

**TOWN OF GENESEE PLAN COMMISSION AND TOWN BOARD JOINT MEETING
REVISED MINUTES**

MARCH 11, 2019

Chairman Leair called the meeting to order at 6:00 p.m.

Present were: Plan Commissioner Brett Engelking, Jeff Lightfoot, Mike Toole, Bob Christiansen and Joe Turzynski. Town Board Supervisor Charlie Ross, Jeff Schmittinger and Buck Houston. Absent Town Board Supervisor James Morris. Also present: Planner Jeff Herrmann, Deputy Clerk Cindy Zignego and Clerk Meri Majeskie.

Joint Public Hearing will be conducted by the Town of Genesee Plan Commission and Town of Genesee Town Board on Monday March 11, 2019, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider an amendment to the Town of Genesee Zoning Map to rezone eight (8) properties from the R-1 Residential District to the A-2 Rural Home District in order to make the zoning consistent with Town of Genesee Comprehensive Land Use Plan-2035 and other properties in the area. The properties are described as follows:

Located in part of the NE ¼ of Section 9 and part of the NW ¼ of Section 10, T6N, R18E, Town of Genesee. More specifically, the properties are located on the south and east sides of Cregennan Bae and all but one (1) lot are part of the Strawberry Fields Subdivision and includes the following properties/owners:

James & Shirley Sanderson Revocable Trust, W310 S2560 Cregennan Bae (Tax Key No. GNT 1473.001); James & Shirley Sanderson Revocable Trust, W310 S2560 Cregennan Bae (Tax Key No. GNT 1473.980.002); Benjamin & Erin Pechacek, W310 S2580 Cregennan Bae (Tax Key No. GNT 1473.002); Timothy & Charmaine Reynolds, W310 S2614 Cregennan Bae (Tax Key No. GNT 1473.003); Dean & Nancy Millikin, S26 W31127 Cregennan Bae (Tax Key No. GNT 1473.004.001); Jay & Ruthann Smith, S26 W31207 Cregennan Bae (Tax Key No. GNT 1473.005.001); Richard & Helen Hogan, S26 W31291 Cregennan Bae (Tax Key No. GNT 1473.006); and Peggy J Henry, S26 W31393 Cregennan Bae (Tax Key No. GNT 1473.007). All addresses have a Wales, Wisconsin 53183 mailing address.

Herrmann showed on a map the properties that are to be rezoned. The purpose is to make the zoning map consistent with the Land Use Plan as required by State Statute. There were no comments from the Plan Commissioners. Leair opened up the floor to the audience. There were no comments. Leair brought it back to the table and asked if the Plan Commissioners had any comments. There were none. The hearing was closed at 6:08 p.m.

The Plan Commissioners were excused from the table.

Leair opened up the next Public Hearing at 6:09 p.m.

Immediately following the above Public Hearing: Public Hearing will be conducted by the Town of Genesee Town Board on Monday, March 11, 2019, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider an amendment to the adopted Town of Genesee Comprehensive Land Use Plan-2035. The purpose of the public hearing is to accept public comment on the plan as recommended by the Plan Commission.

The proposed amendment is to change the land use designation on property owned by The Legend of Brandybrook Estates, LLC, N8 W22520-L Johnson Street, Waukesha, Wisconsin from the "5-Acre Density" category to the "Low Density Residential" category. The property is described as Lot 2 Certified Survey Map No. 5162, being a part of the NE ¼ of Section 3, T6N, R18E, in the Town of Genesee, (Tax Key No. GNT 1449-988-001) containing approximately 15.1 acres.

Petitioners Jack Gaudion, owner of The Legend of Brandybrook, and Carl Tomich, of Westridge Homes, discussed their plans for development. They want to develop a high-end gated community similar to existing homes. The homes would have access to the golf course. There would be 11 homes.

Leair asked the Board for comments. She stated that the Board was not acting on the development. It is an amendment to the Land Use Plan. Schmittinger inquired about the gate. Gaudion responded it would be a simple split rail fence.

Leair opened up the floor for comments at 6:15 p.m.

1. Max Jenkins, W304S1719 Brandybrook Road. He is opposed to development due to road traffic and septic issues.

Wants it to remain 5-acre parcels.

2. Jim Koble, W304S1645 Brandybrook Road. Since moving to his residence 22 years ago, there will be an additional 166

homes built. He is opposed to development due to traffic and privacy issues.

3. Dewain Purgill, W303S1752 Brandybrook Road. He is opposed to development.
4. John Marx, W304S1765 Brandybrook Road. He is opposed to development due to increased traffic and septic.
5. Jeff Berg, W303S1690 Brandybrook Road. He is opposed to development for same reasons as neighbors.
6. Sheila Herbst, 412 Pebble Creek Pass. In favor of increased property value. Opposed to speed limit in area.
7. Pat Bandomir, W302S1637 Brandybrook Road. Opposed to further development.

Leair brought it back to the table at 6:28 p.m. Herrmann read a letter from Scott and Judy Grady, W304S1861 Brandybrook Road. They are opposed to the development.

There was a discussion regarding the difference between zoning and Land Use Plan.

Leair opened the floor one more time asking for further comments. Tomich explained the high value of the homes to be built with golf course access. Gaudion stated this is the last piece of land next to the golf course and there would not be further development. The roads would be private and not have to be maintained by Town of Genesee.

No further comments. Leair closed the hearing at 6:43 p.m.

Cindy Zignego
Deputy Clerk
March 18, 2019