

TOWN OF GENESEE PLAN COMMISSION MINUTES

NOVEMBER 26, 2018

Chairman Leair called the meeting to order at 6:11 p.m.

Present were: Plan Commissioner Brett Engelking, Buck Houston, Jeff Lightfoot, Bob Christiansen, Joe Turzynski, and Mike Toole. Also present: Planner Jeff Herrmann and Plan Commission Secretary Cindy Zignego.

Discussion – Proposed Development by Trio Engineering, The Legend at Brandybrook Estates, LLC, W304 S1806 Brandybrook Road, Town of Genesee, WI. (Tax Key GNT 1449-988-001).

Herrmann distributed maps of the 15 acre parcel of land in Genesee that the developer wants to develop into 12 units. Currently it is under the land use plan as a five acre minimum. Land use plan amendment and zoning change would be required to allow a higher density. Attorney Macy is concerned that the discussion be limited at this meeting. The developers were present and asked not to give presentation at this time. Macy wanted the Town Plan Commission to decide if this development is acceptable and have the developer come back and amend the land use plan and zoning which would require a public hearing. This process would require a public hearing for a plan unit development. If that is the case, the Town cannot discuss this with the developer at this time. Houston like the idea and natural fit. Leair asked the Plan Commission if they approved the plan with a change in density. Engelking stated it was a blend between the higher density in the Village and lower density in the Town. Lightfoot, Toole, Turzynski were not opposed. Christiansen was concerned about the 3 adjacent properties but did not have an issue with it.

Discussion/Action – Site Plan/Plan of Operation for Solar Water Works, S15 W33816 Wolf Road #4. (Tax Key GNT 1462-998-006).

Doug Winkie of Solar Water Works was present and agreed to Herrmann's Report dated November 19, 2018. Winkie explained his start-up business and that he was the sole employee. He needs a warehouse for storage and to make prototypes of his product which is a solar powered catalyst for purifying water. Engelking asked if it was for residential or commercial purposes. Winkie replied at this point it is commercial/industrial. Herrmann discussed the fees regarding fire and building inspections. It was decided that a duplicate inspection was not required. The Planner's Report will modify the conditions where the Building Inspector will be required only if the Fire Chief notices any alterations within the building or other issues. Condition number 5 will be removed from the conditions and number 6 will be amended. Engelking made a motion to approve subject to the Planner's Report dated November 19, 2018 with modification to remove condition 5 and amend condition 6 that if the Fire Chief feels there has been any modifications to the building to notify the Building Inspector for inspection.

TOWN OF GENESEE PLANNING COMMISSION PLANNER'S REPORT & RECOMMENDATION SITE PLAN/PLAN OF OPERATION

PROJECT NAME: Solar Water Works

DATE: November 19, 2018

TAX KEY NUMBER: GNT 1462.998.006

PETITIONER: Doug Winkie
d/b/a Solar Water Works

3517 Harper Road
Madison, WI 53704

OWNER:

DeCicco Office Warehouse LLC
c/o Terry DeCicco
PO Box 675
Oconomowoc, WI 53066

LOCATION OF PROPERTY:

Lot 2B Certified Survey Map No. 6053, being a part of the NW 1/4 of Section 6, T6N, R18E, Town of Genesee, located at S15 W33816 Wolf Road and containing approximately 3.67 acres

PRESENT ZONING:

M-2 General Industrial District.

ZONING COMPLIANCE:

Permitted per Section 79 (A)(3) any other commercial or industrial use not prohibited by law.

PRESENT LAND USE:

Multi-Tenant Building and Outdoor Storage of Equipment and Materials

PLANNER'S ANALYSIS:

The property contains a multi-tenant building with approximately six (6) tenant spaces. The petitioner is proposing to utilize tenant space Unit H (approximately 1,500 square feet) for the operation an engineering office specializing in water treatment systems to purify water. Approximately half of the unit will be used as office space with the other half being used as warehouse and storage of prototypes. There may be some minor fabrication done on site. An interior floor plan was not submitted with the application.

The operation will only employ one (1) full-time employee, who will be onsite only part-time. The days and hours of operation will vary daily and therefore will be 24 hours a day seven (7) days a week. There are approximately 43 parking spaces in the front of the building for customer and employee parking with additional parking spaces behind the building. It was determined at the time of the original site plan in 1994 that five (5) parking spaces would be needed for each tenant space. The proposed use only requires two (2) spaces for both an employee and a patron.

No signage, lighting or landscaping is being proposed at this time. The property is served by a private on-site waste disposal system and private well.

PLANNER'S RECOMMENDATION:

Based upon the above information, the Town Planner recommends the Town Plan Commission **approve** this request subject to the following conditions:

1. Subject to all conditions previously imposed for the multi-tenant building by the Town of Genesee being adhered to, unless specifically modified herein.
2. No outside storage shall be allowed for this operation unless specifically approved by the Town of Genesee Plan Commission.
3. Subject to the Waukesha County Department of Parks and Land Use, Environmental Health Division reviewing and approving the existing septic system and well for the proposed use and the applicant providing proof of the same to the Town Clerk, prior to the issuance of a Plan of Operation/Use Permit.

4. Subject to any proposed signage (detailed colored rendering) on the property being reviewed and approved by the Town Planner prior to the installation of any signs. In addition, the Town Building Inspector, prior to each sign being erected, shall issue a building permit (if applicable).
5. Subject to the Applicant satisfying all terms, conditions and requirements of the Town of Genesee Building Inspector, with regard to the building and the property, to ensure compliance with all applicable laws, codes, statutes, ordinances, rules and other lawful authorities, prior to issuance of final occupancy of the building.
6. The Wales/Genesee Fire Chief shall inspect the premises to ensure all applicable fire codes are complied with, prior to the issuance of final occupancy of the building.
7. 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.
8. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
9. An up-to-date Plan of Operation must be on file at all times with the Town of Genesee Plan Commission and Waukesha County.
10. 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.
11. 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.
12. 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.
13. 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.

Respectfully Submitted

Jeffrey C. Herrmann, AICP
Administrator-Planner

cc: Town of Genesee Clerk
Town of Genesee Building Inspector
Doug Winkie

Terry DeCicco
Chief Moon

Christiansen seconded. Motion carried unanimously.

Discussion/Action – Request for 60 ft. by 80 ft. Pole Barn, Tom Heck, S31 W33294 County Road G. (Tax Key GNT 1468-990).

Tom Heck and Kevin Kerrigan were present to discuss the request for the pole barn. The accessory building exceeds 1,600 square feet and will be for personal use only. The property is 20 acres and wooded. There are no homes within 500 feet of that building. Kerrigan mentioned the peak of the roof. Herrmann stated the lowest grade to the highest peak cannot exceed 28 feet. If you go above that, a variance is required. Kerrigan will have to adjust his plans.

Engelking made a motion to approve as presented. Houston seconded the motion and the motion carried unanimously.

Discussion/Action – Approval of October 22, 2018 Plan Commission Minutes.

Motion to approve was made by Christiansen and seconded by Lightfoot. Motion carried unanimously.

Review Pending

Herrmann mentioned a violation on Town Line Road and the house has been torn down. In the future, discussion on if deed restrictions need to include use of accessory buildings. The property on Hwy. 83 is still being worked on.

Correspondence

None.

Engelking made a motion to adjourn, Houston seconded, motion carried unanimously. Meeting adjourned at 6:42 p.m.

Cindy Zignego
Plan Commission Secretary
November 28, 2018