

TOWN OF GENESEE PLAN COMMISSION MEETING

June 22, 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 Yatzeck, and Plan Commission Members Engelking, Toole, Christiansen, and Fedak. Absent was Plan Commission Member Buck.

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- Number of Accessory Structures for Brian Ransom. The property is described as being a part of the SE ¼ of Section 9 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S28W31318 Sunset Dr. (GNT 1476-997-014).** Mr Ransom was present for his request. Engelking made a motion to approve the number of accessory structures for Brian Ransom per the conditions listed in the planner's memo dated June 17th, 2026. The motion was seconded by Christiansen. The motion was approved 6-0.
3. **Discussion/Action- Number of Accessory Buildings for Ben Stricker. The property is described as being as part of the NE ¼ of Section 13 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W281S3485 Chukar Lane. (GNT 1489-982-007)** Mr. Stricker present for his request. Christiansen made a motion to approve the number of accessory buildings for Ben Stricker per the conditions listed in the planner's report dated June 17th, 2026. The motion was seconded by Toole. The motion was approved 6-0.
4. **Discussion/Action- Site Plan/Plan of Operation for Sunset Development. The property is described as being a part of NW and SW ¼ of Section 14 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S34W29945 Little John Dr. (GNT 1494-997-027)** Mr. Faucci present for his request. Plan Commission voiced concerns about possible outdoor storage being located right behind a residential neighborhood. Also, petitioner stated that eventually, this building will be rented out and if that occurs, renter will have to come back for approval from Plan Commission. Engelking made a motion to approve the Site Plan/Plan of Operation for Sunset Development per the recommendations listed in the Planner's Report, dated June 16th, 2026 with grammar corrections to number #13 and the additional condition that outdoor storage be limited to no more than 4 trucks and 1 trailer at any given time. The motion was seconded by Toole. The motion was approved 6-0
5. **Discussion/Action- Modification of the approved building envelope per Genesee Preserve Subdivision Plat for Robert Dignan. The property is described as being a part of the SE ¼ of Section 35 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W296S5930 Ancient Oak Trail. (GNT 1579-011)** Mr. Dignan present for his request. Planner Lyons explained his recommendation for denial based on many factors and stated that he did not feel that the burden of proof had been met to warrant the modification of the building envelope. He stated that one of the main reasons that the Genesee Preserve subdivision was approved was the addition of these building envelopes. They are in place to protect the environmentally sensitive areas in the Town of Genesee and in this subdivision. He also stated that over the years, many people have come in wanting to alter their building envelopes in this subdivision as well and after conversation with the Town, they decided not to pursue any further action but rather worked within the parameters stated on the Plat. Fedak stated that the petitioner has a letter of support from Waukesha Land Conservancy and that holds a lot of weight with her and she believes that the petitioner is conservation minded and should be allowed to do this. Engelking stated that there are many reasons why he will be voting no. He stated

that the Genesee Preserve subdivision was initially supposed to only be 9 lots but the developer wanted more. The building envelopes were a concession made to allow the subdivision to be 16 lots instead of 9 in order to protect environmentally sensitive areas. He stated that there is plenty of land within the current building envelope to complete the house the petitioner wants. Mr. Dignan stated that he understands why the building envelopes were made, but believes that because he is reducing the size of the current building envelope with his request, this will have much less impact on the environment. He also stated that he is working with the Waukesha Land Conservancy to bring back the land to high quality prairie restoration standards. He stated that he also has a letter of support from his neighbor Brian Dugan. He stated that by altering the building envelope, he will be further away from his neighbors, therefore protecting their views and well and septic qualities as they worked hard to build their homes within the building envelopes. Planner Lyons stated that the letter of support from Brian Dugan was due to the fact that Mr. Dugan also wants to alter his building envelope so he can build an accessory building in a more preferable location. Planner Lyons then stated that he feels the petitioner has not shown hardship or any legitimate reasoning other than wanting it altered. Engelking made a motion to deny the modification of the approved building envelope for Robert Dignan. The motion was seconded by Christiansen. The motion failed 3-3. No action was taken

6. Discussion/Action- Discussion/Annual Review of Specified Conditional Uses

- a. **Genesee Pet Suites-1-year CU review**
- b. **Wern Valley Sportsmen's Club- 1-year CU review**
- c. **Wern Valley Game Farm- 1-year CU review**
- d. **Neighborhood Services- 1-year CU review**
- e. **Rosebury Farms- 1-year CU review**
- f. **Hoovers Haus All Dog Rescue- 1-year CU review**
- g. **Foremost Stables- 1-year CU reviews**
- h. **Walk This Way Srb LLC 1-year CU review**
- i. **Gapinski- In-law-unit 1-year CU review**
- j. **Gardipee- In-law-unit 1-year CU review**

Christiansen made a motion to accept all annual reviews. The motion was seconded by Engelking. The motion was approved 6-0

7. Discussion/Action- Approval of May 27th, 2026 Plan Commission Minutes Engelking made a motion to approve the May 27th, 2026 Plan Commission Minutes. The motion was seconded by Christiansen. The motion was approved 6-0.

8. Update on Pending Enforcement Matters None

9. Correspondence None

10. Adjourn Engelking made a motion to adjourn. The motion was seconded by Toole. The motion was approved 6-0 and the meeting was adjourned at 6:52 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
June 23th, 2026