

TOWN OF GENESEE PLAN COMMISSION MEETING
S43 W31391 HWY. 83
GENESEE DEPOT, WI 53127
(262) 968-3656
April 27th, 2026
AGENDA
6:00 p.m.

ADJOURNED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Plan Commission on Monday, March 23, 2026, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider the Conditional Use request of **Robert Williams, W306 S5075 Church Street, Mukwonago, Wisconsin** for a Conditional Use to allow for a legal nonconforming use of a Church and Community Center to be altered to add three (3) Multifamily Units per Sections 40(B)(18) and Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said uses.

The property is described as Lot 2 CSM 6628 and part of lots 7,8,9,34,35 & 36 & all of lots 32 & 33 & unnumbered lot plat of Genesee being a part of the NW ¼ Section 27 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W306 S5075 Church Street, containing approximately 2.114 acres of land.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information you can contact Mark Lyons, Planning Consultant or Rachel Workman, Deputy Clerk at P.O. Box 242, Genesee Depot, Wisconsin 53127 or (262) 968-3656.

Immediately Following 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- Conditional Use Request for **Robert Williams, W306 S5075 Church Street, Mukwonago, Wisconsin** for a Conditional Use to allow for a legal nonconforming use of a Church and Community Center to be altered to add three (3) Multifamily Units per Sections 40(B)(18) and Section 27 (B)(2)(b) of the Town of Genesee Zoning Code to allow said uses. The property is described as being Lot 2 CSM 6628 being a part of the NW ¼ Section 27 T6N R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W306 S5075 Church Street. (GNT 1546-009-001)
3. Discussion/Action- Approval of an Entrance Gate/Monument for Desiree Erickson. The property is described as being a part of the NE ¼ of Section 10 T6N R18E of the Town of Genesee, Waukesha County. More specifically, the property is located at W310S2525 Cregennan Bae. (GNT 1473-980-001)
4. Discussion/Action- Site Plan/Plan of Operation Amendment for Macy's RV & Auto Sales. The property is described as 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 W29939 Little John Drive. (GNT 1494-997-033)
5. Discussion/Action- Approval of March 23rd, 2026 Plan Commission Minutes and March 23rd, 2026 Public Hearing Minutes
6. Update on Pending Enforcement Matters
7. Correspondence
8. Adjourn

Rachel Workman
Deputy Clerk
April 15th, 2026

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.

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: April 22, 2026
MTG DATE: April 27, 2026
RE: Conditional Use and Site Plan / Plan of Operation– Church St. Rentals

BACKGROUND:

1. Petitioner/Agent: Robert Williams Jr.
2. Property Owner: First Congregational Church of Genesee
3. Address: W306 S5075 Church Street
4. Location:
LOT 2 CERT SURV 6628. Lots 7,8,9,34,35 & 36 & all lots 32 & 33 & unnumbered lot plat of Genesee being part of NW1/4 SEC 27 T6N R18E
5. Tax Key Number(s): 1546.009.001
6. Area: 2.114 AC
7. Current Town Zoning: R-3 Residential District
8. Public Hearing Dates: March 23, 2026 & April 27, 2026

OVERVIEW:

The petitioner is requesting approval for Conditional Use to remodel part of the existing First Congregational Church of Genesee community center into three (3) Multifamily units. Section 40(B)(18) of the Town of Genesee zoning code regulated Multifamily uses. Section 27(B)(2)(b) of the Town of Genesee zoning code further regulates legal nonconforming uses, structures and lots.

PLANNER COMMENTS:

Public Hearing: On March 23, 2026 the Town Plan Commission held a public hearing regarding the applicant's request. During the public hearing community members spoke both in favor and against applicants' proposal. The Plan Commission held the public hearing over to the April 27, 2026 meeting in order to receive additional input either for or against the project.

Staff has not received any additional correspondence or information since the March hearing.

Zoning: The subject parcel is presently zoned R-3 residential. The existing church and community center uses constitute legal nonconforming uses. Section 27(B)(2)(b) of the Town ordinance allows a legal non-conforming use to be altered provided the Town Plan Commission determines that the new use would not result in a greater degree of non-conformity. This applies to the existing community center as the use is non-conforming and shall occupy a smaller foot point in the existing building than currently exists.

Section 40(B)(18) regulates Multifamily Units via a Conditional Use. The ordinance specifies which district a Conditional Use for Multifamily Units may be sought, including the R-3 District which the subject property is zoned. The ordinance specifies the following requirements for Multifamily Units:

- a. Minimum lot area: The ordinance requires a minimum lot area of 15,000 square feet of lot area being 1 unit. The 2.114-acre site vastly exceeds the 45,000 square feet of minimum lot area required.
- b. Sewage Disposal: The ordinance requires Waukesha County Environmental Health Division to approve the sewage disposal plan prior to Plan Commission approval. The applicant has not yet received final approval from Waukesha County and is asking Plan Commission to conditionally approve the uses while finalizing plans with Waukesha County.
- c. Minimum floor area per unit: The proposed units exceed the minimum floor area established in the ordinance.
- d. Architectural review: The ordinance requires architectural review by the Plan Commission. The applicant is considering minimal changes to the building exterior, but any approval of the CUP will need to include the applicant bringing full Architectural plans back to Plan Commission for final approval prior to permitting.
- e. Parking: The code requires two (2) parking spaces per unit. The proposed site plan includes 20 parking spaces and two new garages. The proposed northern garage is located in the setback and will need to be relocated near the southern garage. A condition should be included requiring the second garage to be relocated.
- f. Offsets, setback and landscaping: The ordinance grants Plan Commission the ability to modify these ordinance requirements as part of the Conditional Uses. Any changes will need to be included in the required conditions.
- g. Duplexes: Not applicable to this request.
- h. Site Plan and Plan of Operation: Requires approval of the site plan and Plan of Operation as part of the CUP.

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

- 1) Zoning: The existing uses are legal nonconforming. Any change in use outside of the keeping the existing uses will require some type of Plan Commission consideration and approval. Plan Commission will need to weigh the merits of the current proposal and how to apply the appropriate Conditional Use standards to the request.
- 2) Parking: The proposed use likely reduces the demand for parking on site as the existing community center has a higher maximum parking potential than combined smaller community center and multifamily units.
- 3) Current conditions: The Plan Commission may wish to consider the history of the site and what may be the best option for reusing the existing buildings vs redevelopment of the site. Plan Commission will also want to consider how those options may impact the surrounding properties and community.

- 4) Conditions: In order for the project to move forward a number of conditions would need to be added as the current set of plans does not fulfill all of the ordinance's requirements. Plan Commission will want to weigh holding approval until those have been submitted vs potentially allow conditional approval to allow the project to proceed while final plans are provided.
- 5) Project timeline: The applicant had previously indicated a phased approach to the project. Plan Commission may wish to consider how that approach may impact the project and immediate area.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission **approves** the Conditional Use requests for Church Street Rentals for the property located at W306 S5075 Church Street with the following conditions:

1. This subject property must be developed in substantial conformity with the plans presented at the Plan Commission Public Hearing on March 23, 2026 & April 27, 2026. Any changes shall require further approval by the Town of Genesee Plan Commission.
2. A complete set of state approved building plans (if required by the building inspector and State of Wisconsin) shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities and occupancy of the unit. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
3. A complete set of stamped Architectural plans shall be submitted to the Town of Genesee Plan Commission for final consideration and approval prior to zoning / building permits and final recording of the Conditional Use Permit.
4. Final approval subject to full approval by Waukesha County Environmental Health Division for sewage disposal prior to final recording of the Conditional Use Permit.
5. Drawn to scale site plan showing the final garage locations shall be submitted to the Town Planner for review and approval in accordance with the R-3 zoning district.
6. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

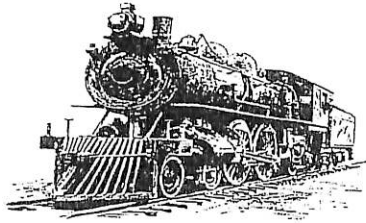
7. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
8. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
9. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
10. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
11. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.
12. Documentation shall be submitted to the Town Planner that the Fire Chief of the Lake Country Fire and Rescue Fire Department has inspected the building for compliance with all local fire codes, prior to occupancy of this portion of the building.
13. Documentation shall be submitted to the Town Planner that the Town Building Inspector has inspected the building for compliance with all applicable building codes, prior to occupancy of this portion of the building.
14. Documentation shall be submitted to the Town Planner that all required Federal, State, County, or local licenses and permits have been obtained, including a new liquor license approved by the Town Board.
15. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
16. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

EXHIBIT:



Staff Review

- A. GIS Location Map
- B. Application/Submittal



Town of Genesee *est. 1843*
S43 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

PLAN OF OPERATION APPLICATION

BUSINESS NAME: Church ST Rentals
BUSINESS ADDRESS: W306 S5075 Church st Mukwonago WI 53149
PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____
REQUEST FOR: Conditional Use Permit

RESPONSIBLE PARTY NAME (BUSINESS OPERATOR), MAILING ADDRESS & DATE:

Robert Williams Jr 2-9-26
Printed Name Date
W956 Miramar rd East Troy WI 53120
City State Zip
[Redacted] NA [Redacted]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert Williams Jr 2-9-26
Printed Name Date
W306 S5075 Church st Mukwonago WI 53149
Mailing Address City State Zip
[Redacted] NA [Redacted]
Phone Fax Email

BUSINESS NARRATIVE: On separate paper, please describe in detail the specific type of business operation (Retail, Restaurant, Manufacturing, Office, Etc.), including temporary, accessory, and outdoor uses (storage, etc.). The details should include parking needs, exterior display needs, proposed alterations to the building exterior or the site, lighting, landscaping, signage, etc. Provide a separate list of all items sold or produced on the property.

SITE SPECIFIC QUESTIONS

Are there any proposed changes to the current site plan proposed? Yes No If yes, please delineate the additional changes on the Site Plan submitted.

1. Is any interior remodeling proposed? Yes No

Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

SECRET
0770048

2. Are any changes to the parking or loading on the current site plan proposed? Yes No
If yes, delineate any changes on the Site Plan submitted.

Number of parking spaces on the site? 20+

Number of loading docks on the site? N/A

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? none - other than time of construction

3. Are any changes to the lighting on the current site plan proposed? Yes No If yes, delineate any changes on the Site Plan submitted.

4. Are any changes to the landscaping on the site proposed? Yes No If yes, delineate any changes on the Site Plan submitted.

5. Is the operator changing? Yes No

6. Are any special events proposed with this use? Yes No

If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.

7. Are any changes to the Signage on current site plan proposed? Yes No

If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

8. What are the proposed maximum days and hours of operation?

24 hr / 365 day a year (living quarters)

9. How many employees (maximum) will be working at this location?

Full-Time 0

Part-Time 1 - myself / maintenance

Seasonal 0

10. Will there be music or other types of entertainment onsite? Yes No

If yes, describe what types (live, amplified, recorded, juke box, etc.) Indoors and/or outdoors and

the days and hours music will be provided?

N/A

11. Are there any dumpsters/waste containers on site? Yes No

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? on rear vent side of building

12. Is the site served by sewer or a private septic system? private septic

If on septic, has a Sanitary Permit or PSE been obtained for the project? Yes No not yet
If yes, please provide a Sanitary Permit Number or date of PSE approval. _____ If no,
please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes No

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

14. Will there be any bar service? Yes No

If yes, please provide interior and exterior bar seating on the floor plan/site plan.

15. Will there be any outside storage on site? Yes No

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

Temporary 3-6 car garage

16. Has a Building Inspection been completed? Yes No

If yes, Date. _____

If no, please contact the Town Building Inspector at (262) 825-8820.

17. Has a Fire Inspection been completed? Yes No

If yes, Date. _____

If no, please contact the Local Fire Inspector at (262) 646-6235.

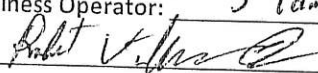
18. Do you feel there will be any problems such as odor, noise, smoke, etc. resulting from this operation?

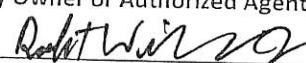
Yes No If yes, explain _____

19. Expected date of occupancy: more set yet / maybe fall of 26 To ensure
there is adequate amount of information and a sufficient amount of time for staff review, two (2)

completed copies of ALL required materials shall be submitted to the Town Planner. No changes to the request may be made once the application packet is submitted. It is preferable the plans or maps include two (2) full size sets and two (2) 11" x 17" sets and drawn to scale. Plans shall not be reduced, enlarged or faxed. Additional items may be required. In addition to the above, the Town requires one (1) digital/electronic copy of the submittal packet.

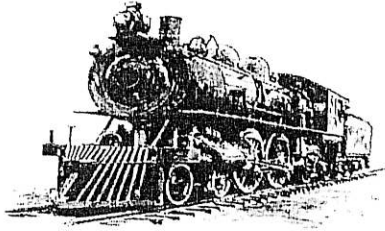
The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in this application form. Incomplete or inaccurate applications may be denied. By signing this form, the owner or his/her authorized agent is giving their consent to the Town of Genesee to inspect the site as necessary and related to this application, even if the property has been posted against trespassing pursuant to Wis. Stat.

Name of Business Operator: 3 family apartment
Signature:  Date: 2-9-26

Name of Property Owner or Authorized Agent: Robert Williams Jr
Signature:  Date: 2-9-26

Title or authority, if not the property owner: Trustee / future owner Date: 2-9-26

BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.



Town of Genesee *est. 1843*
543 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

CONDITIONAL USE APPLICATION

RESPONSIBLE PARTY NAME, MAILING ADDRESS & DATE:

Robert W Williams Jr 2-9-26
Printed Name Date
W956 Miramar Rd East Troy WI 53120
Mailing Address City State Zip
[REDACTED] N/A [REDACTED]
Phone Fax Email

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Robert Williams Jr 2-9-26
Printed Name Date
W306 S5075 Church ST Mukwonago WI 53149
Mailing Address City State Zip
[REDACTED] N/A [REDACTED]
Phone Fax Email

C/U FILE NO.: _____ TAX KEY NO.: 1546-009-001

LEGAL DESCRIPTION: _____

ZONING DESIGNATION: _____

TOWN LAND USE PLAN DESIGNATION: _____

REQUEST FOR: see attached

SECTION OF ORDINANCE: _____

***ON A SEPARATE PAPER PLEASE INCLUDE A WRITTEN SUMMARY OF THE
PROPOSED USE/USES**

***ALONG WITH A BRIEF BUSINESS PLAN (IF APPLICABLE)**

PLEASE SUBMIT THE FOLLOWING ADDITIONAL INFORMATION WITH THIS APPLICATION AS REQUIRED PER SECTION 40 (A) (1) OF THE TOWN OF GENESEE ZONING CODE:

1. Two (2) paper copies and one (1) electronic copy (thumb drive) of a map, preferably a topographic map, drawn to a scale of not less than two hundred (200) feet to one (1) inch, showing: the land in question; its legal description and location; location and use of all existing buildings, sanitary systems and private water supplies on such land; the high water elevation of any navigable waters within one hundred (100) feet of the boundaries of the land in question; the 100-year floodplain, and any wetlands or environmental corridors on the property or land in question.
2. Names and complete mailing addresses, including zip codes, or the owners of all properties within three hundred (300) feet of any part of the land included in the proposed application unless waived in writing by the Town Plan Commission **(to be provided by the Town of Genesee)**.
3. Additional information as may be required by the Town Planner, Town Engineer, Town Building Inspector or the Town Plan Commission.
4. Where necessary, to comply with certain regulations established by applicable laws, applications shall be required to be submitted to the other governmental bodies having jurisdiction which may include the State Department of Natural Resources, the U.S. Army Corps of Engineers and/or Waukesha County.

Name of Responsible Party: Robert W Williams Jr
Signature: Robert Williams Jr
Date: 2-9-26

Name of Property Owner or Authorized Agent: Robert W Williams Jr
Signature: Robert Williams Jr
Date: 2-9-26

Title or authority, if not the property owner: Trustee
Date: 2-9-26

BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.

Plan of Operation for
W306 S5075 Church st. proposal
Written and submitted by Robert Williams Jr

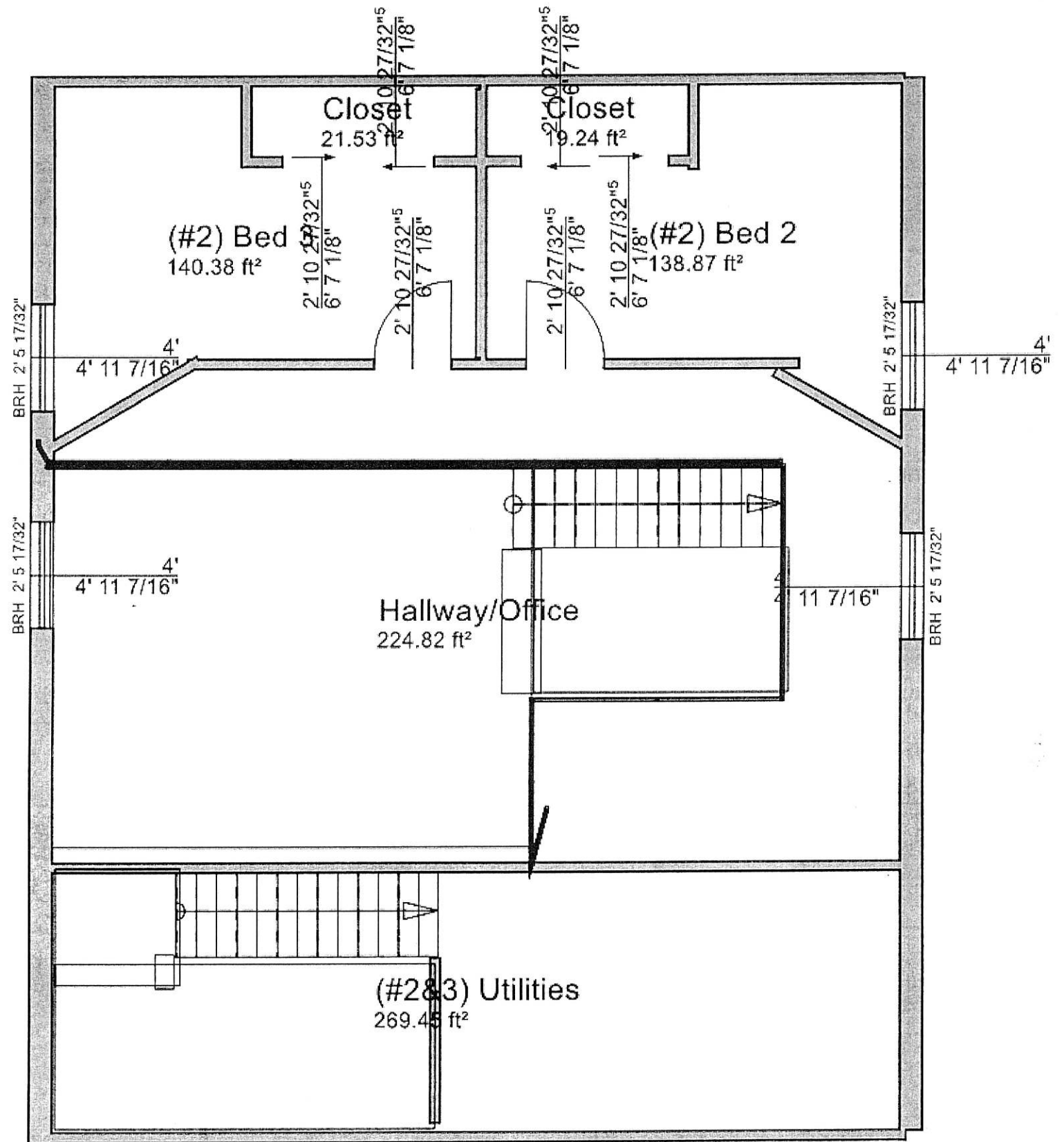
- 1- PreConstruction/planning
 - A-Get initial quotes and and inquire about financing and town approval
 - B-Plan with county, DNR, and plumber on septic and well
 - C-Confirm and set date with congregation to buy the property
 - D-Start LLC and have sale paperwork drafted
 - E-Have architectural drawings and blue prints drafted
 - F-Meet with contractors to to acquire game plan - distribute plans
 - G-Aquire CUP and building permits
 - H-finalize purchase of building and funds

- 2- Phase 1 Community center and apartment 1(2 bed room)
 - A-Clean out building
 - a- WE Energies to replace/add gas and electric meters
 - B-Seperate community center
 - a-Seperat boiler from rest of building
 - b-reconfigure women bathroom door
 - c-update bath rooms for ADA compliances
 - C-Start renting church and community center to religious organizations
 - D-Start construction of Apartment1
 - a-pre layout/stub water, sewer, gas and electric for apartments 1,2,&3
(If able to hook up to current sewer)
 - b-Frame apartment, run utilities (Inspection)
 - c-finish apartment 1
 - d- get occupancy and rent apartment 1

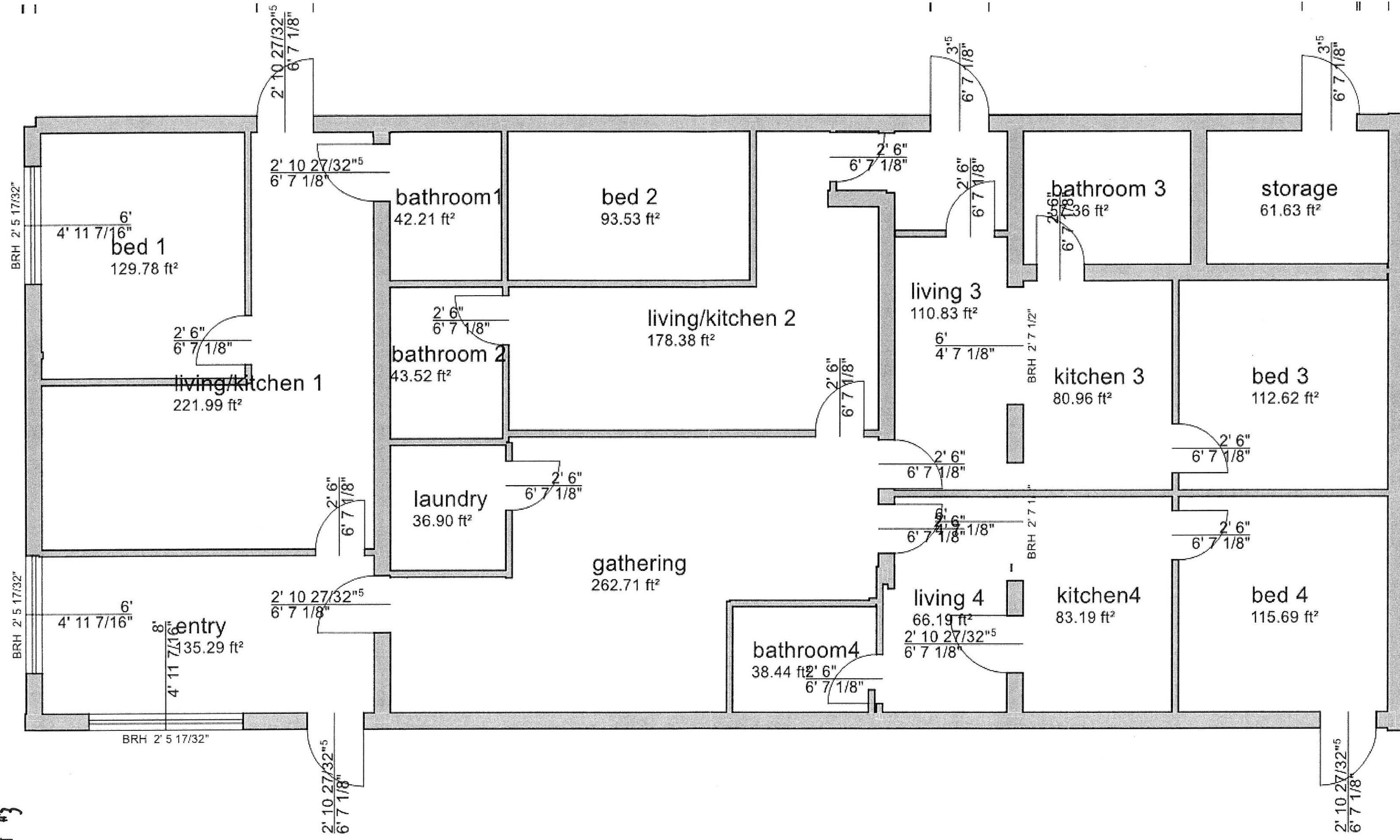
- 3- Phase 2 Apartment 2 (3 bedroom)
 - A-replace septic(if needed) and hook apartment 1/community center up to it
 - B-Frame in apartment 2 ,run utilities (inspection)
 - C-Land scape/make entrances
 - D-Finish apartment 2
 - E-Get occupancy permit and rent

- 4- Phase 3 Apartment 3(3 bedroom)
 - A-Frame in and run utilities (inspection)
 - B-Finish apartment
 - C-Get occupancy and rent

second floor



Apartment #3
Option 2

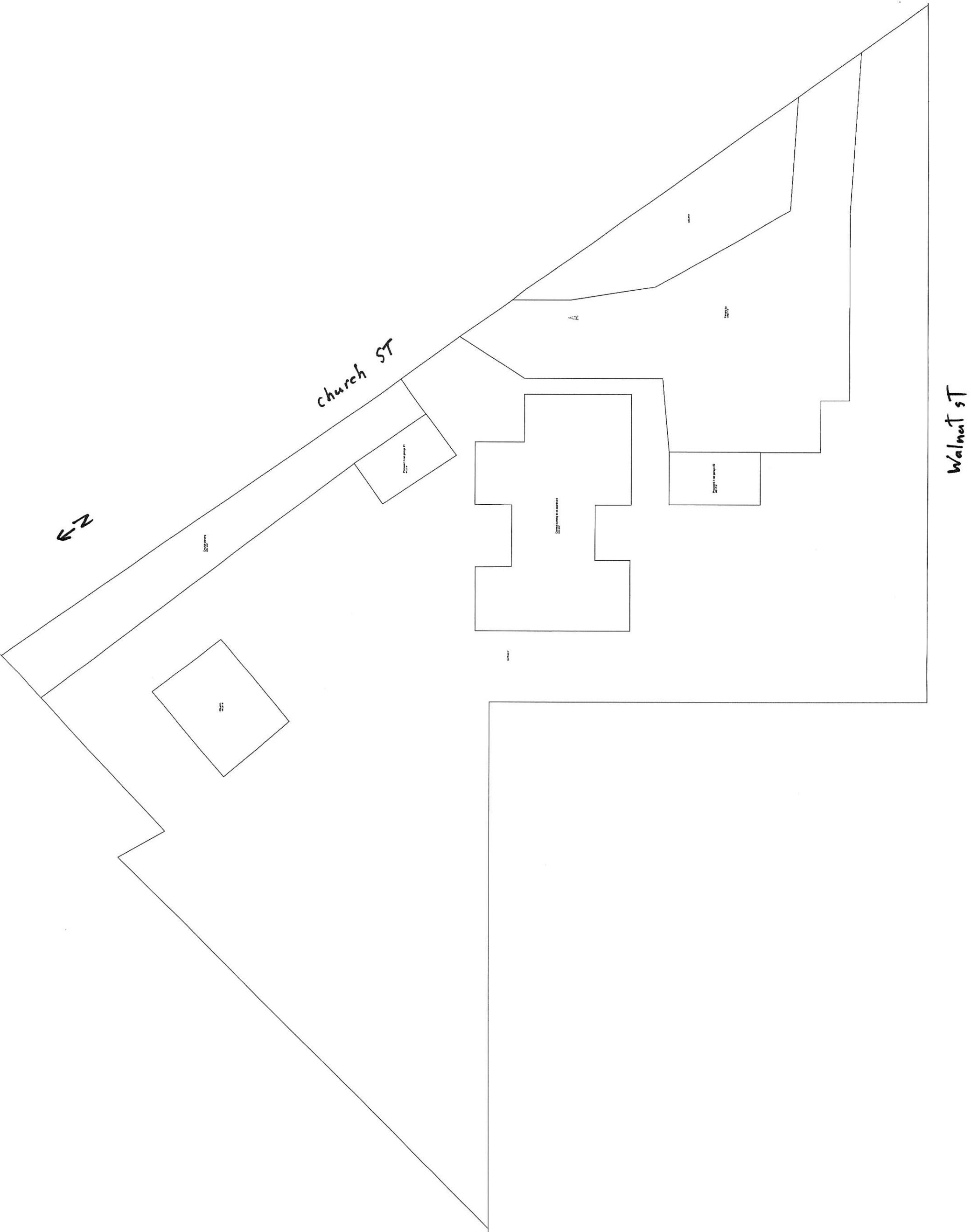


BRH 2' 5 17/32"

2' 10 27/32"5
6' 7 1/8"

2' 10 27/32"5
6' 7 1/8"

Site plan





Staff Review

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: April 22, 2026
MTG DATE: April 27, 2026
RE: Entrance Gate / Monument

BACKGROUND:

1. Petitioner/Agent: Desiree Erickson
2. Property Owner: Scott Beightol & Desiree Erickson
3. Address: W310 S2525 Cregennan Bae
4. Location:
PARCEL 1 CERT SURV 4726 Being part of the NE1/4 SEC 9 & NW1/4 SEC 10 T6N R18E
5. Tax Key Number(s): 1473.980.001
6. Area: 17.0 AC
7. Town Zoning: A-2 Rural Home District & EC Environmental Corridor District

OVERVIEW:

The petitioner is requesting approval to construct two stone decorative entrance monuments along the entrance drive. The proposed entrance monuments are 4'x10' with a 4'8" endcap that include a pier mounted light on top for an overall height of 6'11".

PLANNER COMMENTS:

Zoning: Section 19(A)(4) of the Town of Genesee code requires monument and entrance gate to be located at least 10' from the base setback line and shall be subject to the review and approval by the Town Plan Commission.

The Town Plan Commission shall consider the purpose of the Zoning Code, the extent to which the structure would restrict safe access and visibility from the intersection, drive and road.

The applicant is proposing to construct the entrance monuments out of stone. One monument would be located on each side of the existing entrance drive and would be in line with the existing split rail fence located on each side of the entrance drive. The applicant appears to meet the required 10' setback requirements as the existing fence is approximately 10' from the property line. As the plans provided do not indicate an exact setback from the property line the Plan Commission may want to consider requiring a recertification form / survey be required as part of the zoning

permit to ensure the proposed monuments meet the ordinances required 10' setback. A photometric plan will need to be provided to ensure the proposed lights meet the Town ordinance requirements.



Photo courtesy of Googlemaps 4.21.26

In reviewing the immediate area, the proposed entrance monuments should fit the character of the area and should not impede safe access as long as the required setback is adhered to.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission **approves** the application to construct two 4'x10' entrance monuments for the property located at W310 S2525 Cregennan Bae, (1473.980.001) subject to the following conditions:

1. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission during its April 27, 2026 meeting.
2. Prior to issuance of permits the applicant shall provide a recertification form and associated surveys to ensure the proposed structures meet the required 10' setback requirement.
3. Prior to issuance of permits the applicant shall provided a photometric plan to ensure the proposed lights are compliant with Town ordinances.

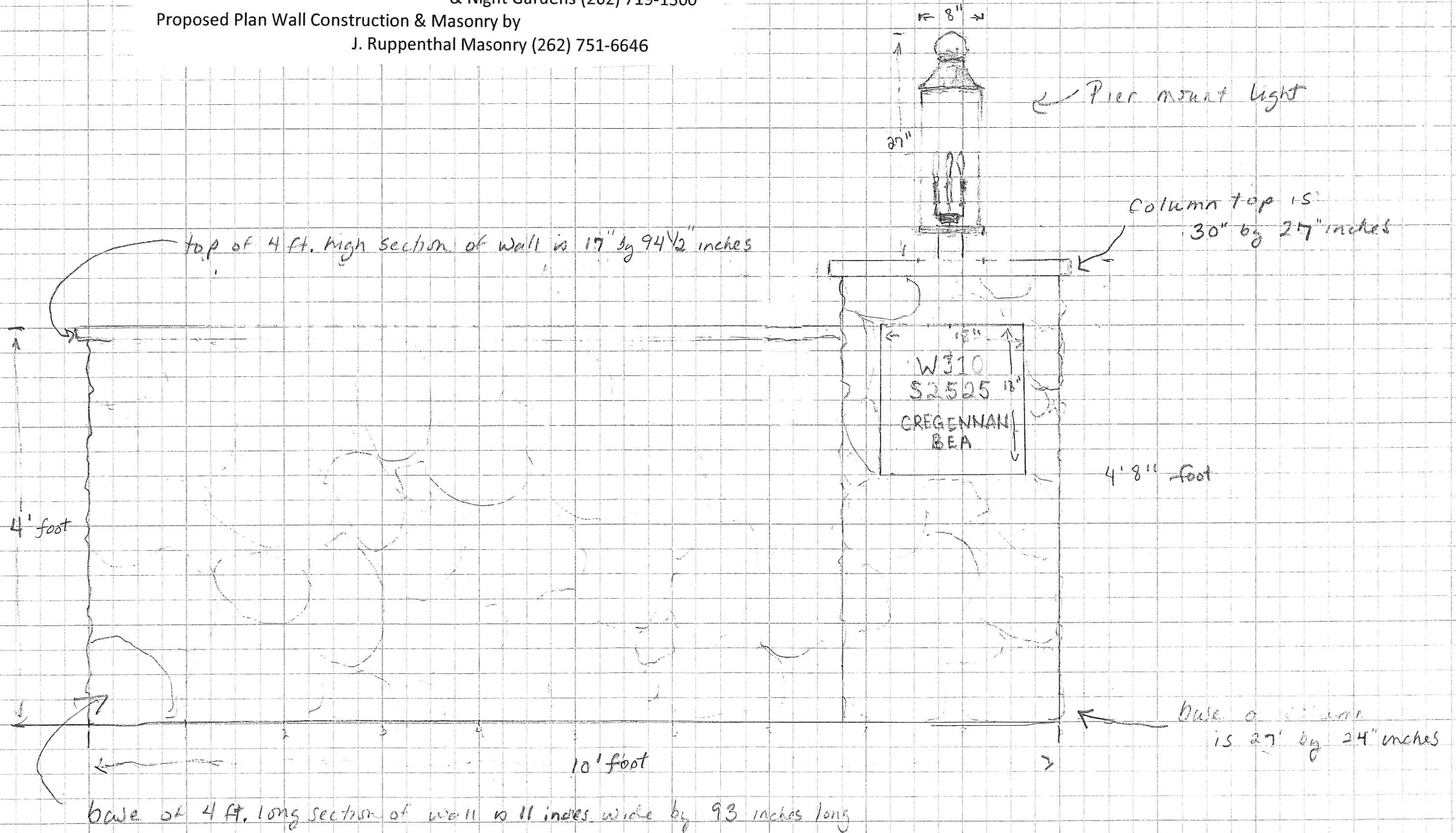
EXHIBIT:



Staff Review

- A. GIS Location Map
- B. Application/Submittal

Proposed Plan Electric Service Work by Meyers Electric (262) 968-3753
& Night Gardens (262) 719-1300
Proposed Plan Wall Construction & Masonry by
J. Ruppenthal Masonry (262) 751-6646



Desiree Erickson
W310S2525 Cregennan Bae
Wales, WI 53183

Zoning Administrator
Town of Genesee
S43 W31391 Highway 83
Genesee Depot, WI 53127

April 8, 2026

Re: Application for a Zoning Permit

Dear Sir or Madam,

Enclosed please find 3 copies of a completed Application for a Zoning Permit form requesting permission to build 2 stone decorative driveway entrance walls with pier mount lights at the 17+ acre horse farm located in the town of Genesee at W310S2525 Cregennan Bae. In triplicate, included with this form are the following:

- Survey of the property and proposed walls
- Satellite image of property showing lot lines and proposed walls
- Enlarged satellite image of property showing measurements and location of proposed walls
- Drawing showing the measurements of the proposed walls

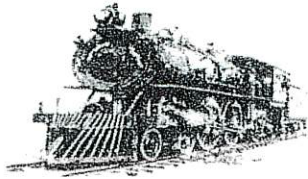
Please contact me if you would like additional information or if I need to modify the proposed walls to comply with Town of Genesee zoning.

Thank you for your attention to this application.

Sincerely,



Desiree Erickson



Town of Genesee
 543 W31391 Highway 83
 P.O. Box 242
 Genesee Depot, WI 53127
 Tel: (262) 968-3656 Fax: (262) 968-3809

APPLICATION FOR A ZONING PERMIT

TAX KEY NO.: GNT 1473980001

ZONING DISTRICT: A2

APPLICANT NAME, MAILING ADDRESS & DATE:

Desiree Erickson
 Printed Name
W31052525 Cregennan Bae Wales WI 53183

Phone _____ Fax _____ Email _____

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Desiree Erickson
 Printed Name
W31052525 Cregennan Bae Wales WI 53183

City _____ State _____ Zip _____
 Phone _____

PROPERTY ADDRESS: W31052525 Cregennan Bae Town of Genesee WI 53183

LEGAL DESCRIPTION: PARCEL 1 CERT SURV 4726 VOL 38/123 REC AS DOC# 1297470 PT NE1/4 SEC 9 & NW1/4 SEC 10 T6N R18E:: DOC# 416772

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE COMPLETED:

Set back 43 feet from the center of the public road Cregennan Bae, 2 stone decorative driveway entrance walls with pier mount lights. Please see the attached drawing showing the dimensions of the walls and the enlarged satellite property image showing the planned placement of the walls.

EXISTING STRUCTURE(S)

Principal Structure:

Width 83' Depth 38' Height _____
 1 Story _____ 2 Story Split Level _____
 No. of Bedrooms 3 No. of Bathrooms 3
 Floor Area: 1st Floor 3310 sq ft 2nd Floor 400 sq ft
 Garage 3 car Basement full

Accessory Structure(s):

List type of structure(s) and size: 15,720 sq ft. metal out buildings
stable, indoor arena, living quarters for grove

Total sq. ft. s (don't include basement) 19,430 sq ft.

PROPOSED STRUCTURE(S)

Principal Structure:

Width _____ Depth _____ Height _____
 1 Story _____ 2 Story _____ Split Level _____
 No. of Bedrooms _____ No. of Bathrooms _____
 Floor Area: 1st Floor _____ 2nd Floor _____
 Garage _____ Basement _____

Accessory Structure(s):

List type of structure(s) and size: _____

Total sq. ft. s (don't include basement) _____

Size of Lot: Average Width 940.58 ft. Average Depth 965 ft. Total Square Footage 907,659.7 sq. ft
(17 + acres)

Three (3) COPIES OF AN ACCURATE SITE PLAN OR PLAT OF SURVEY (preferred), DRAWN TO SCALE, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot and those within 50 feet of lot, (3) location and centerline of all abutting streets, (4) high water line of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot and within 50' of lot, (6) floor elevation of proposed new buildings, (7) location of percolation tests and soil borings for new buildings. SOIL TESTS, TWO SETS OF BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED. APPROVAL OF THE SEPTIC SYSTEM BY THE ENVIRONMENTAL HEALTH DIVISION IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE ZONING PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. CONSTRUCTION MUST START WITHIN 6 MONTHS AND BE COMPLETED WITHIN 18 MONTHS OF THE DATE OF ISSUANCE OF THE ZONING PERMIT.

Both of the undersigned state that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a zoning permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

Signature of Owner  Date 4-7-2026

Signature of Agent _____ Date _____

Application (approved) (denied) by Zoning Administrator _____ Date _____

Conditions for approval or reasons for denial _____

Town Use Only

Fee Paid _____ Receipt No. _____ PSE Approved _____ BOA No. _____ PO No. _____

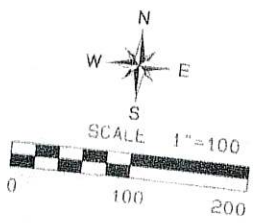
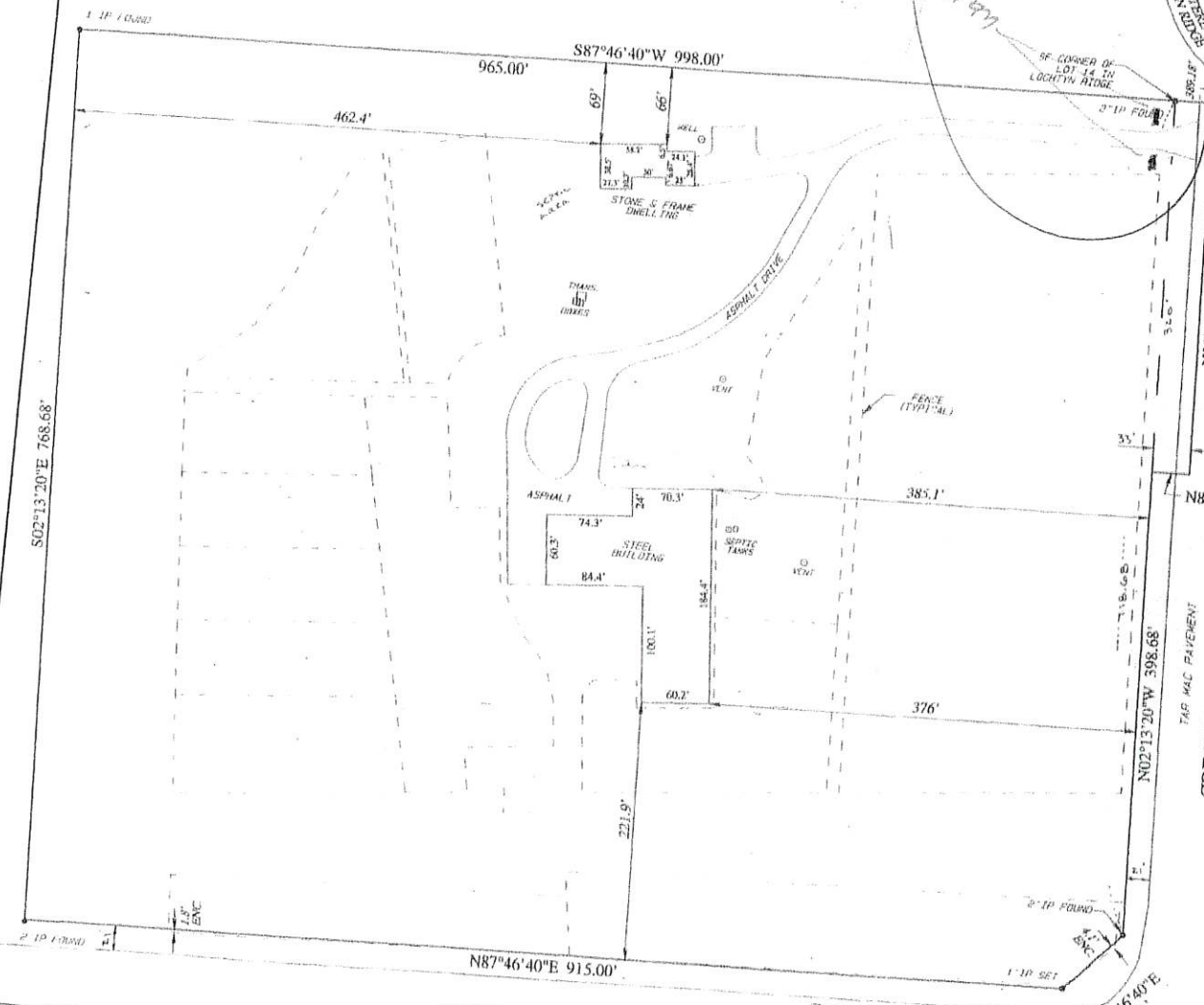
ZP No. _____ CU No. _____ File Copy _____ BI Copy _____ Assessor Copy _____ Owner Copy _____ Agent Copy _____

1790 - 24

PROPERTY SURVEY

PREPARED FOR DALE A. HERRICK
LOCATION - W310 S252S CREGENNAN BAE (TOWN OF GENESEE)

DESCRIPTION OF PROPERTY
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4726, RECORDED ON MAY 29, 1985 IN VOLUME OF CERTIFIED SURVEY MAPS ON PAGES 123 TO 125, AS DOCUMENT NO. 1297470, BEING OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 18 IN THE TOWN OF GENESEE, WAUKESHA COUNTY, WISCONSIN.
CONTAINS 17.00 ACRES OF LAND, MORE OR LESS (NOT INCLUDING LAND USED FOR ROAD)



LAND SURVEYORS
KUOKKANEN & ASSOCIATES, INC.
910 ELM GROVE ROAD
ELM GROVE, WI 53122
PHONE: 262-782-8090
FAX: 262-782-1770

SURVEY CERTIFICATE
I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF THE PROPERTY THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY AND THIS SURVEY COMPLIES WITH CURRENT SURVEY STANDARDS AS DEFINED BY THE WISCONSIN ADMINISTRATIVE CODE, A.E.C.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF.

[Signature]
KIT KUOKKANEN
REGISTERED LAND SURVEYOR
S-1177

APRIL 15, 2002
DATE

81/1

1790 - 24

Back to listing

Cregennan Bae, wales, WI 53183 | Zillow

Directions Save Share

Street Satellite Lot lines

Flood Fire Wind Air Heat



Google
Cregennan Bae
40638579
w.zillow.com/homedetails/W310S2525-Cregennan-Bae-Wales-WI-53183/40638579_zpid/

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies Report a map error

<https://www.google.com/maps/@42.999083,-88.3662861,42m/data=!3m1!1e3?entry=ll&...>



TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: April 22, 2026
MTG DATE: April 27, 2026
RE: Plan of Operation amendment for Macy's RV & Auto Sales

BACKGROUND:

1. Petitioner/Agent: Macy's RV & Auto Sales - Macy Marks
2. Property Owner: Windcrest Farms, LLC Andrew Falci
3. Address: S34 W29939 Little John Drive, Unit 3
4. Location:
LOT 6 CSM #9660 Being part of the NW1/4 & SW1/4 SEC 14 T6N R18E
5. Tax Key Number(s): 1494.997.033
6. Area: 3.25 AC
7. Town Zoning: M-1, Limited Industrial District

OVERVIEW:

The petitioner is requesting approval of a Plan of Operation amendment to allow RV & Auto sales at Unit 3 of the Wincrest Farms Commercial Condominium Development. The applicant was previously approved for a Plan of Operations for personal storage at this unit in June 2023 with conditions. As part of that approval the applicant was approved for personal indoor and outdoor storage of five (5) vehicles and one (1) RV.

PLANNER COMMENTS:

Zoning: Auto sales is a permit use within the M-1 District; therefore, the proposed use is consistent with the underlying zoning designation. The applicant

Employees: The applicant has identified 1 part-time employee as part of this request.

Hours of Operation: The applicant has indicated the hours of operation as by appointment only from 8am-6pm Monday-Saturday.

Site Plan: No exterior improvements have been identified as part of this request. The applicant has noted they intend to store 1-2 vehicles outdoors, which is consistent with the 2023 approval which allowed 6 parking stalls for this unit.

Signage: The applicant has indicated any signage as part of the request. Any future sign will need to be addressed under a separate application.

Building Code: The applicant provided copies of prior state approvals for the construction of the unit. Prior to any occupancy of the unit for commercial purposes the applicant shall receive final confirmation from the Building Inspector and/or State of Wisconsin if any additional building plans and permit are required.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

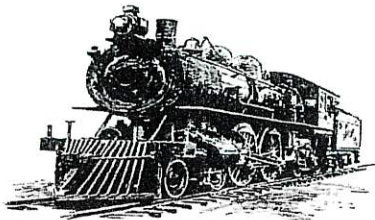
The Town of Genesee Plan Commission **Recommends Approval** of the Site Plan / Plan of Operation amendment for Macy's RV & Auto Sales for automotive sales on the property located at S34 W29939 Little John Drive, Unit 3, (1494.997.033) subject to the following conditions:

1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on April 27, 2026. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission
2. A complete set of state approved building plans (if required by the building inspector and State of Wisconsin) shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities and occupancy of the unit. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
3. All previously imposed conditions by the Town of Genesee, including but not limited to those associated with the June 2023 approval, shall be adhered to and complied with unless specifically modified by the Town Plan Commission.
4. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.
5. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
6. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
7. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.

8. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
9. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.
10. Documentation shall be submitted to the Town Planner that the Fire Chief of the Lake Country Fire and Rescue Fire Department has inspected the building for compliance with all local fire codes, prior to occupancy of this portion of the building.
11. Documentation shall be submitted to the Town Planner that the Town Building Inspector has inspected the building for compliance with all applicable building codes, prior to occupancy of this portion of the building.
12. Documentation shall be submitted to the Town Planner that all required Federal, State, County, or local licenses and permits have been obtained, including a new liquor license approved by the Town Board.
13. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
14. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. GIS Location Map
- B. Application/Submittal



Town of Genesee *est. 1843*
S43 W31391 Highway 83
P.O. Box 242
Genesee Depot, WI 53127
Tel: (262) 968-3656 Fax: (262) 968-3809

PLAN OF OPERATION APPLICATION

BUSINESS NAME: Macy RV & Autosales
BUSINESS ADDRESS: S34w29937 Little John Dr UNIT #3
PLAN OF OPERATION NO.: _____ TAX KEY NO.: _____
REQUEST FOR: _____

RESPONSIBLE PARTY NAME (BUSINESS OPERATOR), MAILING ADDRESS & DATE:

Macy Marks 4/6/26
Printed Name Date
4085 n Brookfield Rd Brookfield wi 53045
City State Zip
Phone _____ Fax _____ Email _____

PROPERTY OWNER NAME, MAILING ADDRESS & DATE:

Andrea Falci 4/6/26
Printed Name Date
360 BRANSMIRE DR Glenbrook wi 53122
Mailing Address

BUSINESS NARRATIVE: On separate paper, please describe in detail the specific type of business operation (Retail, Restaurant, Manufacturing, Office, Etc.), including temporary, accessory, and outdoor uses (storage, etc.). The details should include parking needs, exterior display needs, proposed alterations to the building exterior or the site, lighting, landscaping, signage, etc. Provide a separate list of all items sold or produced on the property.

SITE SPECIFIC QUESTIONS

Are there any proposed changes to the current site plan proposed? Yes No If yes, please delineate the additional changes on the Site Plan submitted.

1. Is any interior remodeling proposed? Yes No

Please provide an interior floor plan with all changes highlighted or clearly marked. State Approved Building Plans may be required.

2. Are any changes to the parking or loading on the current site plan proposed? Yes No
If yes, delineate any changes on the Site Plan submitted.

Number of parking spaces on the site? 4/Front plus back

Number of loading docks on the site? _____

Describe the types of business-related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)? 4-6 Vehicles on-site

3. Are any changes to the lighting on the current site plan proposed? Yes No If yes, delineate any changes on the Site Plan submitted.

4. Are any changes to the landscaping on the site proposed? Yes No If yes, delineate any changes on the Site Plan submitted.

5. Is the operator changing? Yes No

6. Are any special events proposed with this use? Yes No
If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., delineate the locations of the events on the Site Plan/Floor Plan submitted.

7. Are any changes to the Signage on current site plan proposed? Yes No
If yes, delineate any changes on the Site Plan submitted. Describe below the type of signage that exists and what signage is proposed on the site (attached, free-standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size and height of all the signs.

8. What are the proposed maximum days and hours of operation?

M-SAT 8AM-6PM BY APPOINTMENT

9. How many employees (maximum) will be working at this location?

Full-Time _____ Part-Time 1 Seasonal _____

10. Will there be music or other types of entertainment onsite? Yes No
If yes, describe what types (live, amplified, recorded, juke box, etc.) Indoors and/or outdoors and

the days and hours music will be provided?

11. Are there any dumpsters/waste containers on site? Yes No

If yes, please delineate on the Site Plan submitted.

If yes, how are they screened from public view? _____

12. Is the site served by sewer or a private septic system? holding TANK

If on septic, has a Sanitary Permit or PSE been obtained for the project? Yes No

If yes, please provide a Sanitary Permit Number or date of PSE approval. _____ If no, please contact the Waukesha County Environmental Health Division at (262) 896-8300.

13. Will there be Food Service? Yes No

If yes, please provide interior and exterior table seating on the floor plan/site plan and contact the Waukesha County Environmental Health Division at (262) 896-8300.

14. Will there be any bar service? Yes No

If yes, please provide interior and exterior bar seating on the floor plan/site plan.

15. Will there be any outside storage on site? Yes No

If yes, please delineate on Site Plan submitted and a list of what types of items will be stored outdoors on the site (number, size, etc.).

MISC. 1/2 vehicles depending on inventory

16. Has a Building Inspection been completed? Yes No

If yes, Date. _____

If no, please contact the Town Building Inspector at (262) 825-8820.

17. Has a Fire Inspection been completed? Yes No

If yes, Date. _____

If no, please contact the Local Fire Inspector at (262) 646-6235.

18. Do you feel there will be any problems such as odor, noise, smoke, etc. resulting from this operation?

Yes No If yes, explain _____

19. Expected date of occupancy: CURRENT TENANT To ensure there is adequate amount of information and a sufficient amount of time for staff review, two (2)

completed copies of ALL required materials shall be submitted to the Town Planner. No changes to the request may be made once the application packet is submitted. It is preferable the plans or maps include two (2) full size sets and two (2) 11" x 17" sets and drawn to scale. Plans shall not be reduced, enlarged or faxed. Additional items may be required. In addition to the above, the Town requires one (1) digital/electronic copy of the submittal packet.

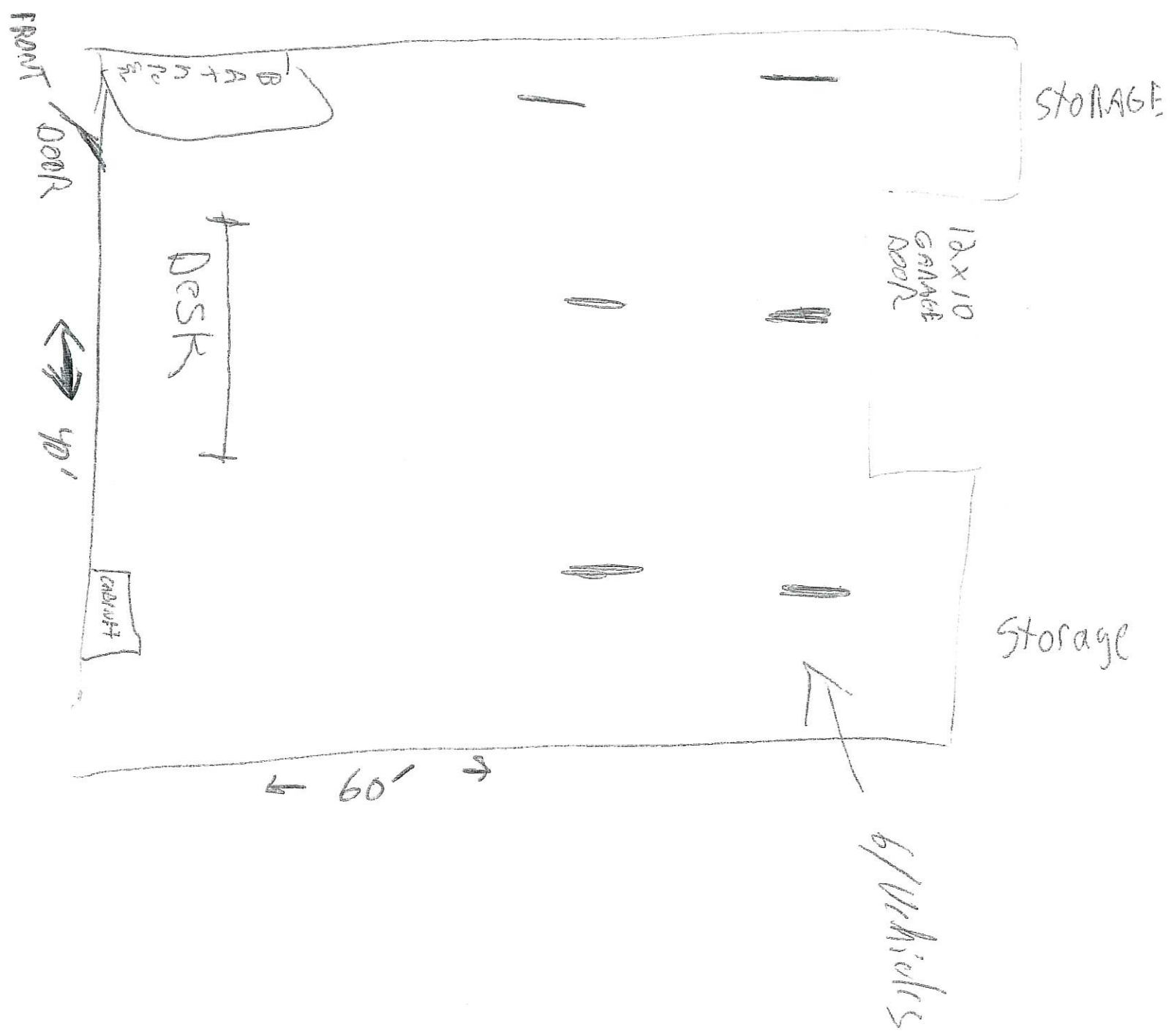
The undersigned owner hereby certifies that all of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands all information in this application form. Incomplete or inaccurate applications may be denied. By signing this form, the owner or his/her authorized agent is giving their consent to the Town of Genesee to inspect the site as necessary and related to this application, even if the property has been posted against trespassing pursuant to Wis. Stat.

Name of Business Operator: Macys' RV & Auto Sales
Signature: Mary Mochel 9/16/26 Date:

Name of Property Owner or Authorized Agent: ANDREW FALCI
Signature: [Signature] 9/16/26 Date:

Title or authority, if not the property owner: OWNER
9/16/26 Date:

BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION.



DIVISION OF INDUSTRY SERVICES
10541 N RANCH RD
HAYWARD WI 54843-6462
Contact Through Relay
<http://dsps.wi.gov/programs/Default.aspx>
www.wisconsin.gov
Tony Evers, Governor
Dawn B. Crim, Secretary



August 28, 2020

CUST ID No. 252127

ATTN: Buildings & Structures Building Inspector

PAUL M MEIER
PAUL MEIER INC
1456 S 76TH ST
WEST ALLIS WI 53214-4623

MUNICIPAL CLERK
TOWN OF GENESEE
S43 W31391 HWY 83
GENESEE DEPOT WI 53127

CONDITIONAL APPROVAL

(Please forward a copy of this letter to the fire department conducting inspections of this project.)

PLAN APPROVAL EXPIRES: 08/28/2022

SITE:

Wincrest Farms
S34W29939 Little John Dr
Town of Genesee, 53189
Waukesha County

Identification Numbers
Transaction ID No. 3315468
Site ID No. 863142
Please refer to both identification numbers, above, in all correspondence with the agency.

FOR:

Facility: 799350 WINCREST FARMS BUILDING 1
S34W29939 LITTLE JOHN DR
GENESEE 53189

Object Type: Building ICC Regulated Object ID No.: 1852344 Code Applies Date: 07/22/20
Major Occupancy: Storage; Type VB Combustible Unprotected class of construction; New plan; 14,592 project sq ft;
Unsprinklered; Occupancy: B Business, S-1 Storage Moderate-Hazard; Allowable area determined by: Fire Barrier

Facility: 799353 WINCREST FARMS BUILDING 2
S34W29939 LITTLE JOHN DR
GENESEE 53189

Object Type: Building ICC Regulated Object ID No.: 1852345 Code Applies Date: 07/22/20
Major Occupancy: Storage; Type VB Combustible Unprotected class of construction; New plan; 14,592 project sq ft;
Unsprinklered; Occupancy: B Business, S-1 Storage Moderate-Hazard; Allowable area determined by: Fire Barrier

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality **PRIOR** to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.
- **The following conditions shall be met during construction or installation and prior to occupancy or use:**

KEY ITEM(S)

- **SPS 361.31** - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set

is not acceptable for use as a parking garage surface. Parking garages include, but are not limited to, the storage of cars, trucks, snowmobiles, boats, motorcycles, etc. **Gravel intended to be temporary pending interior tenant build-out.**

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. The compliance statement is available on our website. <http://verification.dsp.wi.gov/IndustryServices/Commercial-Buildings-Compliance/DSPSMainForm.aspx>

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,



William J Wagner
Architect / Bldg Plan Reviewer, Division of Industry Services
(715)634-3484, 7:45 am -4:30 pm Mon. - Fri.
william.wagner@wisconsin.gov

Fee Required \$ 1,200.00

This Amount Will Be Invoiced. When You
Receive That Invoice, Please Include a Copy
With Your Payment Submittal.

*****NOTICE: To better serve our customers in a more equitable manner Effective July 6th the Department has changed the requirements to comply with an Additional Information (AI) Letter from 30 business days to 15 business days. The designer has until 15 business days from the date of the original AI letter to provide acceptable follow-up information to the Department. If no conditional approval actions occur by the end of the 15th day, the plans will be denied.

Additionally, we will require a submitter's checklist to be filled out, signed, and submitted with all plan submissions. Links for the new submitter's checklist for Commercial Building/HVAC, Fire Protection/Fire Alarm, Plumbing*****

cc: John Gibbs, State Building Inspector, (414) 852-3694, Mon-Fri, 7:30 A.M. - 4:30 P.M.
Brad Winquist, Wincrest Farms LLC

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Sincerely,



William J Wagner
Architect / Bldg Plan Reviewer, Division of Industry Services
(715)634-3484, 7:45 am -4:30 pm Mon. - Fri.
william.wagner@wisconsin.gov

Fee Required \$ 1,200.00

This Amount Will Be Invoiced. When You
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cc: John Gibbs, State Building Inspector, (414) 852-3694, Mon-Fri, 7:30 A.M. - 4:30 P.M.
Brad Winquist, Wincrest Farms LLC

Genesee Planner

From:
Sent:
To:
Subject:
Attachments:

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 9, 2026 at 9:29:40 AM CDT
To: [REDACTED]
Subject: Re: Wincrest Farms Tenant - Change of use Request

andrew - there is nothing that we can submit to the State for approval (there is NO change of use being proposed).....the entire 2 buildings are already approved for B & S1 use per attached state approval letter and plans.....automobile showroom falls under B use in the code per attached code page, so it is an approved use (no change of use according to the State) without any kind of submittal needed...there is no floor plan alterations being proposed at this tie either

HTH

PAUL M. MEIER

On Thursday, April 9, 2026 at 09:06:48 AM CDT, Andrew Falci <[REDACTED]>

Paul, can you help me with this? I'll certainly pay you for your time. I know it needs some clarification and I think there were some initial errors on the original documentation.

Thanks
Andrew
Sent from my iPhone

Begin forwarded message:

From: Genesee Planner <planner@towngenesee.wi.gov>
Date: April 9, 2026 at 8:32:37 AM CDT
To: Andrew Falci <[REDACTED]>

TO: Town of Genesee Plan Commission
CC: Town Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: April 22, 2026
MTG DATE: April 27, 2026
RE: Plan of Operation amendment for Macy's RV & Auto Sales

BACKGROUND:

1. Petitioner/Agent: Macy's RV & Auto Sales - Macy Marks
2. Property Owner: Windcrest Farms, LLC Andrew Falci
3. Address: S34 W29939 Little John Drive, Unit 3
4. Location:
LOT 6 CSM #9660 Being part of the NW1/4 & SW1/4 SEC 14 T6N R18E
5. Tax Key Number(s): 1494.997.033
6. Area: 3.25 AC
7. Town Zoning: M-1, Limited Industrial District

OVERVIEW:

The petitioner is requesting approval of a Plan of Operation amendment to allow RV & Auto sales at Unit 3 of the Wincrest Farms Commercial Condominium Development. The applicant was previously approved for a Plan of Operations for personal storage at this unit in June 2023 with conditions. As part of that approval the applicant was approved for personal indoor and outdoor storage of five (5) vehicles and one (1) RV.

PLANNER COMMENTS:

Zoning: Auto sales is a permit use within the M-1 District; therefore, the proposed use is consistent with the underlying zoning designation.

Employees: The applicant has identified 1 part-time employee as part of this request.

Hours of Operation: The applicant has indicated the hours of operation as by appointment only from 8am-6pm Monday-Saturday.

Site Plan: No exterior improvements have been identified as part of this request. The applicant has noted they intend to store 1-2 vehicles outdoors, which is consistent with the 2023 approval which allowed 6 parking stalls for this unit.

Signage: The applicant has not indicated any signage as part of the request. Any future sign will need to be addressed under a separate application.

Building Code: The applicant provided copies of prior state approvals for the construction of the unit. Prior to any occupancy of the unit for commercial purposes the applicant shall receive final confirmation from the Building Inspector and/or State of Wisconsin if any additional building plans and permit are required.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Genesee Plan Commission of the above-described comments, the Plan Commission may take the following action:

The Town of Genesee Plan Commission **Recommends Approval** of the Site Plan / Plan of Operation amendment for Macy's RV & Auto Sales for automotive sales on the property located at S34 W29939 Little John Drive, Unit 3, (1494.997.033) subject to the following conditions:

1. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Town of Genesee Plan Commission on April 27, 2026. Any change of use shall require the petitioner to apply for a new or amended Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission
2. Hours of operation shall be by appointment only from 8am-6pm Monday-Saturday.
3. A complete set of state approved building plans (if required by the building inspector and State of Wisconsin) shall be submitted to the Town Planner and Town Building Inspector prior to commencement of any construction activities and occupancy of the unit. All construction activities shall be reviewed and approved by the Town Planner and Town Building Inspector. All necessary permits shall be obtained prior to commencing said construction.
4. All previously imposed conditions by the Town of Genesee, including but not limited to those associated with the June 2023 approval, shall be adhered to and complied with unless specifically modified by the Town Plan Commission.
5. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.
6. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
7. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.

8. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
9. Subject to the petitioner being required to appear before the Town Plan Commission to answer complaints upon written notification by the Town Planner.
10. A violation of any condition established above or if the activities on the property become a nuisance to the surrounding neighborhood, the Town Plan Commission has the authority to revoke or terminate their approval of the Site Plan and Plan of Operation.
11. Documentation shall be submitted to the Town Planner that the Fire Chief of the Lake Country Fire and Rescue Fire Department has inspected the building for compliance with all local fire codes, prior to occupancy of this portion of the building.
12. Documentation shall be submitted to the Town Planner that the Town Building Inspector has inspected the building for compliance with all applicable building codes, prior to occupancy of this portion of the building.
13. Documentation shall be submitted to the Town Planner that all required Federal, State, County, or local licenses and permits have been obtained, including a new liquor license approved by the Town Board.
14. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
15. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. GIS Location Map
- B. Application/Submittal

July 5, 2023

Macy Marks
4085 N. Brookfield Road
Brookfield, WI 53045

RE: Site Plan & Plan of Operation

Dear Mr. Marks,

On June 26, 2023, the Town of Genesee Plan Commission reviewed your request to lease Unit 3 of Building 2 for personal storage of personal items. The property is described as Unit 3 Building 2, Lot 6 CSM 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S34 W29937 Little John Drive. After discussion, the Town Plan Commission voted unanimously to approve your request as proposed subject to the following conditions:

1. This approval is for Macy Marks to occupy one (1) tenant spaces (Unit 3) in Building 2 (north building) for personal inside storage and outside storage of five (5) vehicles and one (1) RV only. No other outside storage shall be allowed, unless specifically approved by the Town Plan Commission. Any other use shall require the petitioner apply for a new Site Plan/Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission.
2. All previously imposed conditions by the Town of Genesee for the construction of the buildings shall be adhered to and complied with, unless specifically modified by the Town Plan Commission.
3. No outside storage of junked, recked, unlicensed, inoperable vehicles, equipment or parts shall be allowed at any time.
4. An interior layout (drawn to scale) shall be provided to the Town Planner prior to the issuance of an occupancy permit for the proposed units of the building.
5. A list of items to be stored in the unit shall be provided to the Town Planner.
6. Waukesha County Environmental Health Division shall inspect and approve the existing holding tank for the proposed use of the space occupied for the proposed use.

7. A waste disposal plan for the removal of all waste shall be provided to the Town Planner for review and approval prior to the issuance of any permits.
8. Absolutely no storage of Toxic Chemicals on the property.
9. The Fire Chief shall review the building plans to ensure that all fire codes are being complied with and that a Knox Box has been installed in conformance with the Town of Genesee Knox Box Ordinance.
10. The Town of Genesee Building Inspector shall inspect the tenant space of the building to determine compliance with all applicable building codes. All compliance violations shall be corrected to the Building Inspector's satisfaction. If state approve building plans are required, the petitioner shall provide the Town Building Inspector and Town Planner a copy of the state approved plans.
11. Documentation shall be submitted to the Town Planner that all required local, county, state and federal licenses and permits have been obtained.
12. The Town reserves the right to review any condition imposed as part of this Plan of Operation, if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, which they feel may be reasonable in order to allow this use, and to ensure that it does not become detrimental to the surrounding area.
13. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
14. An up-to-date Plan of Operation must be on file at all times with the Town of Genesee Plan Commission.
15. The applicant shall allow the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
16. All activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
17. Professional fees. Applicant shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

18. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

If you have any questions or need clarification, please do not hesitate to contact me directly.

Sincerely,

Jeffrey C. Herrmann, AICP
Administrator-Planner

cc: Town of Genesee Clerk
Town of Genesee Building Inspector
Lake Country Fire and Rescue
Macy Marks
Windcrest Farms LLC

Genesee Plan Commission Public Hearing Minutes

March 23rd, 2026

Chairman Tesch called the Public Hearing to order at 6:05 p.m. Present was Chairman Tesch and Plan Commission Members Engelking, Fedak, Toole and Buck. Also present was Planner Lyons and Deputy Clerk Workman. Absent was Supervisor Morris and Plan Commissioner Christiansen.

Chairman Tesch read the Public Hearing Notice. Planner Lyons spoke on the scope of the project requested. Petitioner Robert Williams was present and spoke about his request. Mr. Williams stated that he is a business owner in the town and goes to the church on the property he is looking to buy. He stated that he is trying to save the church by buying the property and letting the church use the church building at no cost. He is planning on turning the education building into a multi-family tenant building with three apartments. Mr. Williams states that he thinks it's important to save the historical church building. He plans on also making two indoor parking garages for the tenants to park. Mr. Williams also stated that he would like to make the church more accessible by putting an elevator in so those who cannot walk up the steps can still come.

Chairman Tesch opened the public hearing for comment.

John Yatzeck, S51W30791 Walnut St, stated that he lives just up the street from the property. He thinks that a multi-family unit would not be suitable or in the best interest for the neighborhood. He thinks that Mr. Williams means well, but does not want a multi-family unit. He believes it should be kept as a whole property. He suggests trying to find renters for the education building or convert it into a single-family dwelling only. (Full letter labeled exhibit A)

Tony Ulezelski, S50W30745 Old Village Rd, stated that he commends Mr. Williams for trying to save the property and the church. He is in favor of what Mr. Williams is proposing and thinks the plan seems sound. He would rather have a 3-plex than more.

Ken Perkins, S50W30690 Walnut St, states that he doesn't think having a multi-family complex is good for the neighborhood. He states that most multi-family complexes are not well taken care of, in his opinion. He also thinks it would reduce property values in the area. He believes that there will be unintended consequences if the town approves this request. (Full letter labeled exhibit B)

Ron Kingery, W306S5028 Church St, stated that he thinks that what Mr. Williams is proposing is the best plan for the property. He said that if the property gets sold to someone else, there could be more than three apartments put up which would cause even more noise than just the three being proposed.

Stan Filipak, S31W33255 Hwy G, stated that he thinks the proposed plan is well thought out and will benefit the community. He said that no one knows the future, and this seems to be the best option.

Marleene Bloom, W309S5035 Homestead Ct, stated that she is a member of the church and she feel that this plan is premature as there has been no official offer made to the church for purchase. She states that per town ordinance, no new multi-family developments are allowed. She thinks the specifics should be finalized before any action is taken.

Lauren Bearfield, S51W30573 Walnut St, stated that she understands wanting to save the church, but does not think this proposed development would benefit the quiet neighborhood. She believes that it will change the density and tone of the area. Also, she stated that the church's destiny becomes tied into Mr. Williams fate. She is wondering why the church cannot become a historical site now.

Ada Yatzeck, S51W30921 Old Village Rd, read a letter on her husband, Dan Yatzeck's, behalf. He believes that the proposed land use isn't appropriate for the neighborhood. He stated that there are accessibility issues with the church the way it sits and that bringing it up to code could take considerable time and money. He believes that the church should either search for a renter that would keep it as a church, build a small community park and rent out the education building like a park shelter or demolish both buildings and sell the land. (Full letter labeled Exhibit C) Ada Yatzeck then spoke on her behalf. She stated that she thinks they should look for several groups to share the buildings and do alternating service schedules.

Lindsay Sayles, S46W32205 Highview Rd, stated that she is on the executive board for the church and that they have tried without success to rent out the facilities. They also looked into to splitting the land up and it would require the splitting of septic systems which would drive the cost up and not make it feasible for the church. She stated the Mr. Williams is a business owner right up the road from the church and she is sure that he will maintain the property very well. She also stated that Genesee in general, lacks homes for those who cannot maintain outside property anymore. She stated that the cost of heating the education building is over \$1,000 per month. She fully supports this proposed use.

Roy Silva, S50W30804 Old Village Rd, stated that he used to be a postman in the City of Milwaukee and he has seen the damage multi-family units can cause. He stated that the units are not usually well-maintained and can be a breeding ground for identity theft.

Mary Silva, S50W30804 Old Village Rd, stated that she thinks multi-family units destroy the character of the neighborhood and apartments are not suitable for the area.

Tony Reece, S28W31388 Sunset Dr, stated that maintaining a small church is hard. He doesn't believe that Mr. Williams will be an absentee landlord. He said that if this proposal doesn't go through, the church will probably just sit empty. He also believes that finding a congregation for this small church is a pipe dream. He believes that this could be a good fit for the property.

Peggy Reece, S28W31388 Sunset Dr, stated that she thinks the petitioner has good intentions, but is not sure if apartments are the way to go. Maybe condos would be better.

Bill Wachendorf, W306S4838 Hwy 83, stated that he got married at the church many years ago. He said that he believes that the proposed is a great plan and that multi-family units are very present in the community.

Greg Chesney, S50W30757 Old Village Rd, stated that its clear the main goal is to preserve the church and that it could still be in the future.

Sarah Ingle, S50 W30834 Old Village Rd, stated that even though there are rentals in the neighborhood, she is wondering if this is going to set a precedence in the area.

Chairman Tesch then asked three (3) times if there were any more comments. There were none. The hearing was brought back to the table.

Plan Commissioner Engelking asked what the timing of the phases would be. Mr. Williams said that he would like to have all phases done within three (3) yrs or in the worst case ten (10) yrs. Engelking stated that state-approved plans will probably be required and the county will have to review for septic issues as well. Engelking wanted to clarify that what is being proposed is allowed in the zoning district with a conditional use. He also stated that even if condos were put up instead of apartments, that does not eliminate the rental aspect of it. He stated that the density is met so that will not be a problem. He does have concerns over the septic system.

Buck made a motion to hold the public hearing open until April 27th, 2026 for the Plan Commission to gather more information. The motion was seconded by Toole. The motion was approved 5-0. The hearing was held open.

Respectfully Submitted,

Rachel Workman

A Exhibit

My name is John Yatzeck. I have lived in the Village my whole life. I live at the end of Walnut Street just down from the property we are talking about.

I have attended the church at different times since I was a child. I was in Sunday School with BJ's dad, Bob Sr.

Let me say that I think Bob Jr.s ideas mean well as a solution for the Church. However, I do not believe it is what's best of our Neighborhood. I am against any Multi-Family dwellings. That is not what we need here. Any existing duplex in the neighborhood is obviously grandfathered but NO MORE should be approved.

Pride of ownership is provided by OWNERS not renters and even though I believe Bob will keep everything up, who says any future "absentee landlords" will do the same! Once the building is converted and a garage is built there is no turning back it will forever be a three-plex no matter who owns it. Our Village already needs improving not cobbled up even more.

I would suggest that:

#1 Explore ideas to keep the property as a whole and rent out the Education Unit to provide income for the congregation.

#2 It's been stated that it is "not feasible to divide the property". Why not? If there was a way to separate the Church building from the Ed Unit it should be explored and the Town should try to be as lenient as possible regarding any non-conformance issues.

#3 If it is found that the property and buildings CAN be divided, the Ed Unit could:

(A) Converted into a Single Family dwelling.

Or (B) Torn down and the land divided into 2 (or possible 3 AT MOST) lots for Single Family Dwellings ONLY

Any money from the rental or sale of the Ed Unit would go into an account for the maintenance and upkeep of the Church building.

It would be nice to keep the Historical Church building in place. That being said we must be realistic that maintenance and upkeep is what a building needs. Eventually funds will run out. What then?

(Can the building be moved? Old World Wisconsin?)

If not a Church, then I would say Single Family approval ONLY.

Ken Perkins

550 W 30690 Walnut St.

3-23-26 Plan Commission meetings Notes

Exhibit
B

~~Williams~~
* Multi Family Homes not owner occupied are not kept up
as well.

* 20 yrs, Waukesha neighborhood

* Reduced property value

* Changes the Character of the neighborhood
• there will be less ownership for the upkeep of the property

* Using as a wedding venue will cause disturbances in the
neighborhood

* there will be unintended consequences that will affect
neighbors of the property

* if the conditional use is granted it should be with
conditions

• 6 foot fence with all bordering neighbors

• tall evergreen barrier to filter noise and traffic, lights, etc.

Dan Yatzek

I understand one of the members of the church is interested in purchasing the church property and converting the Ed building into apartments.

To whom the church wants to sell is not my concern, moving it to private ownership is no problem. However, I don't think the proposed land use is appropriate in the manner described (apartments with minimal remodeling).

First, if the church building is to remain a church, such as being rented to another organization, the Ed building is necessary for any supplemental teaching the church provides, such as Sunday school, vacation Bible school, or larger presentations. The church building itself is simply not large enough to accommodate modern church mechanisms, which is likely why the Ed building was constructed to begin with. Any church wanting to use the space will require both buildings.

Further, there are known accessibility issues with the church building front stairway that makes it difficult for elderly attendees. The Ed building was used to supplement church services since it is all one level, no stairs. Bringing the church building up to code such that it could be used fully independently may be a substantial undertaking and could impact its desirability.

Next, this kind of land use, namely multi-family shared living, is not congruent with the surrounding neighborhood. There are duplex apartments in the area, but they are built as residential cape cod-style homes that were converted to duplexes. This would instead become more of a typical, nondescript apartment building that does not suit the neighborhood as living space.

I propose three options for going forward. One: search diligently for a church willing to plant a new community here and lease the full property. This could take some work but no change to land use would be needed. Two: build a small community park in the Ed building side lot and run it like a rentable property for gatherings, similar to a park shelter. This could attract young families to the area, and the church can still be rented eventually with the Ed building being shared use. Three: forget renting to a church, demolish both buildings and build 2 or 3 single family homes in the same style as the surrounding neighborhood. While it saddens me to suggest demolishing this historic church building, the area is highly desirable, and this option allows the owner to realize the rental income with appropriate integration with the neighborhood. I know there are some issues with the septic system, but that will need to be entirely replaced anyway with this option and therefore is irrelevant.

Thank you.

Exhibit C

TOWN OF GENESEE PLAN COMMISSION MEETING

March 23rd, 2026

MINUTES

6:00 p.m.

Immediately Following Public Hearing

Chairman Tesch called the meeting to order at 7:22 p.m., immediately following the public hearing. Present was Chairman Tesch and Plan Commission Members Engelking, Fedak, Toole and Buck (Buck left at 7:30). Also present was Planner Lyons and Deputy Clerk Workman. Absent was Supervisor Morris and Plan Commissioner Christiansen.

- 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.** Tony Ulezelski, S50W30745 Old village Rd, stated that he is appreciative that the Town has dredged out some land by his house so his basement stopped flooding.
- 2. Discussion/Action- Certified Survey Map for EB Davies Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S12W29771 Hwy 18. (GNT 1445-999)** Planner Lyons went over the CSM request. He stated that this CSM will also require Waukesha County's approval as much of the land is in shoreland. Engelking made a motion to recommend approval of the CSM to the Town Board based on the Planner's report dated March 18th, with one correction, that Village of North Prairie be change to the Village of Wales. The motion was seconded by Fedak. The motion was approved 4-0
- 3. Discussion/Action- Road Frontage Waiver for EB Davis Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S12W29771 Hwy 18. (GNT 1445-999)** Engelking made a motion to approve the Road Frontage Waiver based of the site conditions. The motion was seconded by Fedak. The motion was approved 4-0
- 4. Discussion/Action- Preliminary Plat for Davis Farm residential development. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S12W29771 Hwy 18. (GNT 1445-999)** Planner Lyons gave an overview of the preliminary plat for the Plan Commission. He stated that the lot sizes greatly exceed the lot sizes required by the Town. Fedak was concerned about the use of conservation easements instead of outlots. The petitioner stated that they have written up a document for all future lot owners explaining the conservation easements and what can and can't be done on them. Engelking made a motion to recommend approval of the preliminary plat to the Town Board based on the Planner's report from March 18th. The motion was seconded by Toole. The motion was approved 4-0.
- 5. Discussion/Action-Lot Width to Depth Ratio Waiver for EB Davis Family Farm LLC. The property is described as being part of the NW and NE ¼ of the SW ¼ of Section 2, T6N R18E, Town of Genesee, Waukesha County. More specifically, the property is located at S12W29771 Hwy 18. (GNT 1445-999)** Engelking made a motion to approve the Lot Width to Depth Ratio Waiver due to the site restrictions and the oversized lots on the plat. The motion was seconded by Toole. The motion was approved 4-0.
- 6. Discussion/Action- Changing May Plan Commission Date** Engelking made a motion to change the May Plan Commission Meeting from May 25th to May 27th. The motion was seconded by Fedak. The motion was approved 4-0

7. **Discussion/Action- Approval of February 23rd, 2026 Plan Commission Minutes** Toole made a motion to approve the February 23rd, 2026 Plan Commission Minutes. The motion was seconded by Engelking. The motion was approved 4-0
8. **Update on Pending Enforcement Matters** Deputy Clerk Workman spoke on current enforcement matters
9. **Correspondence** None
10. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Toole. The motion was approved 4-0. The meeting was adjourned at 7:58.

Respectfully Submitted,

Rachel Workman
Deputy Clerk
March 24th, 2026