of the neighborhood and apartments are not suitable for the area.

Tony Reece, S28W31388 Sunset Dr, stated that maintaining a small church is hard. He doesn't believe that Mr. Williams will be an absentee landlord. He said that if this proposal doesn't go through, the church will probably just sit empty. He also believes that finding a congregation for this small church is a pipe dream. He believes that this could be a good fit for the property.

Peggy Reece, S28W31388 Sunset Dr, stated that she thinks the petitioner has good intentions, but is not sure if apartments are the way to go. Maybe condos would be better.

Bill Wachendorf, W306S4838 Hwy 83, stated that he got married at the church many years ago. He said that he believes that the proposed is a great plan and that multi-family units are very present in the community.

Greg Chesney, S50W30757 Old Village Rd, stated that its clear the main goal is to preserve the church and that it could still be in the future.

Sarah Ingle, S50 W30834 Old Village Rd, stated that even though there are rentals in the neighborhood, she is wondering if this is going to set a precedence in the area.

Chairman Tesch then asked three (3) times if there were any more comments. There were none. The hearing was brought back to the table.

Plan Commissioner Engelking asked what the timing of the phases would be. Mr. Williams said that he would like to have all phases done within three (3) yrs or in the worst case ten (10) yrs. Engelking stated that state-approved plans will probably be required and the county will have to review for septic issues as well. Engelking wanted to clarify that what is being proposed is allowed in the zoning district with a conditional use. He also stated that even if condos were put up instead of apartments, that does not eliminate the rental aspect of it. He stated that the density is met so that will not be a problem. He does have concerns over the septic system.

Buck made a motion to hold the public hearing open until April 27th, 2026 for the Plan Commission to gather more information. The motion was seconded by Toole. The motion was approved 5-0. The hearing was held open.

Respectfully Submitted,

Rachel Workman