

TOWN OF GENESEE PLAN COMMISSION MEETING

September 22nd, 2025

Minutes

6:00 p.m.

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

Chairman Tesch read the Public Hearing Notice and made known that this Public Hearing had been held open from last months meeting. He opened the hearing up to the floor.

Douglas Kennedy, S40w28188 Hwy 59, spoke about how they believe Faith and her husband are good neighbors and how since the last meeting. He stated that since the last meeting, they have made progress cleaning up the overgrown brush so they can see coming out of their driveway. He also stated that Faith and her husband have patched a couple holes in the driveway. Mr. Kennedy stated that he just does not believe that more dogs is appropriate for the residential setting.

Faith Harrington, Genesee Pet Suites owner, spoke about how she is requesting 80 dogs but that they will not have that many at all times. She states that their busy season is usually summer and on holidays as that is when most people go out of town. She also states that Genesee Pet Suites has hours that they are closed during the days so the dogs are not outside barking all day.

Chairman Tesch then asked if there were any more comments. He asked three times. There were none so he brought it back to the table. There were no further comments from the Plan Commission. Morris made a motion to close the Public Hearing. The motion was seconded by Christiansen. The motion was approved 5-0. The Public Hearing was closed at 6:09 p.m.

Immediately following the Public Hearing, Plan Commission went into the agenda.

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- Conditional Use Amendment for Genesee Pet Resort. The property is described as being a part of Lot 1 CSM 5929 being a part of NE ¼ of Section 24 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S40W28178 State Rd 59. (GNT 1533-998-002)** Planner Lyons spoke on the history of the CU for Genesee Pet Suites. He stated that with the current zoning in place, the outdoor run is too close to the lot line. Also, in the most recent zoning code changes the Towns adopted this year, commercial kennels are no longer allowed in A-2 or R-1 zoning. So, if the town thought necessary to restrict commercial kennels from that zoning, is it appropriate to make this commercial even more non-conforming. Planner Lyons stated that his recommendation is to deny the CU amendment and have the petitioner stay with a quantity of no more than 40 dogs at one time. All plan commission members spoke on how they agree with the denial based upon the zoning, noise impacts to neighbors and testimony from neighbors. Morris made a motion to deny Genesee Pet Suites CU amendment subject to a formal finding of fact written and accepted at the October 27th Plan Commission Meeting. The motion was seconded by Toole. The motion approved 5-0.
3. **Discussion/Action- Site Plan/Plan of Operation Amendment for Genesee Shell and Liquor. The property is described as Unit 2 Genesee Commercial Condominium, being a part of the NW1/4 of Section 27, T6N R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W307 S4821 STH 83. (GNT 1546-984-002)** Planner Lyons stated that this gas station is just switching signage from Shell to BP. The petitioner is staying within the confines of everything that is already up. Morris made a motion to approved the Site Plan/ Plan of Operation

Amendment for Genesee Shell and Liquor. The motion was seconded by Christiansen. The motion was approved 5-0

4. **Discussion/Action- Site Plan/Plan of Operation for Confidential User in c/o Briohn Building. The property is described as being a part of Lot 1 CSM 12664 being a part of the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W339S2218 CTH C. (GNT 1463-998-001 & GNT 1463-998-003)** Devon from Briohn Building was present for this petition. Planner Lyons stated that this request is for an equipment rental business to go into the industrial area by Wolf. The business would like to stay confidential for a couple more weeks as they are currently renting to many people in construction and they do not want to have any conflicts with them. Christiansen made a motion to approved the Site Plan/ Plan of Operation based on Planner Lyon's report dated September 15th which includes the condition that the business disclose their name before any permits are issued. The motion was seconded by Toole. The motion was approved 5-0
5. **Discussion/Action- Transfer of Adjacent lands Request for James Milosch. The property is described as part of the NW ¼ of the NE ¼ of Section 13 T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S31W28381 Sunset Dr. (GNT 1489-995-001 & 1489-996)** Planner Lyons stated that the Town of Genesee allows the transfer of adjacent land without a CSM if certain conditions are met. He stated that this request meets all conditions required. Morris made a motion to approve the transfer of adjacent land per the Planner's Report and subject to a deed being filed with Waukesha County. The motion was seconded by Christiansen. The motion was approved 5-0
6. **Discussion/Action- Approval of August 25th, 2025 Public Hearing Minutes and August 25th, 2025 Plan Commission Minutes.** Morris made a motion to approve all minutes. The motion was seconded by Toole. The motion was approved 5-0
7. **Update on Pending Enforcement Matters** Deputy Clerk Workman stated that one violation has been completed and one more is in the process of completing the necessary requests.
8. **Correspondence** None
9. **Adjourn** Toole made a motion to adjourn. The motion was seconded by Christiansen. The motion was approved 5-0. The meeting was adjourned at 6:38 p.m.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
September 23rd, 2025