

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
August 24th, 2026
AGENDA

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- Conditional Use Request and Site Plan/Plan of Operation for Becky Fedak and Peter German for an Agritourism use per Section 40(B)(30) Agritourism of the Town of Genesee Zoning Code. The subject property is described as part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59, North Prairie, WI 531539435 (Tax Key No. GNT 1551.999.003).
3. 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)**
4. Discussion/Action- Approval of July 27, 2026 Plan Commission Minutes and July 27th, 2026 Public Hearing Minutes
5. Update on Pending Enforcement Matters
6. Correspondence
7. Adjourn

Rachel Workman
Deputy Clerk
August 18th, 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.

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: August 17, 2026
MTG DATE: August 24, 2026
RE: Conditional Use and Site Plan / Plan of Operation– Pearl Forge Conservancy CUP

BACKGROUND:

1. Petitioner/Agent: Rebecca Fedak & Peter German
2. Property Owner: Rebecca Fedak & Peter German
3. Address: S54 W31500 South State Highway 59
4. Location:
Part of the SW1/4 SEC 28 T6N R18E LYING S & E OF RR
5. Tax Key Number(s): 1551.999.003
6. Area: 83.280 AC
7. Current Town Zoning: A-5 Mini Farm District, C-1 Conservancy District, EC Environmental Corridor District, A-E Exclusive Agricultural Conservancy Overlay District
8. Current Waukesha County Shoreland Zoning: A-5 Mini Farm District, HG High Groundwater District, C-1 Conservancy District, EC Environmental Corridor Overlay District
9. Public Hearing Date: July 27, 2026

OVERVIEW:

The petitioner is requesting approval for Conditional Use to utilize the subject parcel for agritourism. Section 40(B)(30) of the Town ordinance regulates agritourism uses as a Conditional Use. Specifically, the applicant is proposing to have one (1) rustic campsite and outdoor educational / private events. Those are the only two uses contemplated as part of this request. Any other agritourism uses would need to be considered as part of a separate request.

PLANNER COMMENTS:

Public Hearing: On July 27, 2026 the Town Plan Commission held a public hearing regarding the applicant's request. During the public hearing community members spoke both in favor and against applicants' proposal. Concern raised included the appropriateness of calling the proposed uses agritourism, traffic / parking concerns, trespassing concerns, size & number of events and noise.

Zoning: The subject parcel is presently split zoned with the majority of the Town's portion under the A-5 District. Per Section 40(B)(30) Agritourism is only permitted as a Conditional Use in the A-5 District.

Section 40(B)(30) regulates Agritourism via a Conditional Use. The ordinance specifies the following requirements for the use:

- a. Building plans, site plan and plan of operation shall be submitted to and a decision rendered by the Town Plan Commission.
- b. Off-street parking shall be provided as required by the Town Plan Commission adequate to meet the particular needs of the proposed use according to the plan of operation.
- c. Measures must be implemented to minimize noise and disturbances, including designated, quiet hours for all overnight activities. Specific measures, including maximum allowable noise level (i.e. decibel readings not to exceed 70 decibels at the property line) shall be included in the Plan of Operation.
- d. No portion of the environmental corridor district may be disturbed or vegetation removed unless specifically approved by the Town Plan Commission. This includes structures, parking, septic system location, etc.
- e. Compliance with all applicable health, safety, and environmental regulations of the Town of Genesee, Waukesha County and State of Wisconsin is required.
- f. Campsites:
 - 1) Campsites must be located at least 100 feet from any property boundary and 200 feet from residential structures on adjacent properties.
 - 2) No such use shall be permitted on a lot less than ten (10) acres in area. Campers (RV's) must be parked in designated areas that do not obstruct traffic flow, create hazards, or impact on neighboring properties.
 - 3) Except for rustic/remote tent sites, waste management must be provided to ensure sanitary conditions and approved by Waukesha County Environmental Health.
 - 4) Campsites shall not exceed a total of one (1) site per acre and must include provisions for portable water and sanitation, except for rustic/remote tent sites, in compliance with Waukesha County Environmental Health and the State of Wisconsin.
 - 5) Campsites rentals are limited to a maximum of 30 consecutive days.
 - 6) Appropriate signage must be displayed to inform visitors of rental rules, including any restrictions on the use of common areas and quiet hours.
- g. Outdoor Event Space:
 - 1) No such use shall be permitted on a lot less than twenty (20) acres in area.
 - 2) The maximum capacity for each outdoor event shall be established by the Town Board.
 - 3) Events must conclude by 10:00 p.m. to minimize noise impacts.
 - 4) Adequate screening and buffering must be provided to mitigate visual and noise impacts on adjacent properties.
 - 5) The Town Board shall review all outdoor events over 100 persons at least 30 days prior to said event. A detailed summary (including music, alcohol, dates/hours, etc.) of said event along with a site plan and Plan of operation shall be submitted to the Town Board showing parking, adequate restrooms, traffic control, refuse and recycling collection and any other requirements deemed necessary by the Town Board.

As part of their request the applicant has identified the following as part of the Plan of Operation request:

Campsites:

- 1) Campsite hours:
Check-in 3:00pm-8:00pm
Quiet hours: 10:00pm-7:00am
Check-out: 11:00am
- 2) Campsite Location & Number: The proposed 1 rustic campsite is technically located in Waukesha County's shoreland zoning, however the proposed location and number of sites is consistent with the Town ordinance requirements as well.
- 3) Sanitation: Waukesha County and the applicant have indicated a portable restroom will be provided.
- 4) Campsite rules will be provided as part of the booking process to comply with Section 40(B)(30)(f)(6).
- 5) Maximum of 1 party with a maximum of 6 guests.

The applicant's requested campsite is consistent with the requirements of the Town ordinance.

Outdoor Events:

- 1) Outdoor Events:
Setup no earlier than 9:00am
Guest arrival no earlier than 10:00am
Event conclusion by 9:00pm
Site cleared by 10:00pm
- 2) Occupancy & Frequency: The application requests a mix of small (up to 25) and large (up to 50) groups with a total person on site excluding owners and residents of 50. The application specifies a maximum of 2 events per week with a maximum of 20 events annually with over 25 attendees. The application specifies a maximum of 1 event per day. The application further specifies that there will be no simultaneous uses of the outdoor events area and the campsite unless it is part of the same group / event.

The applicant's requested outdoor events are consistent with the requirements of the Town ordinance.

Parking and Access: The plan provided indicates access to the campsite and outdoor event areas via a driveway which accesses the property between S54W31796 County Road ZZ and S54W31794 County Road ZZ. The applicant has not provided proof that the access can be utilized for the property or for commercial use. The applicant will need to provide proof that access is permitted through the adjoining property. All event parking is on site and within designated grass parking along the existing grass farm road. The applicant parking plan is

relatively generic, and a more formal and defined parking layout and access plan should be provided prior to finalization of Conditional Use. There does appear to be ample room for the 25-50 vehicles the uses would generate, with 50 spaces being on the extreme end of the possible traffic generated.

Existing Barn Use: The existing barn is not proposed as a part of the Agritourism use, but the applicant indicates the barn may still be used for farm, conservation and educational purposes. No commercial or rental use of the barn is permitted as part of this request.

Conditions: In order to ensure the applicants request is consistent with the Town requirements a number of conditions should be considered to ensure compliance with ordinance and hold the applicant to the uses and plan of operation as proposed.

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

- 1) Proposed Uses: Are the proposed uses consistent with the requirements for Agritourism use? Has the applicant meet the requirements for each specific use as outline within the Towns ordinance?
- 2) Traffic and Parking: The proposed use will increase the parking and traffic in the area and on-site. Is the increased traffic and parking appropriate for the area in which the development is located? Has ample parking and its potential impact to the area been considered?
- 3) Noise: Has the applicant sufficient addressed the noise provisions related to Section 40(B)(30) – Agritourism?
- 4) Conditions: Are the contemplated conditions appropriate for the proposed uses?

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission **approves** the Conditional Use, Plan of Operations and Site Plan request for Agritourism for the property located at S54 W31500 South State Highway 59 with the following conditions:

1. This subject property must be developed in substantial conformity with the plans presented at the Plan Commission Public Hearing on July 27, 2026. Any changes shall require further approval by the Town of Genesee Plan Commission.
2. Use shall be limited to one (1) rustic campsite and outdoor event areas as approved by Town Plan Commission on August 2, 2026.

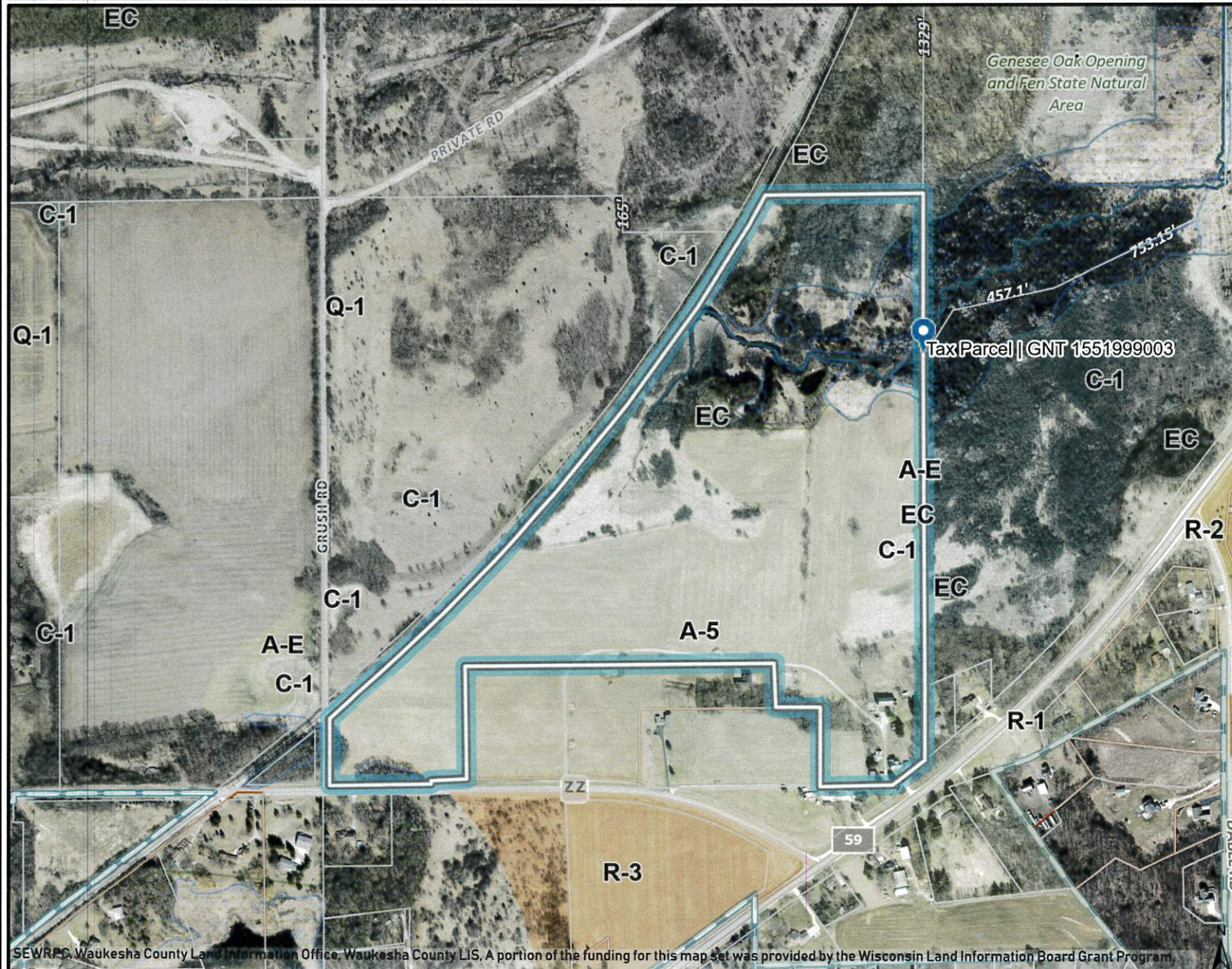
3. Campsite Plan of Operation shall be limited to:
 - a. Check-in 3:00pm-8:00pm
 - b. Quiet hours: 10:00pm-7:00am
 - c. Check-out: 11:00am
 - d. Maximum of 1 party with a maximum of 6 guests.
 - e. Sanitation: Waukesha County and the applicant have indicated a portable restroom will be provided.
 - f. Campsite rules will be provided as part of the booking process to comply with Section 40(B)(30)(f)(6)
4. Internal facing no trespassing sign shall be installed to help ensure guests of site remain on the subject property.
5. Outdoor events Plan of Operation shall be limited to:
 - a. Setup no earlier than 9:00am
 - b. Guest arrival no earlier than 10:00am
 - c. Event conclusion by 9:00pm
 - d. Site cleared by 10:00pm
 - e. Maximum of 50 attendees
 - f. Maximum of 20 events with over 25 attendees
 - g. Maximum of 1 event per day
 - h. Maximum of 2 events per week.
 - i. No simultaneous use of campsite and private events areas unless part of the same group or event.
6. As the Town ordinance allows for up to 100 attendees and the applicant is being limited to 50 as part of the request, the Town Board shall retain the right to review event between 51-100 attendees at least 30 days in advance. Any application to the Town Board for over 50 attendees shall be capped at a maximum of 100 attendees. As part of a request to exceed 50 attendees a detailed summary (including music, alcohol, dates/hours, etc.) of said event along with a site plan and Plan of operation shall be submitted to the Town Board showing parking, adequate restrooms, traffic control, refuse and recycling collection and any other requirements deemed necessary by the Town Board. The applicant shall be limited to 1 such request per year.
7. No amplified music or sound is permitted.
8. Noise shall be capped at 70 decibels at the property line per ordinance requirements.
9. A detailed, drawn to scale parking plan / layout which clearly indicates a minimum of 50 on-site parking spaces shall be provided and approved by Town staff prior to issuance of the Conditional Use Permit. Plan shall include how ADA parking will be accommodated.

10. The applicant shall provide proof that legal access through the adjoining property exists prior to finalization of the Conditional Use.
11. This Conditional Use and Site Plan/Plan of Operation shall be granted for a one (1) year trial basis. The Town of Genesee Plan Commission and the Waukesha County Park and Planning Commission shall review the CU/SPPO in September 2027 and make a determination if said use shall continue or cease operation. At that time, or sooner upon inspection or complaint, any or all conditions of approval may be modified, changed, added, or deleted at the discretion of the Town Plan Commission and the Waukesha County Park and Planning Commission without the necessity of a new public hearing, or the use may be terminated. At least 60 days prior to the expiration of the one (1) year trial basis the applicant shall file an application with the Town of Genesee to initiate the review.
12. A list of scheduled events and dates for campsite reservations (and number of people) for the year shall be provided to the Town of Genesee Clerk or Planner and the Waukesha County Planning and Zoning Division no later than April 1st of each calendar year. Each time a new event is added or scheduled, an updated list shall be provided to the Town Planner or Town Clerk at least seven (7) days prior to said event. The schedule of events shall include the date and type of event, a description of the event including food service, the location of the event, and the anticipated number of guests.
13. The Waukesha County Environmental Health Division must review and approve of the proposed Conditional Use and Site Plan/Plan of Operation use on the subject property, **prior to the issuance of any permits.**
14. There shall be no parking or loading/unloading on CTH ZZ or STH 59 related to the business. All vehicles shall park and load/unload in the property owners' driveway or on the grass driveway.
15. Any use of the barn for uses not specified herein requires a Conditional Use amendment from the Town of Genesee Plan Commission. If state approved plans are required, a copy of said plans shall be submitted to the Town Building Inspector for review and approval prior to the issuance of a Building Permit, or Zoning Permit, if applicable. Waukesha County Environmental Health Division approval is also required. The petitioner shall also provide documentation to the Town Planner that the local Fire Inspector has inspected the building for compliance with all local fire codes, prior to the issuance of an occupancy permit.
16. Any alcohol on site shall comply with all applicable state, federal and local laws.
17. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

18. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
19. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
20. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
21. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
22. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan, Plan of Operation and Conditional Use.
23. 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 Plan of Operation, 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.
24. 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.

EXHIBIT:

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



Legend

	Tax Parcels
	Assessor Plat
	CSM
	Condominium
	Subdivision

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
- A-3 Agricultural/Residential

Notes

Printed Date: 7/22/2026 12:41 PM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Town of Genesee Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division, on **July 27, 2026 at 6:00 pm** at the Genesee Town Hall, located at S43 W31391 Hwy 83, Genesee Depot, WI 53127, to consider the Conditional Use request **(CU143)** of **Rebecca Fedak and Peter German (owners)** for a single rustic campsite and outdoor events pursuant to the Waukesha County Shoreland Protection Ordinance and to consider the Conditional Use request for an Agritourism use per Section 40(B)(30) Agritourism of the Town of Genesee Zoning Code.

The subject property is described as part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59, North Prairie, WI 53153-9435 (Tax Key No. GNT 1551.999.003).

For additional information regarding this public hearing, please contact Kassie Slotty, Senior Land Use Specialist, of the Waukesha County Planning and Zoning Division at (262) 896-8072 or Mark Lyons, Town of Genesee Planner at (262) 968-3656.

All interested parties will be heard.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd.
Waukesha, WI 53188

Legal notice to be published in the
West Now on
Wednesday, July 8, 2026, and
Wednesday, July 15, 2026

RECEIVED 02/03/2026
DEPT PARKS & LAND USE

Property is presently used as Home, farm, recreation

Pearl Forge Conservancy

Agritourism Plan of Operation

1. Executive Summary

Pearl Forge Conservancy requests Conditional Use Permit approval for a low-intensity, agritourism operation on an existing farm and conservation property in the Town of Genesee. Proposed uses are reservation-based, limited in scale, subordinate to the agricultural and conservation use of the property, and designed to minimize traffic, noise, environmental disturbance, and impacts to neighboring properties. Agricultural production continues and no requested use removes the land from long-term agricultural viability. The use preserves open space, supports farm viability, and introduces low-impact rural experiences consistent with the property's setting.

This application does not include public use of the barn. The barn is not proposed as an event space or assembly use under this permit.

2. Property Overview

The 82-acre property includes a homestead area, agricultural fields, and conservation/restoration areas. The agricultural land remains in production. Establishment of a conservation easement and habitat stewardship remain core long-term priorities at the site.

3. Uses Requested

1. One rustic campsite
2. Outdoor educational/private events

Not requested at this time:

- Camper/RV rental
- Indoor (i.e. barn) public occupancy
- Festivals or large public events

Hours of Operation

Campsite

- Check-in: 3:00 PM–8:00 PM
- Quiet hours: 10:00 PM–7:00 AM
- Check-out: 11:00 AM

Events / Day Use

- Setup no earlier than 9:00 AM
- Guest arrival no earlier than 10:00 AM
- Event conclusion by 9:00 PM
- Site cleared by 10:00 PM

4. Occupancy Limits

- Campsite: 1 party, maximum 6 guests
- Small classes/retreats: 25 guests
- Larger private events: 50 guests maximum
- Total persons onsite (excluding owners/residents/staff): 50 maximum

5. Frequency Limits

- Maximum 2 events per week
- Maximum 20 events annually with over 25 attendees
- No more than 1 event per day
- No simultaneous event and campsite use in campsite area, unless if used by same private party

6. Campsite Operations

- One designated rustic tent campsite (Figure 2)
- Advance reservations only; no walk-ins
- Portable restroom facilities provided
- Pack-in/pack-out waste policy
- Campfire only in approved fire ring when conditions allow
- Campsite host rules provided at booking and onsite

7. Event Operations

Examples include yoga, art classes, nature education, private celebrations, acoustic music, farm dinners, and retreats.

- Private reservation-based use only
- No open-admission festivals
- No recurring nightlife uses
- Noise levels in compliance with local ordinances
- Licensed vendors/caterers for food and drink, when applicable
- Portable restroom and handwashing facilities will be provided and located in close proximity to wherever the event is taking place
- Events will mostly occur near the pond (Figure 2) and within the open space to the north and west of the barn (Figure 3)
- No use of the barn for events under this permit

8. Parking & Traffic

Traffic is limited by reservations, attendance caps, onsite parking only, and event management procedures. No roadside parking is permitted.

Parking and Vehicle Management Plan

- All parking is onsite only; no roadside parking is permitted
- Maximum attendance is capped at 50 guests; expected peak vehicles: 20–25
- A designated grass parking area adjacent to the existing north-south grassed drive will be clearly defined using posts, temporary striping, or mowed boundaries. The specific location of the designated event parking may shift along this designated area depending on the location of the event. (Figure 4)
- Parking will be organized a single row with standard 9' x 18' stalls
- Emergency access lanes will be maintained at all times, free of parked vehicles (Figure 5)
- For events over 25 attendees, a designated parking attendant will direct vehicles to assigned areas
- If parking capacity is reached, no additional vehicles will be permitted onsite

ADA Accessibility

- At least one accessible parking space will be provided on the most level, firm, and stable surface available, located closest to the primary activity area
- Accessible routes will be maintained to activity areas to the extent practicable for a rural property

Traffic Management

- All guest will enter the property via the gravel driveway entrance on County Highway ZZ (Figure 1)
- Reservation-based scheduling limits arrivals
- Staggered arrival times will be encouraged for larger events
- No more than one event per day
- No simultaneous use of event areas for separate groups

Surface and Stormwater Considerations

- Parking areas are low-intensity, seasonal grass-based systems, not permanent paved lots
- Any future installation of impervious surfaces will be subject to separate review and permitting

9. Barn Use (Clarified)

The barn is not proposed for, nor included in, this Conditional Use Permit request for agritourism activities.

No public agritourism events, commercial gatherings, weddings, concerts, or assembly uses are proposed within the barn under this application.

The barn may be used on a limited and occasional basis for incidental agricultural and conservation-related activities, such as:

- Farm tours
- Educational field visits
- Conservation partner site visits
- Small group discussions associated with on-site agricultural operations

These activities are:

- Non-commercial in nature
- Accessory to the primary agricultural use of the property
- Not open to the general public
- Not separately advertised or rented

Incidental barn use will not occur concurrently with agritourism events authorized under this permit.

Any future proposal to use the barn for public events, rentals, or expanded assembly use would require a separate review and approval process and compliance with all applicable building and fire codes.

10. Environmental Protections

- Existing conservation goals will be enforced. Conservation easement will limit activities to low impact.
- No facilities in wetlands
- Sensitive habitat areas protected
- Guests limited to designated use areas
- Dark-sky lighting only
- Amplified sound limited and ended by 8:00 PM
- Compliance with any required shoreland, floodplain, wetland, or corridor setbacks

11. Public Health, Safety, & Emergency Access

- Required sanitation facilities, waste handling, and licensed food service practices will be provided as applicable. Any additional state/county approvals required will be obtained before operation.
- Posted address at entrance.

- Maintained emergency access lane and turnaround area. Emergency vehicles will be able to access the property from County Highway ZZ or State Highway 59. There is ample open space for emergency vehicle turnarounds in the pond area. (Figure 5)
- First aid kit onsite
- Fire extinguisher available
- Emergency contact available during operations
- Compliance with fire department directives and burn restrictions

12. Good Neighbor Policy

- Direct contact provided for concerns
- Prompt response to complaints
- Noise, parking, and trespass rules communicated to guests
- Respect for neighboring residences emphasized in all bookings
- All designated event areas setback over 100' from property line with existing tree line providing natural screening
- Operations are intentionally small-scale, mostly seasonal, reservation-based, and capped by attendance and event frequency limits.
- Quiet hours, event end times, limited amplified sound, and guest conduct rules reduce nuisance potential.
- Notice given to neighbors prior to any larger events

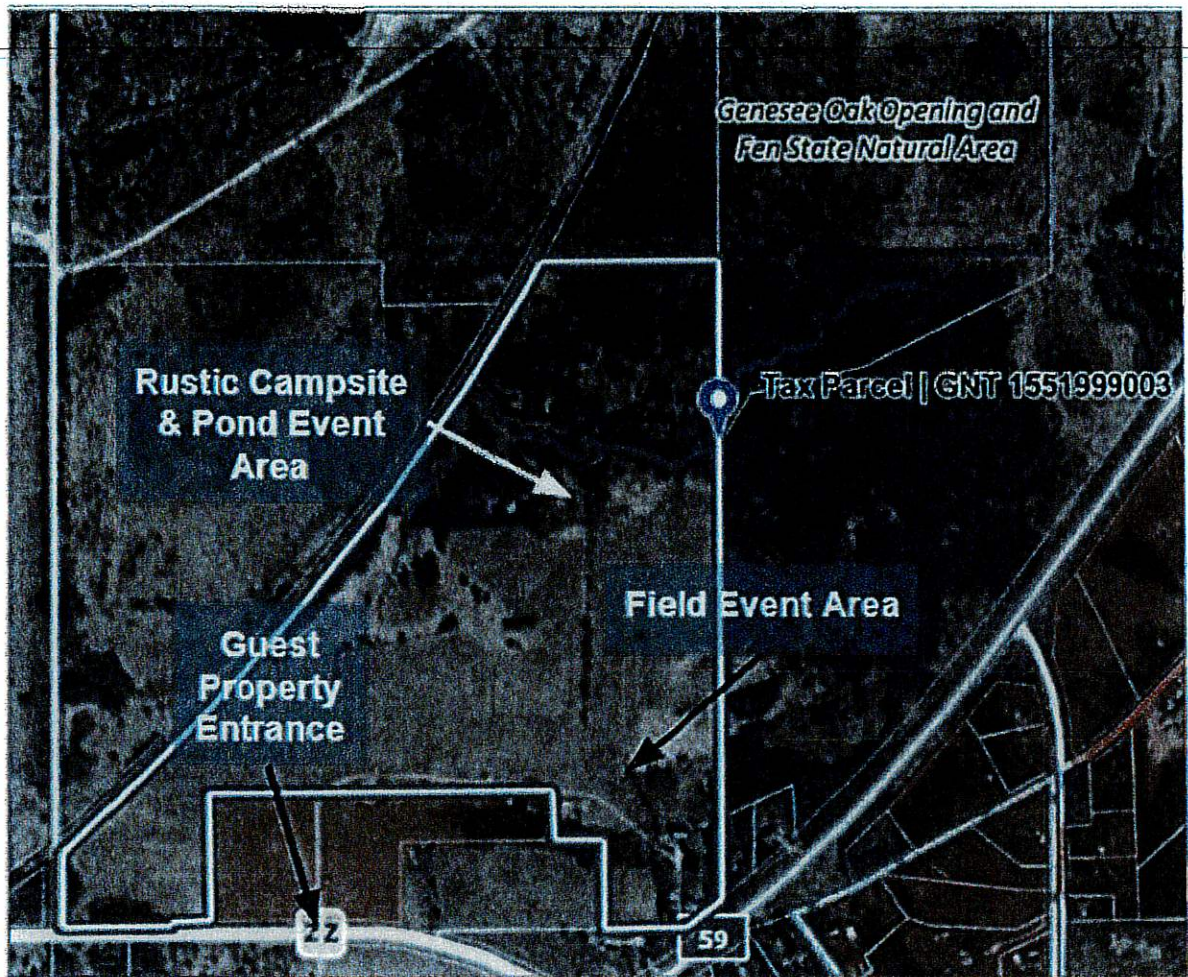


Figure 1. Site Overview

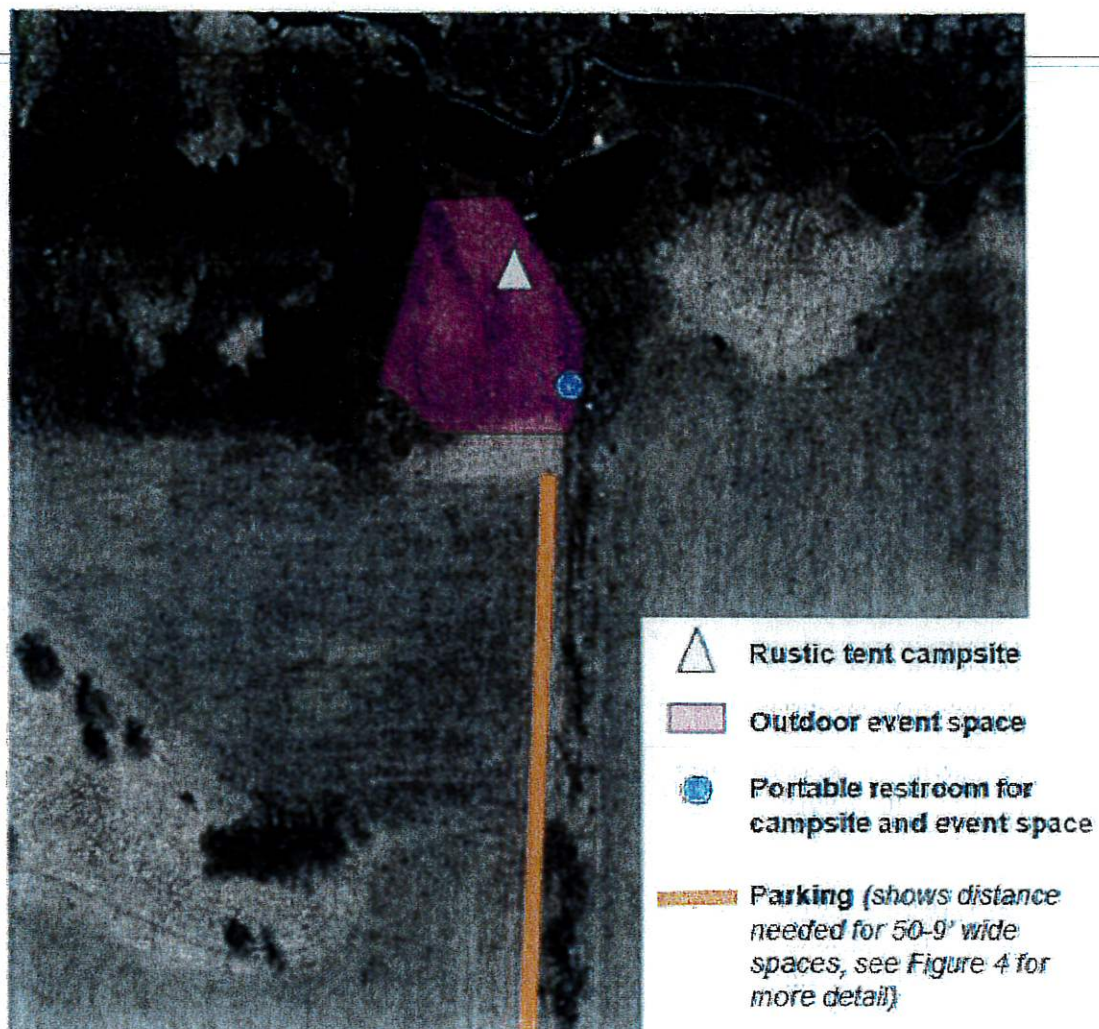


Figure 2. Pond Area Site Plan



Figure 3. Field Event Space Site Plan

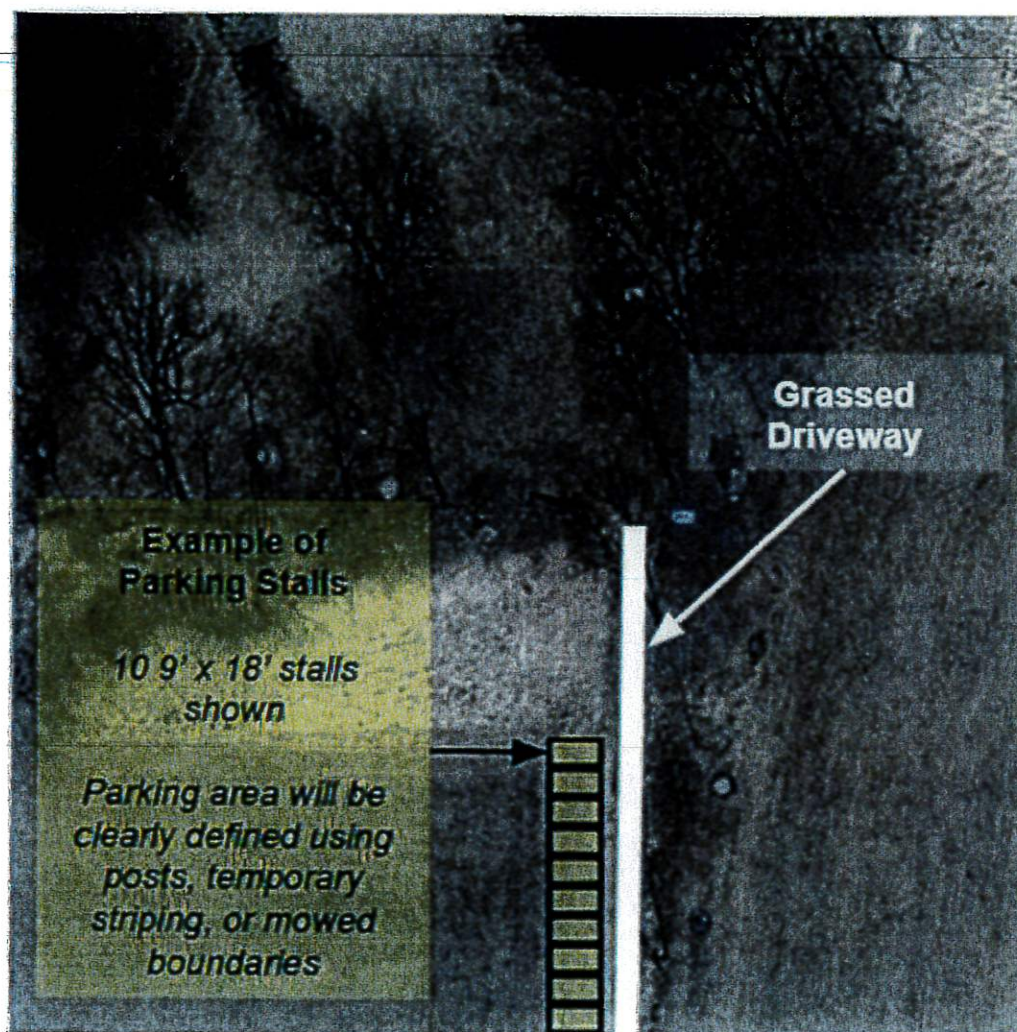


Figure 4. Parking

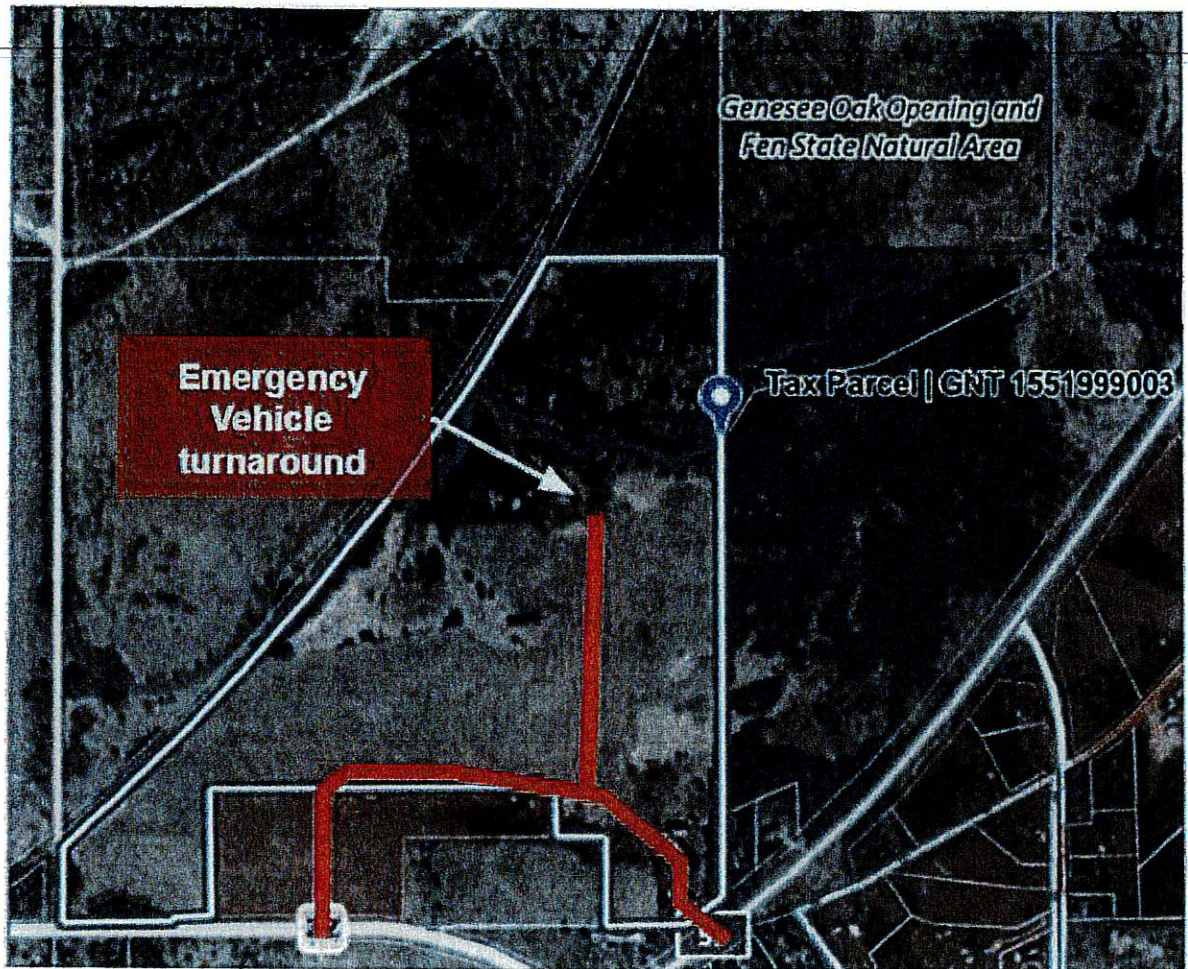


Figure 5. Emergency Access

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: June 17, 2026
MTG DATE: June 22, 2026
RE: Modification of approved building footprint – Lot 11 Genesee Preserve

BACKGROUND:

1. Petitioner/Agent: Robert Dignan
2. Property Owner: Same as above
3. Address: W296 S5930 Ancient Oak Trail
4. Location:
LOT 11 GENESEE PRESERVE Being part of the SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4
OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T6N R18E
5. Tax Key Number(s): 1579.011
6. Area: 27.318 AC
7. Town Zoning: R-1, Residential District, A-E Exclusive Agricultural Conservancy District, C-1 Conservancy District

OVERVIEW:

The petitioner is requesting approval from the Town of Genesee Plan Commission and Town of Genesee Town Board to amend the previously approved buildable area envelope as established on the plat for Genesee Preserve. The plat included a note that only allows modification of the approved building envelopes with Town Plan Commission and Town Board approval. The proposed change would result in a slight overall reduction in the buildable area envelope from 0.701 acres to 0.695 acres.

PLANNER COMMENTS:

Plat: As part of the platting process for Genesee Preserve specific building envelopes were established. This was done to preserve the significant amount of environmental corridor and conservancy areas which existed within the proposed subdivision. The records indicate the inclusion of specific buildable area envelopes play a major role in the subdivision being approved as it exists. The development required a zone change in order to proceed, the zone change was conditionally approved, in part due to the predetermined buildable areas, without those building area being predefined the zone change and subsequent subdivision likely would not have been

approved. A plat note was included to limit the ability to change the approved buildable area envelopes, requiring both Plan Commission and Town Board approval to do so.

The applicant's lot is the only lot that has not yet been built on. All other lots in the subdivision have adhered to the originally approved buildable area envelopes as established during the initial approval project. Staff over the years received inquiries from property owners wanting to build outside of the approved envelopes, but upon discussion all prior owners ultimately built within the approved areas. The petitioner is seeking to be the sole owner within the subdivision to not adhere to the buildable areas as originally approved. No information has been provided by the applicant to justify changing the buildable area outside of a desire to build an alternative home design and layout. From staff perspective, given the original consideration involved in determining the buildable area envelopes and the role it played in receiving approval for the subdivision, staff cannot support a change to the buildable area for the final lot when all other owners were held to the same standard. Insufficient justification has been presented to

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

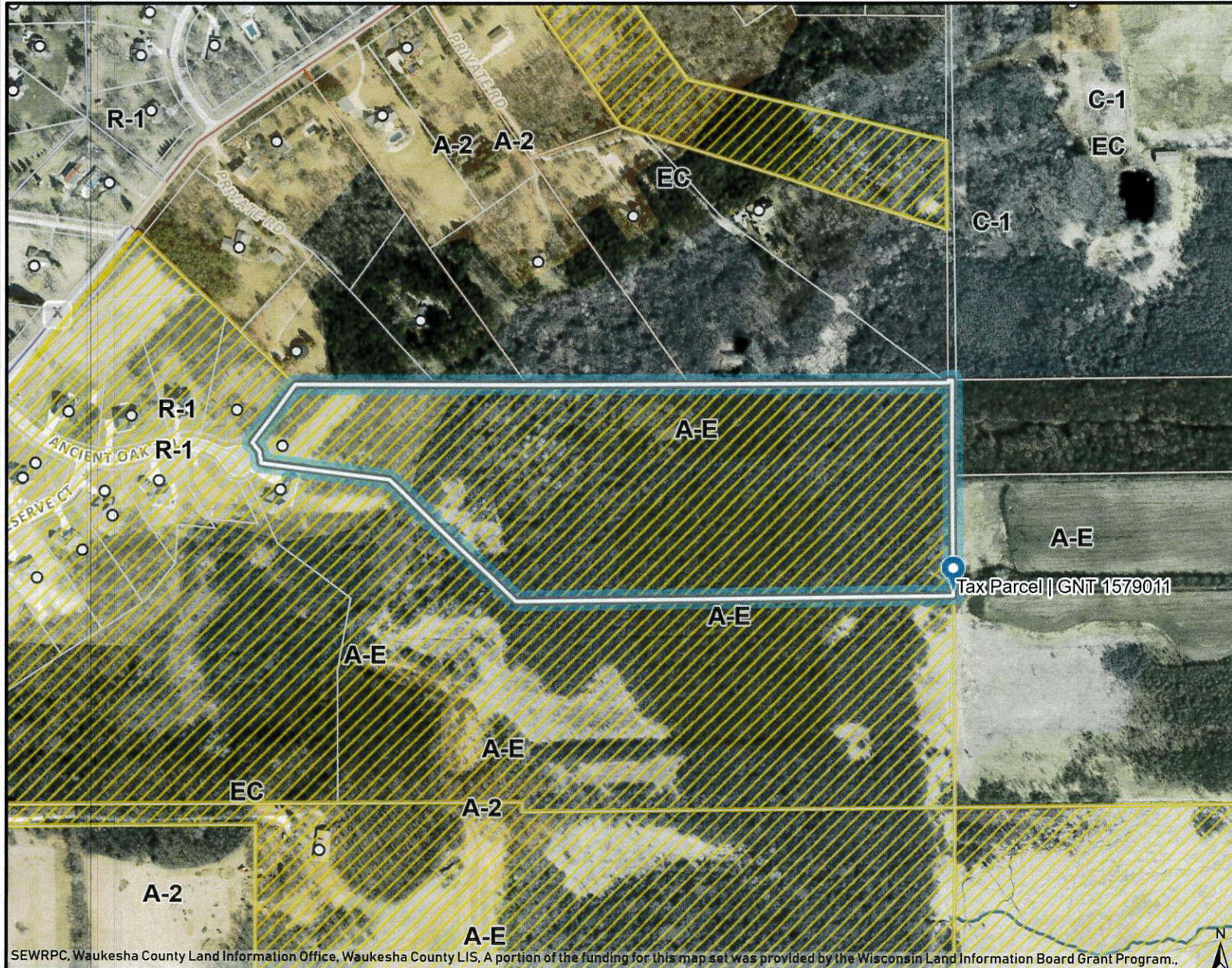
The Town of Genesee Plan Commission denies the buildable area amendment for the property located at W296 S5930 Ancient Oak Trail, (1579.011).

EXHIBIT:

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



W296S5930 Ancient Oak Trail



Legend

- Site Address
- Tax Parcels
- ▨ Historic Tax Parcels
- ▨ Assessor Plat Assessor
- ▨ CSM CSM
- ▨ Condominium Condomin
- ▨ Subdivision Subdivisio

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

Notes

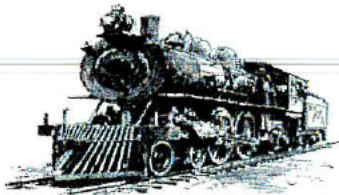
Printed Date: 8/19/2026 12:39 PM

SEWRPC, Waukesha County Land Information Office, Waukesha County LIS, A portion of the funding for this map set was provided by the Wisconsin Land Information Board Grant Program.

0 228 457 685 914

1 inch equals 457 feet

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

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1579011

ZONING DISTRICT: _____

APPLICANT NAME, MAILING ADDRESS & DATE:

Robert T. Dignan
Printed Name
942 S. Waterville Lake Rd. Summit WI 5306
Mailing Address City State Zip
[Redacted] N/A [Redacted]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert T. Dignan
Printed Name
Same
Mailing Address City State Zip
Phone Fax Email

PROPERTY ADDRESS: W296S5930 Ancient Oak Trail, Genesee, WI 53189

LEGAL DESCRIPTION:

LOT 11 GENESSEE PRESERVE & UNDIV INTEREST IN OUTLOTS 1 & 3 BEING PT SE1/4 SW1/4 OF NW1/4 & NE1/4 NW1/4 OF SW1/4 & NW1/4 OF SE1/4 SEC 35 T6N R18E - ALSO SUBJECT TO A CONSERVATION EASEMENT RECORDED AS DOC #4652163 ON 02/10/2022

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

We are requesting an adjustment to the existing "building envelope" that is on file for Tax Key GNT 1579011.
Attached is a CSM Exhibit prepared by Matthew O'Rourke, of LandTech, outlining both the existing and proposed building envelopes.

EXISTING STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
1 Story _____ 2 Story _____ Split Level _____
No. of Bedrooms _____ No. of Bathrooms _____
Floor Area: 1st Floor _____ 2nd Floor _____
Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
1 Story _____ 2 Story _____ Split Level _____
No. of Bedrooms _____ No. of Bathrooms _____
Floor Area: 1st Floor _____ 2nd Floor _____
Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

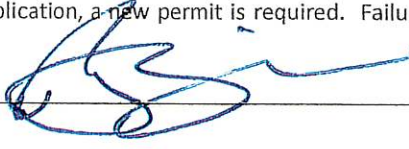
Size of Lot: Average Width approx. 80-85'

Average Depth approx. 360'

Total Square Footage 30,554

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. **SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED.** APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

Both of the undersigned state that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a zoning permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

Signature of Owner  Date 5-30-2026
Signature of Agent _____ Date _____
Application (approved) (denied) by Zoning Administrator _____ Date _____
Conditions for approval or reasons for denial _____

Town Use Only

Fee Paid _____ Receipt No. _____ PSE Approved _____ BOA No. _____ PO No. _____
ZP No. _____ CU No _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

Preliminary Site Evaluation Application

Waukesha County Department of Parks & Land Use, Environmental Health Division
515 W. Moreland Blvd., Room AC260 Waukesha, WI 53188 262-896-8300 FAX: 262-896-8298
Email: sod@waukeshacounty.gov

Date: May 30, 2026	Name of Property Owner: Robert & Christine Dignan Trust
Property Location: W296S5930 Ancient Oak Trail	City, Town, Village of: Town of Genesee
Phone: [REDACTED] Email: [REDACTED]	Contractor Name: Not applicable
Mailing Address & Zip: 942 S. Waterville Lake Rd., Summit, WI. 53066	Phone: FAX:

Improvement Description:

(Indicate the Improvement Option that applies – "A", "B" or "C")

Option A – Please check from the list below:

☐ Swimming Pool ☐ Wood Deck ☐ Pole Building ☐ Outbuilding ☐ Garage ☒ Other

Attach survey, blueprints or plans to this application showing the dimensions and location of the proposed improvement on the property.

ADJUSTMENT
TO BUILDING
ENVELOPE

Option B:

☐ Building Addition and/or remodeling
No change in number of bedrooms

Provide a description of the building and/or remodeling project.

☐ Land Division:

Creation of new land parcels that include an existing building served by a private sewage system.

Provide a survey showing the proposed land division, building location and the location of septic tank and soil absorption areas.

Option C:

☐ Residential: Building Addition and/or remodeling that will result in an increase in number of bedrooms.

Existing number of bedrooms: _____

Proposed number of bedrooms: _____

Provide a description of the building and/or remodeling project. Attach a survey, blueprints and/or plans of the proposed improvement or development to this application.

☐ Public/Commercial: Building addition and/or remodeling that will result in an increase, decrease or change of building use or operation. Please check the appropriate box below: ☒

Increase in Building Usage: ☐ Same Usage: ☐

Decrease in Building Usage: ☐ Change of Use: ☐

* May require a soil test pit and profile evaluation to determine whether the existing private sewage system is in an area having a high water table or bedrock condition. Assuring proper siting and installation of private sewage systems will help prevent contamination of groundwater. If the soil profile evaluation shows that the private sewage system is installed in unsuitable soils, it is understood that a code complying private sewage system shall be ordered installed regardless of whether a building permit is issued.

Private sewage systems that are "failing" by discharging sewage to the ground surface or backing up into the building will be ordered replaced with a code complying private sewage system.

By signing this form, I state that I am the property owner; I have read the above statement and agree to its conditions. I also give permission for a Waukesha County representative to enter my property to determine that the proposed improvement complies with Comm. 83, Wisconsin Administrative Code and Waukesha County Sanitary Ordinance.

Robert Dignan

Printed Name of Property Owner

Property Owner Signature

FEES: To be submitted with application		Make Checks Payable to: "Waukesha County" For improvements or remodeling projects involving more than one category, the fee will be based on the greater amount.	For Department Use Only:		
Option "A"	\$56.00		Received By:	Date:	
Option "B"	\$72.00		Fees Due:	Fees Paid:	
Option "C"	\$87.00		WC Zoning Jurisdiction:	Yes	No
			Current on Maintenance:	Yes	No

To the Members of the Town of Genesee Board & the Town of Genesee Planning Commission,

The purpose of this document is to provide some additional explanation with regard to our request to make an adjustment to the boundary that separates the current building envelope from the secondary environmental corridor on lot 11 of the Genesee Preserve subdivision. The property is listed at 27.295 acres, of which roughly 24 acres falls under a conservation easement with the Waukesha County Land Conservancy (WCLC). Of the remaining three acres not under the easement, 0.701 acres is currently designated as a building envelope, with the remaining 2.3 acres designated as Secondary Environmental Corridor.

At the time that we purchased this property, our primary goal for this land was two-fold:

1. Build our ADA accessible retirement home that we can enjoy for the remainder of our lives, and,
2. Return the land to its historical environmental status, which includes Oak Savannah, transitional prairie, and spring fed fen wetland (in the area that is governed by the conservancy).

After we acquired the property in February 2025, we filed a forestry plan (as required) and immediately beginning to eradicate invasive buckthorn on the non-conservancy portion of the property. The original building envelope was fairly logical as it was the only portion of the entire 27 acres that was not consumed by buckthorn at the time of development. With the buckthorn on those three acres removed, however, we quickly discovered that there is a more efficient way to lay out any future development of this property. After consultation with the folks at the WCLC, we feel that we have a better solution, both from an environmental and long-term property value standpoint.

We are requesting this change for the following reasons:

- It is our intention to build a home and an outbuilding, subject to the Genesee Building Code, and the rules of the Genesee Preserve HOA. As we are working to design this, we are finding that the current building envelope is significantly limiting our ability design a property layout that integrates into the land with the least amount of intrusion. The adjustment, as requested, will allow us to minimize the amount of land that is affected, and will decrease the amount of impermeable surface that is necessary.
- In working with our builder, we have developed a preliminary layout that will allow us to effectively mirror the layout of our neighbors, Brian and Brigitte Dugan. By taking this approach, we believe that we will create an outcome that is more environmentally conducive, while also being less visually intrusive for our neighbors. If we attempt to utilize the current building envelope, the only way to way to lay out the buildings would be in a line extending for much of the envelope. As a result, much of the benefit of the environmental corridor on the west end of the property ends up being lost. Additionally, our neighbors to the west (GNT 1579012) would end up with a view of our building structures, and not into the Conservancy area. By shortening the building

envelope and consolidating the structures more closely with the Dugans, we effectively increase the usable secondary environmental corridor space and improve the aesthetics for our neighbors.

- One of the shared goals that we have with the WCLC is to improve the long-term biodiversity of the entire parcel, while attempting to return the entire 27 acres to the condition that it was in 1843. A significant component of this process includes improving the timber status. We are very fortunate to have a healthy, growing stand of Shagbark Hickory trees within the secondary environmental corridor on this property, as well as a few small oaks and a black walnut near the road. Throughout the upper 3 acres, however, we also have an overly abundant population of black cherry and eastern cedar trees. While neither of these species is considered invasive, the WCLC has indicated that they are also not considered desirable for the restoration. If this adjustment is approved, there are nine trees, numbered #100-106, as well as #108 & #127, on the survey map, that I expect we would eventually remove. Specifically, these are six black cherry trees and three Eastern cedars. To immediately compensate for the loss of any of these trees, we would propose adding three Burr Oak trees, with a trunk diameter of 2.5'-3.0" sourced locally from Piala's nursery. It should also be noted that we have received approval from the WCLC to add an additional 2-3 Swamp White Oak trees of the same size to the WCLC Conservancy area that is now cleared of buckthorn. In future years, as we file additional forestry plans, the goal will be to continue to replace less desirable species with higher quality native species.
- By reconfiguring the building envelope to the new proposed version, we will be able to position our conventional septic field further away from the Dugans' property, reducing any likelihood of future issues with their well. Under the current building envelope, all of the layout solutions that have presented themselves would necessitate placing the septic field immediately adjacent to our property line with the Dugans, on the south edge of the property. While this would still be within code, they have expressed apprehension about this issue. We would prefer to be good neighbors, and give them some extra peace of mind that our septic field will never become a problem with their existing well.

What this request does not do:

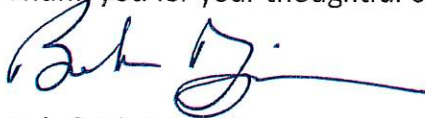
- This request does not ask either the Planning Commission or Town Board to grant any type variance, waiver, or conditional use permission that would in any way be inconsistent with current Town Code.
- This request does not increase the size of the building envelope. In fact, the building envelope actually decreases from .701 acres to .695 acres.
- This proposal does not have any sort of negative environmental impact on either the secondary environmental corridor, nor on the 24 acres of fen wetland that is governed

by the easement agreement. In fact, it represents the next step in continuing to improve the natural habitat and functionality of the wildlife corridor, and allows us to move forward with the prairie restoration in the coming months. Attached to this document is a letter of support from Allison Heine de Romero, the Executive Director of the Waukesha County Land Conservancy. As our partner in this process, we most value their opinion since they are the stakeholder with the most to potentially lose.

- This proposal does not result in a condition that negatively impacts the grade or runoff qualities of the property. Regardless of the building envelope that we are allowed to use, the 890' elevation will likely be the primary location for the residential structure. If forced to use the current envelope, we would likely see a total drop of four feet, to 886' of elevation, over the footprint of the structures that would be built. In comparison, if we can utilize the proposed building envelope, the expectation is that the structures would not need to extend beyond the 888' line, resulting in less vertical change over the entire building footprint. While both of these are workable, we would prefer to minimize the amount of grade change that is necessary so that the property retains its natural drainage.

In closing, I wanted to be very clear about our long-term intentions. When my wife and I discovered the listing for this property, we very quickly realized that this could become the last great project of our lifetime. While the Waukesha County Land Conservancy is the legal steward for the majority of the acreage for our property, I believe that our motivation is as strong as that of the WCLC, and we are certainly blessed with a greater level of resources that we can dedicate to improving this property. We hope that the Planning Commission and Town Board share our desire to see this property improve as a habitat for our native flora and fauna, while also fitting hand-in-glove with the existing homes of our neighbors in the Genesee Preserve neighborhood.

Thank you for your thoughtful consideration,



Bob & Christine Dignan
942 S. Waterville Lake Rd.
Summit, WI 53066

Attachments: Certified Survey Map Exhibit including the proposed building envelope
 Certified Survey Map Exhibit displaying current (red) and proposed (green) building envelope
 Letter of Support from Waukesha County Land Conservancy
 Google Map (hi res) photo of property at Acquisition (pre-clearing)
 EOS.com (low res) photo of property as of May 30, 2026
 Map (preliminary) with preferred location of residence & outbuilding

Reading the "Staff Review and Recommendation" that was prepared by Mr. Lyons, I was disappointed to see the recommendation to deny the requested adjustment to Lot 11 of the Genesee Preserves neighborhood. The recommendation is focused on the idea that "no other property owners were granted an adjustment." While I am unsure as to how many other Genesee Preserve residents have made a formal request to change their building envelope, I do know that it has been made very clear to me since Day One of our ownership that the Town was against making a change of this type. I was told during my first inquiry that we would "have to clear a very high bar for it to be considered." I believe that we have cleared that bar, but am forced to concede that my original explanation was not as thorough as it should have been. I hope to correct that with this document.

I respect that the issue of "setting precedent" must always be considered and weighed, because municipal decisions are never made in a vacuum. With that said, high quality ideas should always be weighed independently of each other. If an idea is brought to the Planning Commission that enhances the quality of the Township, and if that idea does not result in an outcome that is "less optimal," it should be evaluated on its own merits. In fact, I would expect that the Township would be hoping that its citizens are actively engaged in a manner that strives to create to implement enhancements in the community, including those that perhaps weren't considered previously for legitimate reasons. New information triggers new opportunities.

In this case, per my conversation with the surveyor who platted the property for the developer, the original building envelope on Lot 11 was only tied to "staying within the area that is already cleared." This was a reasonable position at the time, as it is less costly to survey a property when it doesn't require the team to bush hog through thick buckthorn. It was also reasonable for the Town and the Planning Commission to look at Lot 11 as it had been laid out to them, and to accept it or require a change based upon the request and facts that were presented to them.

As Mr. Lyons accurately points out in his document, "As part of the platting process for Genesee Preserve specific building envelopes were established. **This was done to preserve the significant amount of environmental corridor and conservancy areas which existed within the proposed subdivision.** The records indicate the inclusion of specific buildable area envelopes, played a major role in the subdivision being approved as it exists. The development required a zone change in order to proceed, the zone change was conditionally approved, in part due to the predetermined buildable areas, without those building area being predefined the zone change and subsequent subdivision likely would not have been approved in its current 16 lot configuration."

The issue is this. When the initial buckthorn removal process was completed in April of last year, a significantly more compelling option became quite apparent. I understand that approving this request means that you may receive questions on this request from other Town residents, and that the development of Genesee Preserve was contentious. In looking at the question, "How does the Board justify this building envelope change to future Town residents who may come back and ask for the same treatment?" I wanted to share the following.

Answer: The property that was granted the change is a 27.295 acre parcel, of which 24 acres (88%) was identified as being so ecologically sensitive that those acres were required to be placed into Conservancy status under the terms of the development agreement. That does not change. Of the remaining 3.3 acres, all but 0.701 acres were placed into Secondary Environmental Corridor (SEC) status, to again protect the environmental integrity of the area.

As the owners began removing invasive species and attempting to design their residence for this parcel, it became evident that there was a modification that could be made to the building envelope that would improve the overall long-term environmental condition of the property. By adjusting the long, thin envelope to a shorter, wider envelope, they accomplished the following:

- 1. They were able to decrease the size of the building envelope from 0.701 acres to 0.695 acres, thereby increasing the size of the SEC.*
- 2. They were able to improve the efficiency of the bordering wildlife corridor by connecting sections of SEC that had limited contact with each other. In doing so, they were able to improve the quality of not only their own SEC, but also enhance connectivity with the SEC in Lots 12-15.*
- 3. They were able to eliminate the need to excavate into a high-grade slope area on the western edge of existing building envelope which allowed them to retain better drainage characteristics of the property. This also removed the need of for a 4'-6' retaining wall in that location, again improving the quality of the SEC.*
- 4. They were able to keep the entire "building footprint" in an area that never varied by more than 24" of topographical height, in comparison to the 48" or more that would have been necessary if they had used the original envelope.*
- 5. By reconfiguring to a more compact footprint, they were able to reduce the amount of concrete necessary for connecting walkways, thereby reducing the amount of impervious surface that was necessary in and around the home and the detached garage.*
- 6. By locating the home and detached garage closer to the cul-de-sac, they were able to further reduce the amount of impervious surface as the length of the driveway distance was cut by more than 50%. This eliminated no less than 2,400 sq. ft. of additional asphalt surfacing, again improving the drainage and water retention capabilities of the parcel.*

(Note here: We are exploring the construction of the driveway with a permeable option, such as pavers, pending HOA approval. At present, this will not be cost feasible.)

7. *They actively engaged with the Waukesha County Land Conservancy (WCLC) to implement an aggressive multi-year campaign to return this parcel to the condition that it was in during the mid-19th Century. This specifically included:*
 - a. *The owners developing and fully funding a plan to eradicate invasive Buckthorn and Eurasian Honeysuckle, on both the non-conservancy and Conservancy portions of the property. Prior to requesting the change, the owners had begun the multi-year process of removing these species from roughly six of the 27.295 acres. This allowed native oaks, black walnut, and shagbark hickory trees to benefit from improved growing conditions and less competition for resources.*
 - b. *The owners developing and fully funding a plan with TallGrass Prairie Restoration to return the SEC to its original prairie/oak savannah status. This was done to bring the parcel back to its historical origins, and to serve as a permanent, non-chemical tool to combat the future return of buckthorn.*
 - c. *A conditional term that required the owners to add a specific number of 2.5"-3.0" (diameter) burr oak (*Quercus Macrocarpa*) trees to offset the few less desirable/non-native trees that were impacted by the approved change. This contingency accelerated the habitat's return to oak savannah, and reintroduced trees that are better suited for local wildlife and soil conservation needs.*
8. *By making the adjustment to the building envelope, the property owner was able to give the most complete access possible to the Waukesha County Land Conservancy, so that they would be able to actively monitor and maintain the conservancy portion of the property. By increasing the width of the SEC at the north end of the property, the WCLC is now able to gain access to the property with any type of necessary equipment, without crossing the property owner's driveway or septic system. If not for this adjustment, the WCLC's only access, other than on foot, would have been to enter from WCLC owned property, and then crossing through Lot 10's conservancy, which is currently inaccessible due to the proliferation of buckthorn. This change further created greater access for any ATV's or fire equipment that would be utilized in future prescribed burns.*

It's important to understand that the Planning Commission and Town Board do not take the issue of changing a building envelope lightly, and when an owner requests such a change the Town justifiably sets a high bar that must be overcome. In this case, the owner's request provided enough significant environmental improvements on a unique, environmentally sensitive property, that the Planning Commission decided that it was ultimately in the best interest of both the Township, and the neighbors in the Genesee Preserve neighborhood, to grant the request."

Sub D
6-22-2026

Brian and Brigitte Dugan

W296s5940 Ancient Oak Trl

Waukesha, WI 53189

6/17/2026

Town of Genesee Planning Commission & Town Board

S43 W31391 Highway 83

Genesee Depot, WI 53127

Re: Support for Proposed Building Envelope Modification – Lot 11

To the Members of the Planning Commission and Town Board,

We are writing to express our support for the proposed modification to the building envelope for Lot 11, owned by Bob and Christine Dignan. Our property, Lot 10, is directly adjacent to theirs, and we have reviewed the proposed changes with interest.

We support this modification because it allows the septic field on Lot 11 to be located farther away from our home, thereby reducing potential risk and improving the overall site layout from a neighboring property perspective. This adjustment reflects thoughtful consideration of both environmental and neighboring property impacts.

Additionally, we would like to acknowledge and commend the Dignan's for the improvements they have already made to their land, particularly the removal of invasive species such as buckthorn. These efforts contribute positively to the health, appearance, and ecological value of the surrounding area.

Based on these considerations, we respectfully encourage the Planning Commission and Town Board to approve the requested building envelope changes.

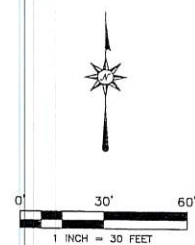
Thank you for your time and consideration.

Sincerely,

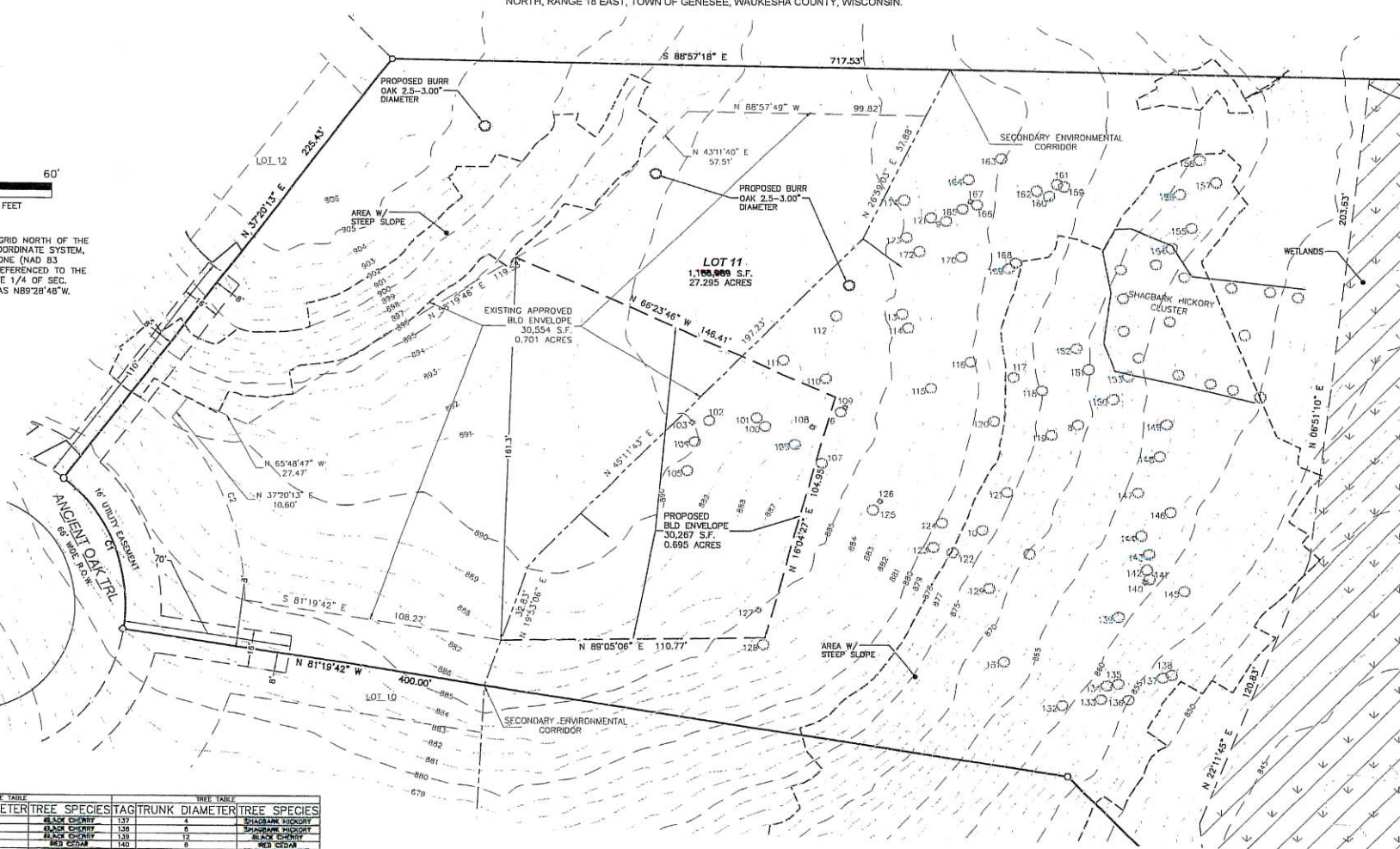
Brian Dugan

A handwritten signature in cursive script that reads "Brian Dugan".

LOT 11 IN GENESEE PRESERVE, PART OF THE SE 1/4 AND THE SW 1/4 OF THE NW 1/4, AND THE NE 1/4 AND NW 1/4 OF THE SW 1/4, AND THE NW 1/4 AND THE SE 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.



BEARINGS BASED ON GRID NORTH OF THE
WISCONSIN COUNTY COORDINATE SYSTEM,
WAUKESHA COUNTY ZONE (NAD 83
WISCONS 2011) AND REFERENCED TO THE
NORTH LINE OF THE SE 1/4 OF SEC.
35-6-18 MEASURED AS N89°28'48"W.



TREE TABLE				TREE TABLE			
TAG	TRUNK	DIAMETER	TREE SPECIES	TAG	TRUNK	DIAMETER	TREE SPECIES
106	9		BLACK CHERRY	137	4		SHAGBARK HICKORY
101	10		BLACK CHERRY	138			SHAGBARK HICKORY
102	9		BLACK CHERRY	139	12		BLACK CHERRY
103	5		RED CEDAR	140	5		SHAGBARK HICKORY
104	11		BLACK CHERRY	141			BLACK CHERRY
105	5		BLACK CHERRY	142	5		BLACK CHERRY
106	5		BLACK CHERRY	143			BLACK CHERRY
107	4		BLACK CHERRY	144	8		BLACK CHERRY
108	4		RED CEDAR	145	10		BLACK CHERRY
109	3		RED CEDAR	146	6		BLACK CHERRY
110	6		BLACK CHERRY	147			BLACK CHERRY
111	6		BLACK CHERRY	148	11		SHAGBARK HICKORY
112	5		BLACK CHERRY	149	6		SHAGBARK HICKORY
113	13		BLACK CHERRY	150	8		SHAGBARK HICKORY
114	5		BLACK CHERRY	151			SHAGBARK HICKORY
115	5		BLACK CHERRY	152	2		SHAGBARK HICKORY
116	4		BLACK CHERRY	153	4		RED DAW
117	3		BLACK CHERRY	154			SHAGBARK HICKORY
118	7		BLACK CHERRY	155	25		RED SN APPLES
119	6		BLACK CHERRY	156			BLACK CHERRY
120	8		BLACK CHERRY	157	5		BLACK WALNUT
121	11		BLACK CHERRY	158	12		BOX ELDER
122	4		BLACK CHERRY	159			SHAGBARK HICKORY
123	10		SHAGBARK HICKORY	160			BLACK CHERRY
124	10		BLACK CHERRY	161	12		BLACK CHERRY
125	7		BLACK CHERRY	162	6		BLACK CHERRY
126	12		BLACK CHERRY	163	8		BLACK CHERRY
127	4		AMERICAN ELM	164	4		BLACK CHERRY
128	6		BLACK CHERRY	165	4		BLACK CHERRY
129	5		RED CEDAR	166	4		BLACK CHERRY
130	12		BLACK CHERRY	167			WHITE PINE
131	9		BLACK CHERRY	168	3		BLACK CHERRY
132	19		BLACK CHERRY	169	4		BLACK CHERRY
133	7		SHAGBARK HICKORY	170	4		BLACK CHERRY
134	8		SHAGBARK HICKORY	171	3		BLACK CHERRY
135	10		SHAGBARK HICKORY	172	7		BLACK CHERRY
136	10		SHAGBARK HICKORY	173	6		BLACK CHERRY
137	8		SHAGBARK HICKORY	174	6		BLACK CHERRY
138	10		SHAGBARK HICKORY	175	6		BLACK CHERRY
139	10		SHAGBARK HICKORY	176	7		BLACK CHERRY
140	10		SHAGBARK HICKORY	177	6		BLACK CHERRY
141	10		SHAGBARK HICKORY	178	6		BLACK CHERRY
142	10		SHAGBARK HICKORY	179	6		BLACK CHERRY
143	10		SHAGBARK HICKORY	180	6		BLACK CHERRY
144	10		SHAGBARK HICKORY	181	6		BLACK CHERRY
145	10		SHAGBARK HICKORY	182	6		BLACK CHERRY
146	10		SHAGBARK HICKORY	183	6		BLACK CHERRY
147	10		SHAGBARK HICKORY	184	6		BLACK CHERRY
148	10		SHAGBARK HICKORY	185	6		BLACK CHERRY
149	10		SHAGBARK HICKORY	186	6		BLACK CHERRY
150	10		SHAGBARK HICKORY	187	6		BLACK CHERRY
151	10		SHAGBARK HICKORY	188	6		BLACK CHERRY
152	10		SHAGBARK HICKORY	189	6		BLACK CHERRY
153	10		SHAGBARK HICKORY	190	6		BLACK CHERRY
154	10		SHAGBARK HICKORY	191	6		BLACK CHERRY
155	10		SHAGBARK HICKORY	192	6		BLACK CHERRY
156	10		SHAGBARK HICKORY	193	6		BLACK CHERRY
157	10		SHAGBARK HICKORY	194	6		BLACK CHERRY
158	10		SHAGBARK HICKORY	195	6		BLACK CHERRY
159	10		SHAGBARK HICKORY	196	6		BLACK CHERRY
160	10		SHAGBARK HICKORY	197	6		BLACK CHERRY
161	10		SHAGBARK HICKORY	198	6		BLACK CHERRY
162	10		SHAGBARK HICKORY	199	6		BLACK CHERRY
163	10		SHAGBARK HICKORY	200	6		BLACK CHERRY
164	10		SHAGBARK HICKORY	201	6		BLACK CHERRY
165	10		SHAGBARK HICKORY	202	6		BLACK CHERRY
166							

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.65'	66.00'	61°20'05"	N 21°59'44" W	67.33'
C2	83.98'	116.00'	41°28'42"	N 21°59'44" W	82.15'

LEGEND

- ☐ FOUND 3/4 REBAR* OR NOTED
☐ FOUND 1" IRON PIPE OR NOTED
☐ FOUND SPIKE
☒ DECID. TREE WITH TAG ID
☒ CON. TREE WITH TAG ID
☐ PROPOSED TREE

NOTES:

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- FULL PARCEL NOT SHOWN
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- CONTOURS SHOWN PER WAUKESHA COUNTY GIS



ADDED PROPOSED
TORIES (04/20/2026 NC)

W29655930 ANCIENT

LOCATION

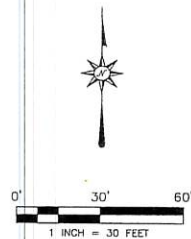
CLIENT
ROBERT DIGNAN

PROJECT	BUILDING PAD	LAYOUT
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DRAWING
25312 EXHIBIT.DWG

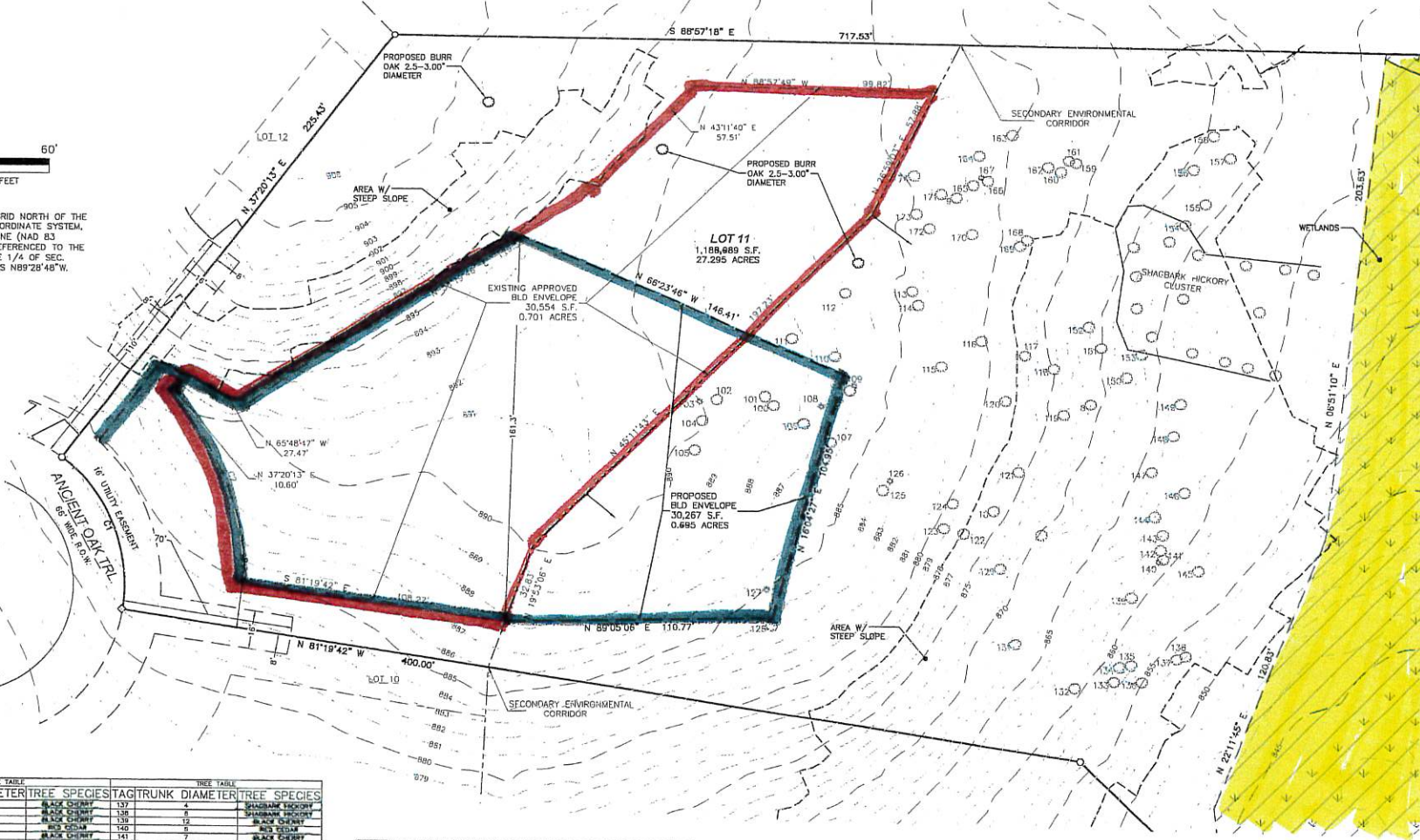
DATE	12/18/2025
JOB NO.	25312
SHEET	1 OF 1





BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WSCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 35-G-18 MEASURED AS N89°28'48" W.

EXHIBIT
LOT 11 IN GENESEE PRESERVE, PART OF THE SE 1/4 AND THE SW 1/4 OF THE NW 1/4, AND THE NE 1/4 AND NW 1/4 OF THE SW 1/4, AND THE SE 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.



TREE TABLE			TREE TABLE		
TAG	TRUNK DIAMETER	TREE SPECIES	TAG	TRUNK DIAMETER	TREE SPECIES
100	8	BLACK CHERRY	137	4	SHAGBARK HICKORY
101	6	BLACK CHERRY	138	8	SHAGBARK HICKORY
102	5	BLACK CHERRY	139	12	BLACK CHERRY
103	3	BLACK CHERRY	140	9	RED CEDAR
104	11	BLACK CHERRY	141	7	BLACK CHERRY
105	6	BLACK CHERRY	142	8	BLACK CHERRY
106	5	BLACK CHERRY	143	9	BLACK CHERRY
107	4	BLACK CHERRY	144	8	BLACK CHERRY
108	4	RED CEDAR	145	10	BLACK CHERRY
109	3	RED CEDAR	146	6	BLACK CHERRY
110	5	BLACK CHERRY	147	11	BLACK CHERRY
111	7	BLACK CHERRY	148	9	SHAGBARK HICKORY
112	13	BLACK CHERRY	149	9	SHAGBARK HICKORY
113	5	BLACK CHERRY	150	9	SHAGBARK HICKORY
114	4	BLACK CHERRY	151	7	SHAGBARK HICKORY
115	4	BLACK CHERRY	152	8	SHAGBARK HICKORY
116	2	BLACK CHERRY	153	4	RED OAK
117	2	BLACK CHERRY	154	5	RED OAK
118	1	BLACK CHERRY	155	25	SP. SHAGBARK
119	6	BLACK CHERRY	156	7	BLACK CHERRY
120	8	BLACK CHERRY	157	8	BLACK WALNUT
121	7	BLACK CHERRY	158	12	DOG LUPINE
122	4	BLACK CHERRY	159	9	SHAGBARK HICKORY
123	4	BLACK CHERRY	160	4	BLACK CHERRY
124	5	AMERICAN ELM	161	12	BLACK CHERRY
125	5	BLACK CHERRY	162	4	BLACK CHERRY
126	8	BLACK CHERRY	163	4	BLACK CHERRY
127	8	RED CEDAR	164	4	BLACK CHERRY
128	5	BLACK CHERRY	165	6	BLACK CHERRY
129	10	BLACK CHERRY	166	5	WHITE PINE
130	7	SHAGBARK HICKORY	167	3	BLACK CHERRY
131	8	SHAGBARK HICKORY	168	4	BLACK CHERRY
132	8	SHAGBARK HICKORY	169	4	BLACK CHERRY
133	8	SHAGBARK HICKORY	170	4	BLACK CHERRY
134	8	SHAGBARK HICKORY	171	7	BLACK CHERRY
135	10	SHAGBARK HICKORY	172	8	BLACK CHERRY
136	8	BLACK CHERRY	173	8	BLACK CHERRY
137	8	BLACK CHERRY	174	6	AMERICAN ELM

CURV	CHORD LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.65'	165.00'	61°20'05"	N 21°59'44" W	167.33'
C2	183.98'	1116.00'	41°28'42"	N 21°59'44" W	182.15'

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LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
WISCONSIN 53095
WWW.LANDTECHWI.COM
(262) 367-7599

CLIENT	ROBERT DIGNAN	PROJECT	BUILDING PAD	DATE	12/18/2025
LAYOUT	EXHIBIT	JOB NO.	25312		
DRAWING	25312_EXHIBIT.DWG	SHEET	1 OF 1		
REV.	ADDED PROPOSED TREES (04/29/2026 NG)	REV.			
REV.		REV.			
REV.		REV.			
REV.		REV.			
LOCATION	W29655930 ANCIENT OAK TRAIL, WAUKESHA, WISCONSIN	TAX KEY:	GNT 1579011	CHECKED BY	MTD
		DRAWN BY	TJW		



LAND CONSERVANCY

P.O. Box 2572

Brookfield, WI 53008

May 15, 2026

Dear Members of the Planning Commission and Town Board,

I am writing to express my support for the proposed adjustment to the building envelope on Lot #11 within the Genesee Preserve subdivision. Having reviewed the proposal and considered input from various stakeholders, it is evident the revised building envelope would not have a significant environmental impact.

Waukesha County Land Conservancy is a land trust committed to protecting and caring for environmentally significant land and water. We have a vested interest in the property as we hold a conservation easement on a portion of it and we protect neighboring parcels. I believe this change is a responsible and reasonable step forward that balances development needs with environmental considerations.

Thank you for your attention and consideration.

Sincerely,

A handwritten signature in dark ink that reads "Allison Heine de Romero".

Allison Heine de Romero

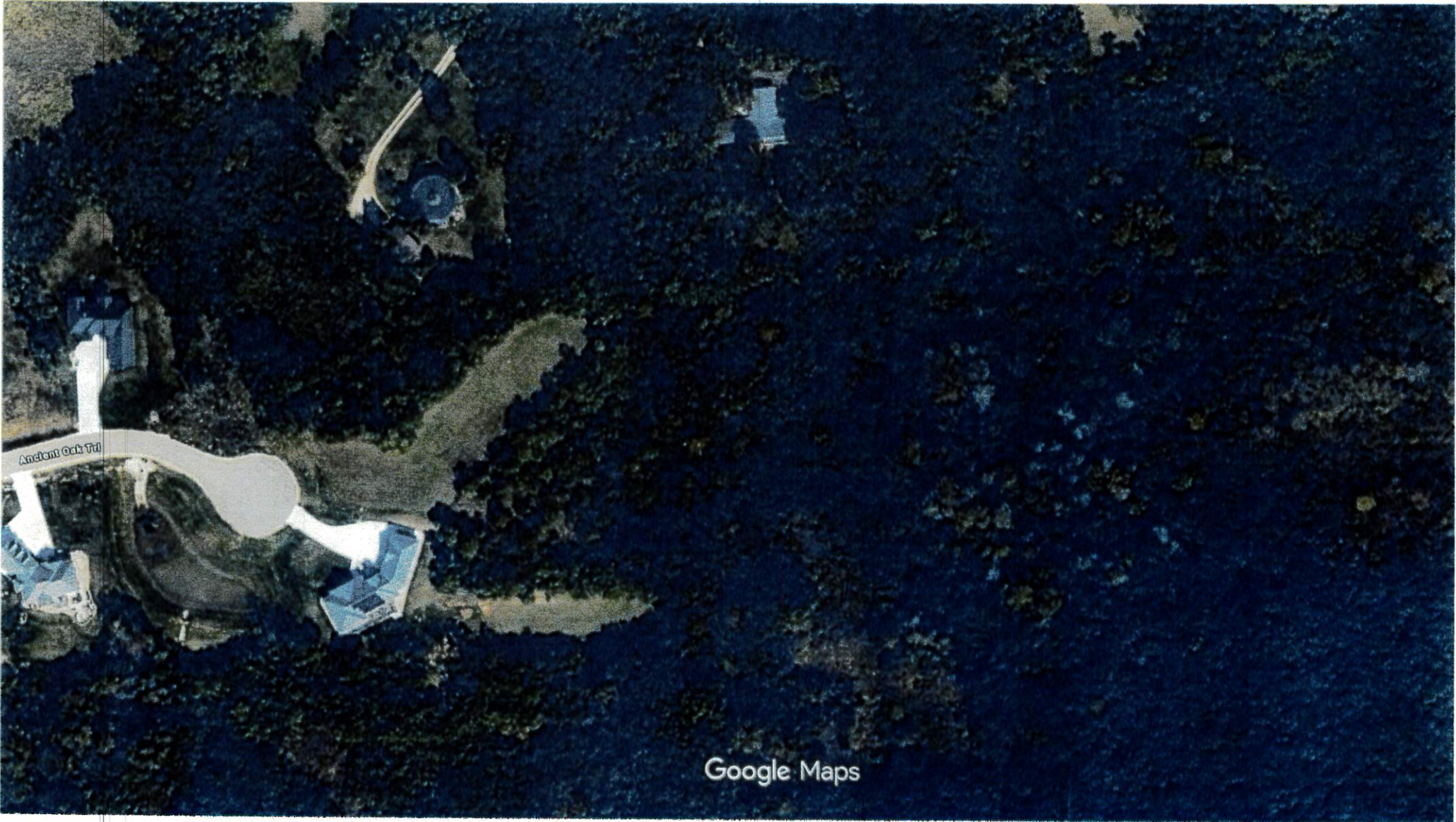
Executive Director

Waukesha County Land Conservancy is a non-profit land trust committed to protecting and caring for environmentally significant land and water for future generations.

waukeshalandconservancy.org

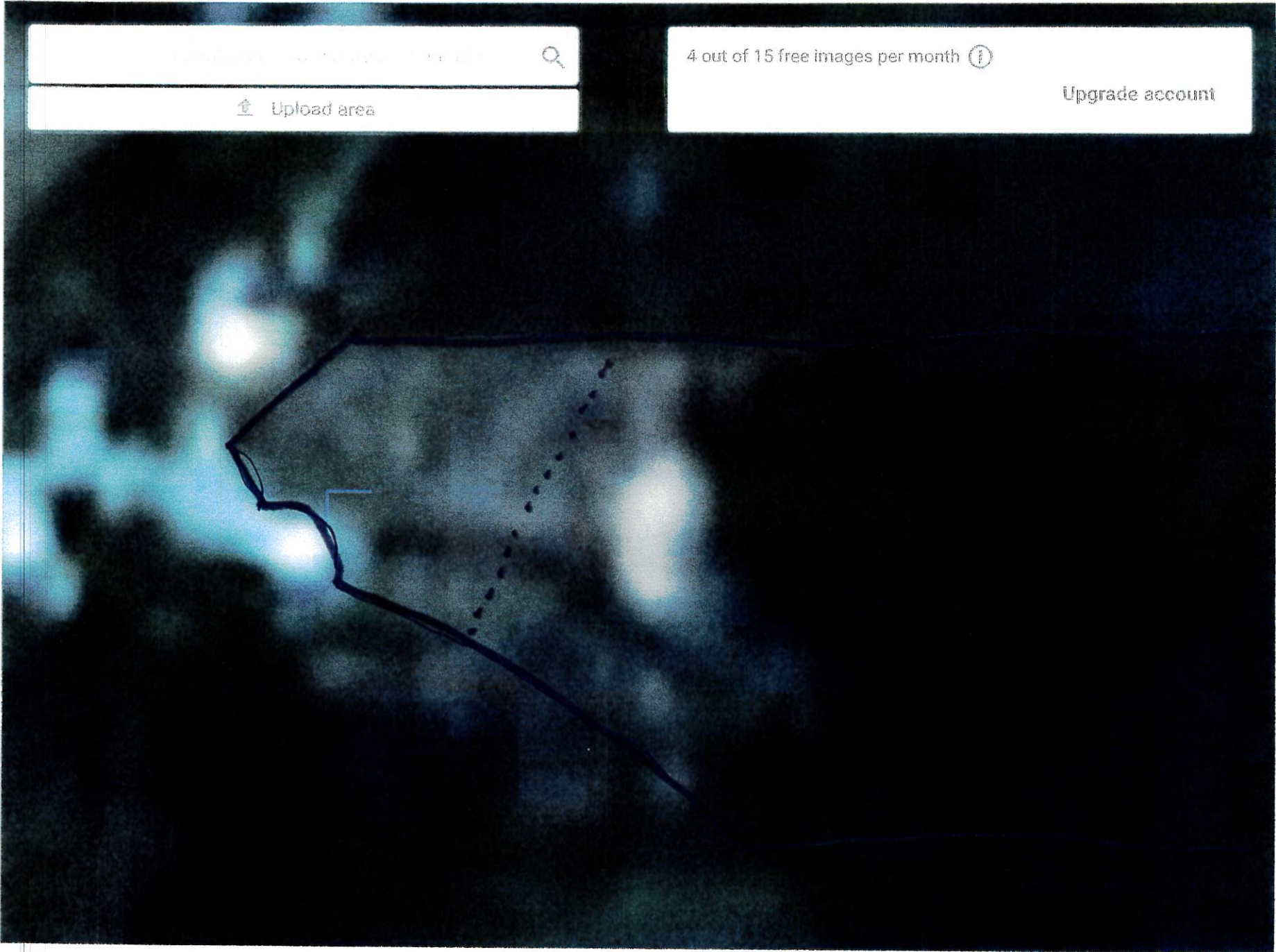
Lot 11 AT ACQUISITION

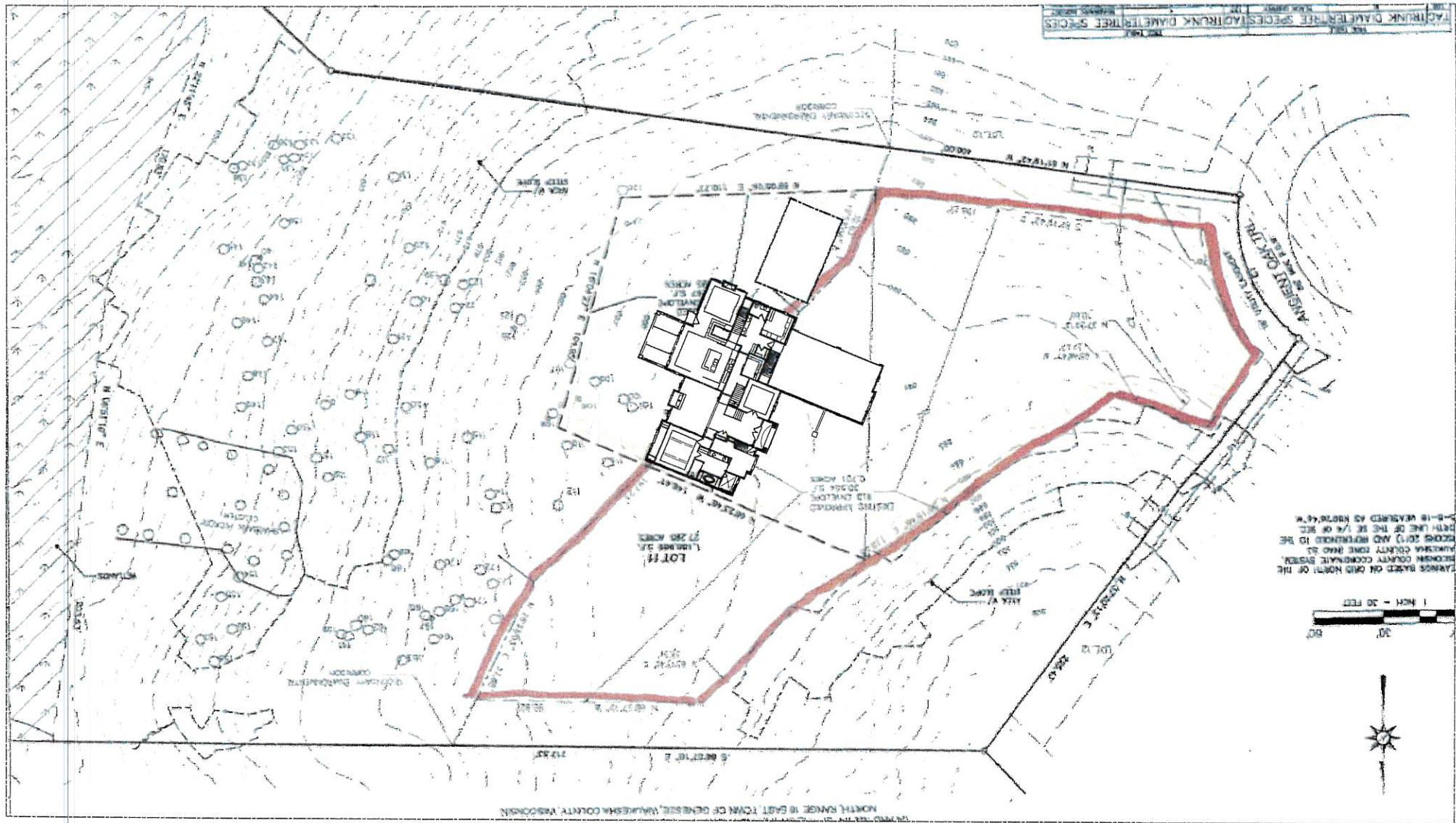
Google Maps



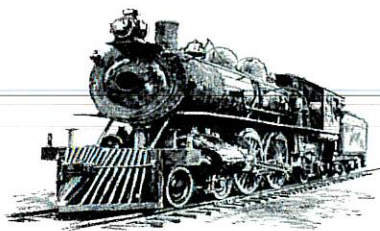
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

LOT 11 = MOST RECENT IMAGERY (LOW RES)





LOT 11 GENESSEE PRESERVE
CURRENT PROPOSED LAYOUT OF RESIDENCE: CARRIAGE HOUSE,
CONTINGENT UPON TOWN APPROVAL.



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

TOWN OF GENESEE PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

PLEASE READ AND SIGN THE FOLLOWING NOTICE:

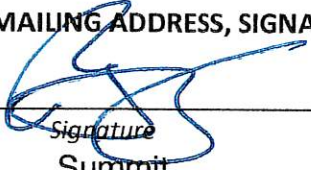
Pursuant to the Town of Genesee Ordinance, the Town of Genesee Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. Also, pursuant to the Town of Genesee Ordinance, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved.

I/we, the undersigned, have been advised that, pursuant to the Town of Genesee, if the Town Planner, Town Engineer, Town Attorney, Town Building Inspector or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town even if my/our request is not approved. In addition, I/we have been advised that pursuant to the Town of Genesee, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved.

You will receive your first bill once charges are incurred or your issue is closed. Bills will be sent monthly thereafter so you are kept up to date regarding your current charges.

PROJECT NAME: Lot 11 Building Envelope Adjustment Request
PROJECT ADDRESS: W296S5930 Ancient Oak Trail, Genesee, WI
TAX KEY NO.: GNT 1579011
REQUEST FOR: Adjustment of the delineating line between the building envelope and secondary environmental corridor

RESPONSIBLE PARTY (PETITIONER) NAME, MAILING ADDRESS, SIGNATURE & DATE:

Robert T. Dignan		5-30-2026
Printed Name	Signature	Date
942 S. Waterville Lake Rd.	Summit	WI 53066
Mailing Address	City	State Zip
(262) 903-0060	N/A	BDignan@mac.com
Phone	Fax	Email

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

Robert T. & Christine M. Dignan		5-30-2026
Printed Name	Signature	Date
942 S. Waterville Lake Rd.	Summit	WI 53066
Mailing Address	City	State Zip
(262) 903-0060	N/A	BDignan@mac.com
Phone	Fax	Email

Paid 75.00
Chk #2140

Genesee Plan Commission Public Hearing Minutes

July 27th, 2026

Chairman Tesch called the Joint Public Hearing to order at 6:00 p.m. Present was Chairman Tesch, Town Supervisor Yatzeck, and Plan Commission Members Buck and Toole. Also present was a representative from Waukesha County, Kasandre Slotty. Also present was Planner Lyons and Deputy Clerk Workman. Absent was Plan Commission Member Engelking. Plan Commission Members Fedak and Christiansen recused themselves.

Chairman Tesch read the Public Hearing Notice. Kasandre Slotty gave an overview of the requested project and spoke on the County view. She stated that the petitioner has been in the process of applying for this Conditional Use for about 3 years and Fedak and German have been very forthcoming and have compromised many things for the County to feel comfortable. She also stated that the county has received no comments regarding this issue up until the Public Hearing date.

Planner Lyons gave an overview of the Conditional Use request from the Town's perspective. Planner Lyon's spoke on the changes the Town recently made to the zoning code which allows agritourism in the Town of Genesee.

Chairman Tesch then opened the public hearing up for comments.

John Heintz Taylor, 318 N. Main St, North Prairie, stated that he does not think that this Conditional Use request should fall under an agritourism category because it does not meet the USDA's definition of Agritourism. He thinks that having campsites can cause problems with campfires and campfires cause concerns for the health and safety. He stated that there is no farm-related education stated in their request which is also a large part of agritourism. He stated that there has been no traffic studies or noise studies to show impact of this request. He also spoke on the ability of emergency services to get to the back of the property if there was an emergency. (Full letter labeled Exhibit A)

Mike Connell, S55W31537 State Road 59, stated that he lives across the street from the property and he agrees with the comments from John. He stated that the property is not a working farm and therefore doesn't meet the definition of agritourism. He stated that the area is a residential, agricultural neighborhood and public events should not be taking place there. He wants to know how many campers will be allowed and who will enforce the conditions. He also stated that he thinks the parking will allow for more than 50 people events.

Duke and Carlyn Wagner, S55W31493 State Rd 59, stated that they rented the property in the 2000's from the Yatzecks and understand why the property owners want to share it with the public. They stated that they are neither for or against the request, but feel like more detail should be ironed out. They feel like the petitioners are working with everyone involved to come up with the best plan.

Doug Fedak and Nina Gaydos-Fedak, S54W31794 County Road ZZ, stated that Becky Fedak is their daughter. They stated that the property they currently live on was split off from the property in question. They said that the owners just want to share this beautiful property with the public. They also stated that what the petitioners want to do is small scale and won't have much impact on the land or traffic and noise. They stated that the petitioners are going to continue to improve the property.

Heidi Johnson, speaking as owner of Genesee Aggregate, stated that the property in question butts up to an active, permitted quarry property. She stated that per MSHA, public must be kept out of an active mining site and the quarry already struggles with trespassing. Heidi is concerned that bringing public events to the adjoining property could cause more unintended trespassing. She wants to know how the petitioners plan to address this. She feels that it is a public health and safety issue.

Jen Schimelfenyg, S39W31553 Wern Way, stated that she is a friend of the petitioners and they are very conservation-minded. She stated that the petitioners want to allow the public to be an active part of land stewardship. She feels that what the petitioners are requesting is a part of agritourism.

Becky Fedak and Peter German, the petitioners, stated that this has been a 5-year process of going back and forth and reconfiguring the request. It was stated that the events will be 50 people or less. The petitioners stated that they are currently in the process of putting the land into a conservation easement and therefore it will never be turned into a subdivision. It was stated that the barn may come back in the future for event use, but that it is currently not being sought by this request. The vision for this request is to connect people to the land and create a community. The petitioners stated that they will do whatever necessary to discourage trespassing onto the quarry land. The vision is small scale.

Kasandre Slotty stated that the fire department came out and looked at the property and they stated that the barn can be used for agricultural activities, such as farm tours or educational events, but any public events would not be permitted as it currently stands.

Mareth Kipp, S54W32292 County Road ZZ, stated that she runs a family farm just down the street from said property. She stated that it is already difficult to take farm equipment up and down the road from field to field with the current traffic situation. She is concerned that more traffic would make this even more difficult and dangerous. She stated that she likes the idea of the land being put into a conservation easement but that doesn't negate the traffic issues.

Samuel Connell, S55W31537 State Road 59, stated that he is concerned that people leaving any events held on said property could be impaired driving. He stated that he was struck by an impaired driver and it affected him financially with farming equipment being out of commission. He wants more detail on how the petitioners are going to prevent people from leaving drunk.

Chairman Tesch then asked three times if there were any more comments. There were none so it was brought back to the table. Yatzeck asked a clarifying question about why this request needs a Conditional Use to begin with. Planner Lyons provided clarification. Buck asked about enforcement policies. The County will take point on enforcement for the rustic campsite. The Town will enforce the Conditional Use for the event space and the Plan of Operation. Planner Lyons stated that the conditions in the Conditional Use have to be reasonable and measurable. This item will be on the August Plan Commission Agenda for review and decision. Buck made a motion to close the Public Hearing. The motion was seconded by Yatzeck. The motion was approved 4-0. The hearing was closed at 7:08 p.m.

TOWN OF GENESEE PLAN COMMISSION MEETING

July 27th, 2026

MINUTES

Chairman Tesch called the meeting to order at 7:10 p.m. Present was Chairman Tesch, Town Board Supervisor Yatzeck, and Plan Commission Members Buck, Toole, Christiansen, and Fedak. Absent was Plan Commission Member Engelking. 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. None
2. **Discussion/Action- Site Plan/Plan of Operation Amendment for River Glen Church.** The property is described as being a part of the NW ¼ of Section 15 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at **S31W30601 Sunset Drive** (GNT 1498-999-002). Christiansen made a motion to approve the Site Plan/Plan of Operation Amendment for River Glen Church per the conditions listed in the Planner's Report dated July 15th, 2026 with corrections to numbers 7-9. The motion was seconded by Buck. The motion was approved 6-0
3. **Discussion/Action- Site Plan/Plan of Operation Amendment for Flynn' Frog Fabrication and Performance.** The property is described as being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at **S34 W29939 Little John Drive.** (GNT 1494-997-025) Planner Lyons stated that the applicant is going to be reducing their shop size to one unit. Christiansen made a motion to approve the Site Plan/Plan of Operation Amendment for Flynn' Frog Fabrication and Performance per the Planner's Report dated July 15th, 2026 with corrections to numbers 11-13. The motion was seconded by Toole. The motion was approved 6-0
4. **Discussion/Action- Accessory Building over 1,600 sq feet for Kenneth Wangerin.** The property is described as being a part of SW ¼ of Section 20 and a part of the NE ¼ of Section 19 T6N R18E in the Town of Genesee, Waukesha County. More specifically, the property is located at **W328S4485 Spring Ridge Ln.** (GNT 1518-037) Planner Lyons gave an overview of the requested building size and located. Yatzeck made a motion to approve an accessory building over 1,600 square feet for Kenneth Wangerin with the filing of a deed restriction and the Planner's Report dated July 15th, 2026. The motion was seconded by Christiansen. The motion was approved 6-0
5. **Discussion/Action- Certified Survey Map for Allen Shook.** The properties are described as being part of the SW ¼ and NW ¼ of Section 7T6N R18E in the Town of Genesee, Waukesha County. More Specifically the properties are located at **W339S2576 Hwy C** (GNT 1466-995) & **W339S2546 Hwy C** (GNT 1466.996). Planner Lyons reviewed the requested CSM and alternative options. The requested CSM, if approved as is, will create an extra non-conforming lot based on lot width size. Planner Lyons gave the Plan Commission two other alternatives, although both had advantages and consequences. Petitioner Alan Shook stated that he has been trying to do this for two years now and has spent a lot of money in the process. It was decided to keep the CSM the way it was presented and then approve two subdivision waivers for the two lots involved. Christiansen made a motion to approve the Certified Survey Map for Alan Shook per the Planner's Report dated July 15th, 2026. The motion was seconded by Toole. The motion was approved 6-0
6. **Discussion/Action – Waiver for A-5 lots under 300' minimum average lot width for Allen Shook & Sharon Renner.** The properties are described as being part of the SW ¼ and NW ¼ of Section 7T6N R18E in the Town of Genesee, Waukesha County. More Specifically the properties are located at

W339S2576 Hwy C (GNT 1466-995) & W339S2546 Hwy C (GNT 1466.996). Christiansen made a motion to approve both waivers for A-5 lots under 300' minimum average lot width. Fedak seconded the motion. The motion was approved 6-0.

7. Discussion/Direction to staff- on Section 19 (C) (2) Town of Genesee Zoning Code Discussion regarding keeping a copy of zoning code to write updates in and then bring it back to Plan Commission yearly or bi-yearly.
8. Discussion/Direction to Staff- Comprehensive Plan Amendment Draft Public Participation Plan Discussed wording of participation plan, scope of work and possible changes.
9. Discussion/Direction to Staff- Comprehensive Plan Amendment Draft Public Engagement Survey Discussed public survey wording and questions
10. Discussion/Action- Approval of June 22nd, 2026 Plan Commission Minutes Deputy Clerk Workman stated that after discussing with Town's Attorney, last months agenda item number #5, Building envelope modification for Robert Dignan, will need to come back in August for another vote. All motions should be made in the affirmative action and voted on accordingly. Workman will make corrections on the minutes for that agenda item. Yatzek made a motion to approve the June 22nd, 2026 Plan Commission minutes with the changes. The motion was seconded by Christiansen. The motion was approved 6-0
11. Update on Pending Enforcement Matters None
12. Correspondence None
13. Adjourn Toole made a motion to adjourn. The motion was seconded by Yatzek 6-0. The meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
July 29th, 2026