

TOWN OF GENESEE PLAN COMMISSION MEETING

October 27th, 2025

MINUTES

6:00 p.m.

Chairman Tesch called the meeting to order at 6:06 p.m. Present was Chairman Tesch, Town Board Supervisor Morris and Plan Commission members Engelking, Buck, and Fedak. Also present was Planner 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. There were no comments
2. **Discussion/Action- Conditional Use 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) The Findings of Facts and Conclusions of Law were presented to the Plan Commission. Engelking made a motion to approval the denial of Genesee Pet Resorts conditional use amendment based on the Findings of Facts and Conclusions of Law. The motion was seconded by Morris. The motion was approved 5-0.
3. **Discussion/Action-Site Plan/Plan of Operation for Coco G's popcorn.** The property is described Lot 6 Certified Survey Map No. 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S34 W29937 Little John Drive Unit 4. (GNT 1494-997-003) The petitioner is already a tenant in the other building on the same property for his popcorn business. He is just planning on using this space for storage and warehousing. Morris made a motion to approve the Site Plan/Plan of Operation for Coco G's popcorn based on the Planner's recommendations from his October 20th, 2025 report. The motion was seconded by Engelking. The motion was approved 5-0.
4. **Discussion/Action- Accessory Building over 1,600 square feet for Alfred Schimpf.** The property is described as Lot 3 CSM 9061 being a part of the NE ¼ of Section 30 T6N R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S48W33112 Onisch Dr. (GNT 1557-977-003). Engelking made a motion to approve the accessory building over 1,600 square feet with the conditions in Planner Lyons report dated October 20th, 2025. The motion was seconded by Buck. The motion was approved 5-0
5. **Discussion/Action- Accessory Building over 1,600 square feet for Michael and Kimberly Scott.** The property is described as being a part of the SW ¼ of Section 17 T6N R18E in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W319S3514 Squire Dr (GNT 1508-021). Engelking made a motion to approve the accessory building over 1,600 square feet with the conditions in Planner Lyons October 20th, 2025 report. The motion was seconded by Morris. The motion was approved 5-0
6. **Discussion- Conceptual Land Division for Kipp/Oberst Families.** The property is described as being the W1/2 of the SW1/4 of Section 29 T6N R18E in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1555-999-004) The parcel is zoned Q-1 which follows the Town of Genesee Land Use Plan. Two of the lots have a shared driveway proposed and the petitioner wanted to only have one driveway for the 19-acre lot and no driveway for the 12-acre lot. The Plan Commission told the petitioners that would not be approved. Each lot has to have some sort of driveway access to it.

Engelking said that he would like to see a geological survey of this parcel to see if there is any usable quarry material underneath. The petitioners stated that they would start there and get back to us.

7. **Discussion/Action-Amendment to Site Plan/Plan of Operation for Century Traffic. The property is described as being a part of the SW ¼ and the NW ¼ of Section 6 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W339S1742 CTH C. (GNT 1463-998)** Century Traffic has proposed a sign which requires Plan Commission approval. The sign proposed is 126 square feet and would be positioned on the building. Engelking made a motion to approved the amendment to the Site Plan/Plan of Operation for Century Traffic. Morris seconded the motion. The motion was approved 5-0
8. **Discussion/Action- Approval of September 22nd, 2025 Plan Commission Minutes.** This matter was tabled until the December 1st, 2025 Plan Commission Meeting so as more people who were in attendance for the September meeting can vote.
9. **Update on Pending Enforcement Matters** No new matters at this time and all old ones resolved.
10. **Correspondence- Discuss possible alternate meeting date for November PC meeting.** Engelking made a motion to move the next meeting to December 1st, 2025 at 6:00 p.m. due to potential conflicts with the upcoming deer gun season. The motion was seconded by Buck. The motion was approved 5-0
11. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Morris. The motion was approved 5-0. The meeting was adjourned at 6:48 p.m.

Rachel Workman
Deputy Clerk
October 28th, 2025