

**TOWN OF GENESEE PLAN COMMISSION MEETING**  
**January 27th, 2025**  
**Minutes**

Plan Commission member Engelking called the meeting to order at 6:00 p.m. Present was Plan Commission members, Christiansen, Toole, Turzynski, Engelking and Town Board supervisor Braun. Also present was Administrator/Planner Herrmann and Deputy Clerk Workman. Absent was Town Chairman Leair and 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.** Becky Fedak, S54W31500 WI-59, spoke on her thanks to the Town for including the agritourism in the Zoning Code. She stated that she believes that the definition of rustic campsite should be included in the definitions. She also states that there should be an addition of a recreational education activities section.
2. **Discussion/Action- Certified Survey Map for Todd Grafenauer. The property is described as Lot 1 in Certified Survey 10126 being a part of the NE ¼ and the NW ¼ of Section 16 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W315S3300 Harvest View Dr. (GNT 1501-993-005)** Dan Bednar, the surveyor, was present for the petitioner. He states that they have not yet received comments from the County on the CSM. Planner Herrmann stated that this CSM is to move some land from the neighbor to Todd Grafenauer's property with the removal of the lot line. He also stated that this will go to the Town Board for a decision on February 10<sup>th</sup>. Christiansen made a motion to recommend approval of the CSM to the Town Board with the conditions outlined in Planner Herrmann's report dated January 20<sup>th</sup>. The motion was seconded by Toole. The motion was approved 5-0.
3. **Discussion/Action- Amendment to Site Plan/Plan of Operation for Citizens Bank (New Signage). The property is described as being a part of the NW ¼ of Section 27 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W307S4823 Hwy 83. (GNT 1546-984-001)** Plan Commission member Engelking spoke for Citizen's Bank petition because he works for said bank. The bank is rebranding and wants to put up new signage. Christiansen made a motion to approve the amendment per Planner Herrmann's Memo dated January 20<sup>th</sup>. The motion was seconded by Braun. The motion was approved 4-0 with 1 abstention from Engelking.
4. **Discussion/Action- Certified Survey Map for Briohn Building Corp. The property is described as being a part of the SW ¼ and the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W339S1742 CTH C. (GNT 1463-998)** This CSM is proposing to created two lots and one outlot. Christiansen made a motion to recommend approval of the CSM to the Town Board per Planner Herrmann's report dated January 20<sup>th</sup>. The motion was seconded by Toole. The motion was approved 5-0
5. **Discussion/Action- Site Plan/Plan of Operation for Southeast Plumbing Solutions. The property is described as being a part of the NE ¼ of Section 32 and a part of the NW ¼ of Section 33 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S57W31996 Hwy 59 (GNT 1565-996)** Jesse Apps was present for his petition. He states that he is only going to be utilizing the front office of the building to do bids and look at plans. He also asked if it was ok if he utilize the entire sign as there is nothing in the space above his and his father owns the building. This is ok, however there will be a stipulation that if the other part of the building gets rented out, that that renter will get half of the sign to use. Mr. Apps is aggregable to this. Turzynski made a motion to

approve the site plan/plan of operation with the stipulation that if rented by someone else, they get to utilize half of the sign. Braun seconded the motion. The motion was approved 5-0

6. **Discussion/Action- Accessory Building over 1,600 square feet and more than two (2) Accessory Buildings for Marcia Peterson, property owned by Greybird LLC. The property is described as being a part of the NW ¼ and SW ¼ of Section 22 and a part of the NE ¼ of Section 21 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W305S4273 Brookhill Rd. (GNT 1526-997-010)** Planner Herrmann states that this hay barn will be built in the M-1 zoning district and that the property is very well kept. Braun made a motion to approved an accessory building over 1,600 square feet and more than two accessory building as long as a deed restriction is filed that the building will never be used for commercial purposes. The motion was seconded by Toole. The motion was approved 5-0
7. **Discussion/Action- Town of Genesee Zoning Code Changes** Reviewed proposed changes
8. **Discussion/Action- Approval of November 25<sup>th</sup>, 2024 Plan Commission Minutes** Christiansen made a motion to approve the November 25<sup>th</sup>, 2024 minutes. The motion was seconded by Turzynski. The motion was approved 5-0
9. **Update on Pending Enforcement Matters** Planner Herrmann stated that Baltz has yet to respond to letters regarding his accessory building that has not been attached. He states that the Town Board will need to decide what to do. Also Wideman.
10. **Correspondence** None
11. **Adjourn** Christiansen made a motion to adjourn. The motion was seconded by Braun. The motion was approved 5-0. The meeting adjourned at 6:33 p.m.

Respectfully Submitted,

Rachel Workman

Deputy Clerk

January 28th, 2025