

TOWN OF GENESEE PLAN COMMISSION MEETING
February 24th, 2025
Minutes

Town Chairman Leair called the meeting to order at 6:00 p.m. Present was Town Chairman Leair, Plan Commission members Toole, Engelking, Turzynski, Buck, Christiansen and Town Board Supervisor Braun. Also present was Administrator/Planner Herrmann 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.** No Public Comment
2. **Discussion/Action- Site Plan/Plan of Operation for TLM Companies LLC. The property is described as Lot #4 CSM #11944, being a part of the NW ¼ of Section 5, T6N, R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S17 W33822 Wales Creek Lane (GNT 1458.997.016).** Planner Herrmann stated that this parcel is located in a M-1 zoning district and the building will be a Morton commercial building. He also said that the residential portion of this building will be an accessory use to the primary business use. Mitch McGrath was present for his request and stated that their business is general contracting and property management and that they spend most of their time working in their business so them living there will be very helpful timewise. Chairman Leair stated that the residential portion of the building is clearly an accessory to the primary commercial use. Engelking made a motion to approve the site plan/plan of operation per the recommendations in Planner Herrmann's report dated February 16th, 2025 and with a deed restriction stating the allowable uses for this commercial business. The motion was seconded by Christiansen. The motion was approved 7-0.
3. **Discussion/Action- Site Plan/Plan of Operation for Laue's Landscape and Design Solutions Inc. The property is described as Lots 3 & 4, CSM 9443, being a part of the NW ¼ of Section 6, T6N, R18E, Town of Genesee, Waukesha County. More specifically the properties are located on the south side of Wolf Road. (GNT 1462.998.018 and GNT 1462.998.019)** Planner Herrmann stated that Laue's Landscape wants to go into a parcel behind County Materials and that he can't think of a better location for this business. He also stated that this business will be on two separate, but joined parcels and that he does not see a reason for them to combine them as of now. They will have bins for salable materials and a small temporary office trailer with a porta-potty. According to the petitioners, the county does not have septic/bathroom requirements for temporary offices. Engelking made a motion to approve the Site Plan/Plan of Operation per the recommendations in Planner Herrmann's February 16th, 2025 report and with the condition that both parcels must be owned by Laue's and if they want to sell one off, they have to come back to the Plan Commission for approval. The motion was seconded by Braun. The motion was approved 7-0.
4. **Discussion/Action- Certified Survey Map for Marc and Ella Wilson. The property is described as Lots 6 & 7 Sutton Ridge, being a part of the NE ¼ of Section 7, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. (GNT 1465.007.001 & GNT 1465.006)** Tom Langan was present for the petitioner and stated that they own both parcels and are just looking to move 1.44 acres of land over to bring a parcel into compliance with the A-5 zoning district. Planner Herrmann also requested that the Plan Commission waive the slopes on the CSM. Engelking made a motion to recommend approval to the Town Board per Planner Herrmann's report dated February 16th, 2025 including the waiving of showing slopes in excess of 20%. The motion was seconded by Buck. The motion was approved 7-0.

5. **Discussion/Action- Annual Report from Badger Materials Recycling LLC** Turzynski made a motion to place the report on file. The motion was seconded by Engelking. The motion was approved 7-0
6. **Discussion/Action- Approval of January 27th, 2025 Plan Commission Minutes** Christiansen made a motion to approve the January 27th, 2025 Plan Commission Minutes. The motion was seconded by Engelking. The motion was approved 5-0 with two abstentions of Buck and Lair.
7. **Update on Pending Enforcement Matters** Planner Herrmann spoke on two violations. One with Mae Investments and one with Bryan Baltz.
8. **Correspondence** None
9. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Braun. The motion was approved 7-0. The meeting was adjourned at 6:27 p.m.

Respectfully Submitted,



Rachel Workman
Deputy Clerk
February 25, 2025