

TOWN OF GENESEE PLAN COMMISSION MEETING

April 27th, 2026

MINUTES

6:00 p.m.

Immediately Following Public Hearing

Chairman Tesch called the meeting to order at 6:17 p.m., immediately following the public hearing. Present was Chairman Tesch, Town Supervisor Yatzeck and Plan Commission Members Christiansen, Fedak, Toole Also present was Planner Lyons and Deputy Clerk Workman. Absent was Plan Commission Members Engelking and Buck. Yatzeck recused himself from agenda item number 2.

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- Conditional Use Request for 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 being Lot 2 CSM 6628 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. (GNT 1546-009-001) Planner** Lyons went through the request proposed and his report which included many conditions. Planner Lyons recommended approval of this Conditional Use. Fedak stated that she is in favor of this request because she does not think that there is enough substantial evidence to deny the Conditional Use request. Plan Commission discussed request. Toole made a motion to approve the Conditional Use request for Robert Williams based on the Planner's Report and conditions 1-16 dated April 22nd, 2026. The motion was seconded by Fedak. The motion was approved 4-0.
Yatzeck back to the table at 6:36 p.m.
3. **Discussion/Action- Approval of an Entrance Gate/Monument for Desiree Erickson. The property is described as being a part of the NE ¼ of Section 10 T6N R18E of the Town of Genesee, Waukesha County. More specifically, the property is located at W310S2525 Cregennan Bae. (GNT 1473-980-001)** Planner Lyons discussed what the petitioner wants to do with creating two end-of-driveway monuments. Planner recommended that the Town require a recertification survey to verify that the setback is being met as well as a photometric plan for the lights. Fedak made a motion to approved the request for entrance monuments for Desiree Erickson based on the Planner's report and recommendations dated April 22nd, 2026. The motion was seconded by Christiansen. The motion was approved 5-0
4. **Discussion/Action- Site Plan/Plan of Operation Amendment for Macy's RV & Auto Sales. The property is described as being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S34 W29939 Little John Drive. (GNT 1494-997-033)** Planner Lyons discussed that the petitioner would like to do RV sales by appointment only out of this unit. It is allowed within this zoning district. Fedak

made a motion to approve the Site Plan/Plan of Operation for Macy's RV and Auto Sales based on the Planner's report and recommendations dated April 22nd, 2026. The motion was seconded by Toole. The motion was approved 5-0.

5. **Discussion/Action- Approval of March 23rd, 2026 Plan Commission Minutes and March 23rd, 2026 Public Hearing Minutes** Toole made a motion to approved the March 23rd, 2026 Plan Commission Minutes. The motion was seconded by Fedak. The motion was approved 4-0 with Yatzeck abstaining. Fedak made a motion to approve the March 23rd, 2026 Public Hearing Minutes. The motion was seconded by Toole. The motion was approved 4-0 with Yatzeck abstaining.
6. **Update on Pending Enforcement Matters** Deputy Clerk Workman updated the Plan Commission on a pending violation on Woods Rd, Town of Genesee.
7. **Correspondence** None
8. **Adjourn** Toole made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 5-0. The meeting was adjourned at 6:48 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
April 29th, 2026