

TOWN OF GENESEE PLAN COMMISSION MEETING

July 28th, 2025

6:00 p.m.

Minutes

Chairman Tesch called the meeting to order at 6:00 p.m. Present was Town Chairman Tesch, Plan Commission members Engelking, Toole, Fedak and Christiansen, and Town Board Supervisor Morris. Also present was Planner Mark 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-Accessory Building in excess of 1,600 square feet for Jeff Gryzkewicz. The property is described as being a part of the NW ¼, NE ¼ and SW ¼ of Section 20 and the NE ¼ of Section 19. More specifically, the property is located at S41W32687 Spring Ridge Ln. (GNT 1518-056)** Jeff Gryzkewicz was present for his request. Planner Lyons spoke on the location and size of the accessory building as well as the fact that there will be a requirement for a deed restriction to be filed stating that the building will be used only for personal uses and no commercial activity will occur from it. Engelking made a motion to approve the accessory building in excess of 1,600 square feet with the conditions in Planner Lyons report dated July 21st, 2025 and with the condition that a deed restriction is filed with Waukesha County. The motion was seconded by Toole. The motion was approved 6-0.
3. **Discussion/Action- Accessory Building in excess of 1,600 square feet for Ryan Campbell. The property is described as being a part of the SE ¼ and NE ¼ of Section 19 and the NW ¼ of Section 20 T6N R18E, Town of Genesee Waukesha County. More specifically, the property is located at W333S4185 Connemara Dr. (GNT 1513-032)** Ryan Campbell was present for his request. Planner Lyons spoke on the location and size of the accessory building as well as the fact that there will be a requirement for a deed restriction to be filed stating that the building will be used only for personal uses and no commercial activity will occur from it. Engelking made a motion to approve the accessory building in excess of 1,600 square feet with the conditions in Planner Lyons report dated July 21st, 2025 and with the condition that a deed restriction is filed with Waukesha County. The motion was seconded by Christiansen. The motion was approved 6-0.
4. **Discussion/Action-Site Plan/Plan of Operation for Wakeside Marine LLC. The property is described as being a part of Lot 7 CSM #11944 which is in the NW ¼ of Section 5 T6N R18E Town of Genesee, Waukesha County. Address not assigned yet. (GNT 1458-997-021)** Matt Fennig was present for his request. Planner Lyons stated that the parcel is a 4-acre parcel split between the Town of Genesee and Shoreland which Waukesha County holds jurisdiction over. So, any approvals, will also have to go to the County for approval as well. The parcel is zoned M-1 for Limited Industrial. Planner Lyons stated that there will be a total of four buildings on the property; three for cold storage for boats, docks, etc and the fourth for an office/workshop along with three other units for rental as contractor suites. Mr. Fennig stated that he currently operates out of a small shop in Oconomowoc. Fedak asked if Mr. Fennig was working with Waukesha County on stormwater approvals and he stated that he is. It was also noted that condition number 12 in Planner Lyon's report dated July 21st, 2025 will need to be amended so that a third-party fire department completes the required inspections due to Mr. Fennig's employment by Lake County Fire and Rescue. Engelking made a motion to approve the Site Plan/Plan of Operation for Wakeside Marine with the conditions outlined in Planner Lyon's report dated July 21st, 2025 with the amendment to condition number 12. The motion was seconded by Morris. The motion was approved 6-0

5. **Discussion/Action- Site Plan/Plan of Operation for Black Earth Pavement. The property is described as being a part of the NW ¼ of Section 6 T6N R18E, Town of Genesee Waukesha County. More specifically, the property is located at S15W33950 Wolf Rd. (GNT 1462-988-001)**
Ryan Hoelz was present for his request. Planner Lyons stated that the parcel is zoned M-2 for this industrial use. The request is for expansion of outdoor storage and a future storage building. Mr. Hoelz states that Waukesha County has been on board with their stormwater plan. Christiansen made a motion to approved the Site Plan/Plan of Operation for Black Earth Pavement with the conditions outlined in Planner Lyons report dated July 21st, 2025. The motion was seconded by Toole. The motion was approved 6-0.
6. **Discussion- Conceptual Plan for Davies Subdivision Development** Josh from Trio Engineering was present for this request. It was stated that the access to this subdivision is through the Town of Delafield so the Town will have to have agreements with the Town of Delafield in place before the subdivision can be approved. It was also discussed that the lot dimensions would require a waiver because the width vs. depth ratios are different than what the Town requires.
7. **Discussion- Conceptual Plan for Kraft Subdivision Development** Josh from Trio Engineering and Ryan Kraft, land owner, were present for this request. Some lots will require a zoning change from A-5 to A-2 zoning to accommodate smaller lot sizes. They will also need a waiver for the length of the cul-de-sac which will exceed length.
8. **Discussion/Action- Approval of June 23rd, 2025 Plan Commission Minutes**. Engelking made a motion to approved the Plan Commission Minutes from June 23rd, 2025. The motion was seconded by Christiansen. The motion was approved 5-0 with one abstention by Fedak.
9. **Update on Pending Enforcement Matters** Planner Lyons stated that the Baltz matter is coming to resolution.
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 7:11 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
July 29, 2025