

**TOWN OF GENESEE PLAN COMMISSION MEETING**  
**S43 W31391 HWY. 83**  
**GENESEE DEPOT, WI 53127**  
**(262) 968-3656**  
**June 23rd, 2025**  
**AGENDA**

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be conducted by the Town of Plan Commission and Genesee Town Board on Tuesday, May 27<sup>th</sup>, 2025, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider an amendment to the adopted Town of Genesee Comprehensive Land Use Plan-2035 and consider an amendment to the Town of Genesee Zoning Map. The purpose of the public hearing is to accept public comment on the plan. The proposed Land Use amendment is to change the land use designation on property owned by Scott and Sandra Messinger, S53 W31165 Old Village Road, Mukwonago, Wisconsin from the “5-Acre Density” category to the “Commercial” category. The property is described Lot 2 CSM 4468 as previously recorded, being a part of the PT SW1/4 SEC 27 & PT SE1/4 SEC 28 T6N R18E, in the Town of Genesee, containing approximately 5 acres. Additionally, a Joint Public Hearing will be conducted by the Town of Genesee Plan Commission and Town of Genesee Town Board on Tuesday, May 27, 2025, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider an amendment to the Town of Genesee Zoning Map to rezone property owned by Scott & Sandra Messinger, S53 W31165 Old Village road, Mukwonago, WI from the A-5 Mini-Farm District to B-3 General Business District to operate HVAC business on the above referenced property. More specifically, the property is located on the south side of Old Village Road approximately 200’ east of the intersection of Old Village Road and Dable Road. (GNT 1546.973)

**Immediately Following the Public Hearing**

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- Resolution to Amend the adopted Town of Genesee Comprehensive Land Use Plan-2035 for Scott and Sandra Messinger. The property is described as being a part of the PT SW1/4 SEC 27 & PT SE1/4 SEC 28 T6N R18E, in the Town of Genesee. More specifically, the property is located at S53 W31165 Old Village Rd. (GNT 1546-973)
3. Discussion/Action-Amendment to the adopted Town of Genesee Zoning Code for Scott and Sandra Messinger. The property is described as being a part of the PT SW1/4 SEC 27 & PT SE1/4 SEC 28 T6N R18E, in the Town of Genesee. More specifically, the property is located at S53 W31165 Old Village Rd. (GNT 1546-973)
4. Discussion/Action- Site Plan/Plan of Operation for Genesee Heating and Air Conditioning LLC. The property is described as being a part of the PT SW1/4 SEC 27 & PT SE1/4 SEC 28 T6N R18E, in the Town of Genesee. More specifically, the property is located at S53 W31165 Old Village Rd. (GNT 1546-973)
5. Discussion/Action- Accessory Building in excess of 1,600 square feet for Andrew La Roche. The property is described as being a part of the SW ¼ of Section 27 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S52W30969 Old Village Rd. (GNT 1547-978-001)
6. Discussion/Action- Site Plan/Plan of Operation for Hapuna Holdings LLC new building for personal storage. The property is described as being a part of the NE ¼ of Section 6 and the NW ¼ of Section 5 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W329S1744 Wales Creek Lane. (GNT 1458-997-009).
7. Discussion/Annual Review of Specified Conditional Uses
  - a. Genesee Pet Suites-1-year CU review

- b. Wern Valley Sportsmen's Club- 1-year CU review
  - c. Wern Valley Game Farm- 1-year CU review
  - d. Neighborhood Services- 1-year CU review
  - e. Rosebury Farms- 1-year CU review
  - f. Hoovers Haus All Dog Rescue- 1-year CU review
  - g. Foremost Stables- 1-year CU reviews
  - h. Walk This Way Srb LLC 1-year CU review
  - i. Gapinski- In-law-unit 1-year CU review
  - j. Gardipee- In-law-unit 1-year CU review
- 8. Discussion/Action- Approval of May 27<sup>th</sup>, 2025 Public Hearing Minutes and Plan Commission Minutes.
  - 9. Update on Pending Enforcement Matters
  - 10. Correspondence
  - 11. Adjourn

Rachel Workman  
Deputy Clerk  
June 16, 2025

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.