

## TOWN OF GENESEE PLAN COMMISSION MEETING

June 23rd, 2025

### Minutes

Chairman Tesch called the meeting to order at 6:00 p.m. Present was Town Chairman Tesch, Plan Commission members Engelking, Toole, Buck and Christiansen, and Town Board Supervisor Morris. Also present was Planner Mark Lyons and Deputy Clerk Workman.

Chairman Tesch reconvened the Public Hearing for Plan Commission only. Planner Lyons stated that he spoke with the Town of Genesee's municipal lawyer and constructed a conditional rezone for the Messinger property. He stated that the conditions would help protect the residential neighborhood that surrounds the property. Chairman Tesch then opened it up to the public for comments.

Andrew LaRoche, S52W30969 Old Village Rd, stated that he is concerned that the business would produce too much extra traffic and he is concerned for his children's safety. He also stated that because he has to file a deed restriction for his new accessory building, he thinks that the Messinger property should be held to the same standards.

Chairman Tesch then asked for any more comments. He asked three times and then brought the hearing back to the table. There were no more comments from the Plan Commission. Christiansen made a motion to adjourn the public hearing. The motion was seconded by Engelking. The motion was approved 6-0. The public hearing was adjourned at 6:05 p.m.

### 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.** There were no public comments
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)** Engelking stated that he thinks that the conditional rezone is a good idea which allows the property to be utilized but still keep the peace for the surrounding neighborhood. He doesn't think that traffic will be an issue because Genesee HVAC does not have semis that will be coming in and out, nor a lot of trucks. Engelking made a motion to approved Resolution 25-5R and recommend approval to the Town Board to amend the adopted Town of Genesee Comprehensive Land Use Plan for this property from a 5-acre density to a commercial density. The motion was seconded by Morris. The motion was approved 6-0
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)** Planner Lyons stated that the conditional rezone allows for trades businesses to utilize the property. Also, if there is any change in use, it would be required for the new business to complete this entire process again to make sure it would fit into the standards for the neighborhood. Engelking made a motion to recommend approval to the Town Board the amend the Town of Genesee zoning code from A-5 to B-3 for this property subject to the conditions provided in Planner Lyons June 18<sup>th</sup>, 2025 report. The motion was seconded by Christiansen. The motion was approved 6-0.

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) Ross Roman was present for Genesee Heating and Air Conditioning. He stated that there would be no outside storage just a couple trucks and possibly a trailer with rooftop units to be disposed would sit for a night or two but nothing long term. Christiansen made a motion to approved the Site Plan/Plan of Operation for Genesee Heating and Air Conditioning per Planner Lyons June 18<sup>th</sup>, 2025 report. The motion was seconded by Toole. The motion was approved 6-0.
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) Andrew La Roche was present for his petition. It was noted that the building will be 28 feet tall, which is allowed due to the extra 10 feet allotted in the setback. Engelking made a motion to approved the accessory building over 1,600 square feet subject to a deed restriction being filed with Waukesha County stating that the building will only be utilized for personal use, no commercial use. The motion was seconded by Buck. The motion was approved 6-0
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). Michael Schroeder was present for his request. He stated that for now, the building would be used for personal storage but he wants to build it to commercial standards in case one day he wants to rent it out or sell it. It was also discussed that the location of the building on the lot would leave enough room for another building in the future if so desired. Engelking made a motion to approve the Site Plan/Plan of Operation for Hapuna Holdings LLC. Christiansen seconded the motion. The motion was approved 6-0
7. **Discussion/Annual Review of Specified Conditional Uses**
  - a. Genesee Pet Suites-1-year CU review-Faith Harrington was present. It was stated that there have been some complaints about the number of dogs they have on property sometimes. It was reiterated that her conditional use only allows for 40 animals on property at a time. Harrington stated that she would like to amend the conditional use to allow for more animals and will be taking steps to do so.
  - 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. Mr. Fleischmann was present and stated that he is planning to shut down operations in August for three months or more to clean up the property.
  - 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 reviewEngelking made a motion to place these CU reviews on file at the Town Hall. The motion was seconded by Morris. The motion was approved 6-0.
8. **Discussion/Action- Approval of May 27<sup>th</sup>, 2025 Public Hearing Minutes and Plan Commission Minutes.** Christiansen made a motion to approved the May 27<sup>th</sup> Public Hearing and Plan Commission Minutes. The motion was seconded by Buck. The motion was approved 6-0
9. **Update on Pending Enforcement Matters** Planner Lyons gave an update on the homeowner that was cutting down trees in the environmental corridor.
10. **Correspondence** None

11. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 6-0. The meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Rachel Workman  
Deputy Clerk  
June 16, 2025