

## TOWN OF GENESEE PLAN COMMISSION MINUTES

FEBRUARY 11, 2019

Chairman Leair called the meeting to order at 5:30 p.m.

Present were: Plan Commissioner Brett Engelking, Jeff Lightfoot, Bob Christiansen, Joe Turzynski and Mike Toole. Absent: Town Board Supervisor Charlies Ross. Also present: Planner Jeff Herrmann and Plan Commission Secretary Cindy Zignego.

**Notice is Hereby Given that a Public Hearing will be held by the Town of Genesee Plan Commission on February 11, 2019 at 5:30 p.m. at the Town of Genesee Town Hall, S43 W31391 S.T.H. 83, Genesee Depot, Wisconsin 53127 to consider the request of Matthew Dove, W286 S3544 Snow Goose Trail, Waukesha, Wisconsin to operate a Hobby Kennel with a maximum of three (3) dogs for the purpose of personal pets at W286 S3544 Snow Goose Trail, Waukesha Wisconsin. The property is legally described as Lot 36, Block 4, Hickory Highlands Addition No. 1, being a part of the NW ¼ and SW ¼ of Section 13, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.**

Matthew Dove stated he has two dogs now and wants one more dog. These are family pets.

Leair opened up the floor for comments. Jay Pace, neighbor of Dove, inquired if plans included a kennel, bark collars for the dogs and fencing. Pace stated Dove's dogs are not a problem. Dove responded the dogs are indoor dogs and no kennel will be outside. Dogs are on a leash or with Dove when outside.

There were no further comments and Leair closed the hearing at 5:35 p.m.

**Discussion/Action – Matthew Dove, W286 S3544 Snow Goose Trail, Waukesha, WI 53189 to operate a Hobby Kennel with a maximum of (3) dogs for the purpose of personal pets. (Tax Key GNT 1491-025).**

Engelking made a motion to approve subject to the limit of three dogs and the standard conditions.

1. Subject to the applicant obtaining all appropriate licenses from the Town prior to housing more than two dogs at the property.
2. Subject to the applicant paying all required fees to the Town prior to housing more than two dogs on the property.
3. Subject to the applicant providing to the Town, proof of all required vaccinations prior to housing more than two dogs on the property.
4. Subject to the Town being granted by the applicant, the right to inspect the exterior premises at any reasonable time for any proper purpose related to the hobby kennel approval, and application for and receipt of a hobby kennel approval shall be deemed to so authorize the Town to inspect as described herein.
5. Subject to the Town Plan Commission reserving the right to rescind its approval of the hobby kennel based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the applicant is given an opportunity to be heard on the matter, and if so rescinded the applicant shall immediately be subject to the Town of Genesee Zoning Code requirements regarding the number of dogs on the property, as though there were no hobby kennel authorization granted.
6. Subject to the hobby kennel and dogs on the property not being used for commercial purpose in any manner, as operation of a commercial kennel requires approval of a conditional use permit by the Town of Genesee Plan Commission per the Town of Genesee Zoning Code.
7. Subject to the hobby kennel use being accessory to the principle use of the property.
8. Subject to the maximum number of dogs allowed under a Hobby Kennel Permit being five (5) with Plan Commission approval.

9. Subject to no more than two litters of puppies being born on the property per year, and any such dogs being sold or otherwise removed from the property within six months of their birth.
10. Subject to such other conditions as the Plan Commission may deem to be appropriate upon review of each specific request, which shall be stated along with these conditions in the minutes of the Plan Commission in their approval of the hobby kennel.
11. Subject to this hobby kennel permit being issued for no more than five (5) dogs at any time.
12. Subject to this permit being strictly for \_\_\_\_\_.

Lightfoot seconded. Motion carried unanimously.

**Discussion/Action – Resolution to approve the proposed amendment to the comprehensive plan by The Legend at Brandybrook Estates, LLC, W304 S1806 Brandybrook Road, Town of Genesee, WI. (Tax Key GNT 1449-988-001).**

Herrmann referred to the resolution and proposed plan. They want to change the land use map from “5 Acres Density” to “Low Density Residential”. The Plan Commission is adopting a resolution for the Town Board to go forward. The Town Board will meet after the Plan Commission meeting to set the public hearing date for March 11, 2019. Leair read the resolution to amend the map to “Low Density Residential”.

Engelking made a motion to recommend approval to the Town Board for the resolution as presented. Turzynski seconded. Motion carried unanimously.

**Discussion/Action – Changing the date of March 25, 2019 Plan Commission meeting to March 20, 2019.**

Herrmann stated that there is a meeting on March 11, 2019. If there are no further items after that meeting, the March 20, 2019 meeting may not be necessary. Also, the May 27, 2019 meeting will need to be changed due to Memorial Day.

Lightfoot made a motion to change the date of the March meeting to March 20, 2019 at 6:00 p.m. if necessary. Seconded by Engelking. Motion carried unanimously.

**Discussion/Action - Accessory Building (approximately 2,350 square feet) for Ramsey Schlissel, W289 S2990 Road DT, Waukesha, WI 53188. (Tax Key GNT 1487-990-010)**

Turzynski noted the out lot tax key is 1487-990-002. The proposed accessory building is over 1,600 square feet. It is approximately 2,350 square feet total. Schlissel brought a revised map and location for the building. Herrmann explained the new location was in A-E which has maximum square footage of 500 square feet. Therefore, the building would have to be in the A-2 category. Schlissel didn't understand where A-E and A-2 were located. Herrmann explained the easiest solution was to build the accessory building in the A-2 zoning with 500 square feet in the A-E zoning. The location will have to be approved by Herrmann and building inspector.

Engelking made a motion to approve the request for the size of the accessory building which is approximately 2,350 square feet. Lightfoot seconded. Motion carried unanimously.

**Discussion/Action – Approval of November 26, 2018 Plan Commission Minutes and approval of Minutes of Executive Session held November 26, 2018.**

Engelking made a motion to approve the November 26, 2019 Plan Commission Minutes. Seconded by Christiansen. Motion carried unanimously.

Engelking made a motion to approve the Minutes of Executive Session held November 26, 2018. Seconded by Turzynski. Motion carried unanimously.

**Review Pending**

Herrmann looked at a new violation that someone supposedly is running a car repair business on Boettcher Road. Multiple inspections will have to be done to determine if there are different cars. They might be personal vehicles.

Banderas has cleaned up everything. A letter was written that if it happens again, it will go to court.

**Correspondence**

None.

Engelking made a motion to adjourn, Turzynski seconded, motion carried unanimously. Meeting adjourned at 5:55 p.m.

Cindy Zignego  
Plan Commission Secretary  
February 12, 2019