

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 Flyn' 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 Flyn' 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. Yatzeck 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 Yatzeck 6-0. The meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
July 29th, 2026