

**TOWN OF GENESEE PLAN COMMISSION MEETING
MARCH 20, 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, Joe Turzynski and Charlie Ross. Also present: Planner Jeff Herrmann, Deputy Clerk Cindy Zignego.

Public Hearing will be conducted by the Town of Genesee Plan Commission on Wednesday, March 20th, 2019, 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 Amendment request of Isaiah Gray, d/b/a Animal Wellness Center, S31 W28883 Sunset Drive, Waukesha, Wisconsin to amend his Conditional Use per Section 40 (B)(4) Animal Hospitals, Veterinarian clinics and commercial kennels of the Town of Genesee Zoning Code to expand the Animal Wellness Clinic. The property is described as Parcel B Certified Survey Map 3499, being a part of the part of the NW1/4 of Section 13, T6N, R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located on the south side of Sunset Drive and contains approximately 3.00 acres of land. More specifically, the property is located at S31 W28883 Sunset Drive.

Dave Raschka of Thrive Architects, owner Isaiah Gray and contractor Mike Duffek represented Animal Wellness Center. Thrive Architects explained the expansion and renovation of the existing building. The canopy and roof will be removed. Herrmann stated the business was opened in 1972 under a Conditional Use Permit. Eventually, it will be under a Site Plan/Plan of Operation.

Leair opened up the floor at 6:06 p.m. for comments. Michael Schlissel, W289 S2990 County Road DT, was concerned about general development in the area. He would like less overall development.

Leair brought discussion back to the table at 6:09 p.m. Herrmann said Mr. Iorio stopped in and looked at the plans and had no problem with the changes. No further comments. Hearing was closed at 6:09 p.m.

Discussion/Action – Conditional Use Amendment request of Isaiah Gray, d/b/a/ Animal Wellness Center, S31 W28883 Sunset Drive, Waukesha, Wisconsin (Tax Key GNT 1490-993-001).

Herrmann passed around the standard conditions.

1. Waukesha County, shall remain in effect unless specifically amended by the Town of All previous conditions, as set forth by the Town of Genesee Plan Commission and Genesee Plan Commission or as modified herein.
2. Condition No. 2 of the 1972 approval shall be recreated to read, any modifications to the existing parking area shall be reviewed and approved by the Town Planner prior to said modifications taking place.
3. Activities on the subject property herein shall not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor. Notwithstanding the foregoing, operation of an Animal Wellness Clinic pursuant to ordinary and generally accepted customs and practices, and as further restricted by this Conditional Use Permit, shall not constitute a nuisance as contemplated by this paragraph.
4. Subject to documentation being submitted to the Town Planner that Waukesha County Environmental Health Division has issued a Sanitary Permit for the proposed uses on the property prior to the issuance of any permit.
5. All lights shall be for security purposes only. The Lighting Plan is subject to the approval of the Town Planner and Town Building Inspector. All existing lighting on-site may remain as is.

6. Subject to the Conditional Use not being transferred, except as follows: Upon the approval of the Town of Genesee Plan Commission, the Conditional Use may be transferred to another lessee and/or future owner.
7. The Applicant shall be required to appear before the Town Plan Commission to answer complaints upon notification by the Town Plan Commission.
8. Subject to no new accessory buildings being approved without the issuance of a new Site Plan/Plan of Operation, upon approval by the Town Plan Commission.
9. Subject to all laws, ordinances, regulations and rules of the Federal, State, County and Town.
10. 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.
11. Subject to standard conditions as described herein below:
 - A. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Town of Genesee for determination.
 - B. No use is hereby authorized unless that use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception of any law, ordinance, order or rule of either the Town of Genesee, the County of Waukesha, the State of Wisconsin, the United States of American or other duly constituted authority. This order shall not be deemed to constitute a Building Permit, nor shall this order constitute any other license or permit required by law or by Town Ordinance or other law.
 - C. This Conditional Use hereby authorized shall be confined to the subject property described, without extension or expansion, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Town of Genesee as being in compliance with all pertinent ordinances.
 - D. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Town, or should change in the character of the surrounding area or the use
 - E. itself cause it to be no longer compatible with the surrounding areas, or for similar cause based upon considerations of public health, safety or welfare, the Conditional Use may be terminated by action of the Town Plan Commission after a Public Hearing thereon.
 - F. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to a change in the use, subject property, lands or owners, other than as specifically authorized herein, shall require a review by the Town Planner and a possibly a new permit and all Town procedures in place at the time must be followed. This provision does not apply to requested changes, additional modification, alterations and/or amendments of any of the plans required pursuant to this Conditional Use except that, at the discretion of the Plan Commission, any change in any plan that the Plan Commission for the Town of Genesee feels, in its sole discretion, to be substantial will require a new permit and all Town procedures in place at the time must be followed.
 - G. Should any paragraph or phrase of the Conditional Use Permit be determined by a court of competent jurisdiction to be unlawful, invalid, unenforceable, illegal or unconstitutional, said determination shall apply only to the specific paragraph or phrase therein directly specified in the determination, shall not

void the rest of the Conditional Use, and shall not affect the validity of any other provision, section or portion thereof of this order. The remainder of the order shall continue in full force and effect.

H. This Conditional Use Permit shall be effective for an indefinite duration, subject, however, to the following:

- 1) When the changing character of the surrounding area causes the original Conditional Use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the Conditional Use order and any subsequent approved amendments or changes may be terminated by action of the Town of Genesee Plan Commission following a Public Hearing.
- 2) When this permitted Conditional Use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the Conditional Use order any subsequent approved amendments thereto may be terminated by action of the Town of Genesee Plan Commission.
- 3) This Conditional Use may be reviewed by the Plan Commission for the Town of Genesee at any time upon complaint or upon Plan Commission initiative.

12. The Applicant shall, on demand, reimburse the Town of Genesee for all costs and expenses of any type that the Town incurs in connection with this Conditional Use Permit, including the cost of professional services incurred by the Town of Genesee (including engineering, legal, planning and other consulting fees) and for the review and preparation of the Conditional Use Permit or attendance at meetings or related professional services for this application, as well as for any actions that the Town of Genesee is required to take to enforce the conditions in this Conditional Use Permit due to a violation of these conditions. All fees due and owing at the time shall be paid prior to the issuance of the Conditional Use Permit, and such fees coming due following the issuance of the Conditional Use Permit shall be paid within thirty (30) days of billing.

Engelking made a motion to approve, seconded by Christiansen. Upon further discussion, Engelking withdrew his motion. Christiansen withdrew the seconded motion. The parking area was discussed. Engelking made a new motion to approve subject to the 11 conditions Herrmann outlined, but amending the existing condition no. 2 to allow that the existing parking is adequate based on the current Site Plan/Plan of Operation they submitted. If parking expands, it will be under staff review. Christiansen seconded. Motion carried unanimously.

Discussion/Action – Accessory Building, Matthew Carini, W300 S3330 Snowdon Dr., Waukesha, WI (Tax Key GNT 1497-997).

Carini brought a new set of plans and updated survey for review. The accessory building is 40 ft. by 60 ft. with a 7 ft. x 30 ft. overhang. The use of the building is for only personal storage.

Lightfoot made a motion to approve the accessory building for personal storage only as presented, seconded by Engelking. Motion carried unanimously.

Discussion/Action – Annual Review for Badger Materials Recycling, LLC, W329 S1755 Jones Road (Tax Key GNT 1461-996 and GNT 1464-999).

Mike Ettner of Badger Materials answered questions on the report. Leair referred to page 4 of the report. The date listed was October 2019 and should be October 2018. Ettner stated they have been operating for six years this May.

Engelking made a motion to approve the annual review as presented. Christiansen seconded the motion. Motion carried unanimously.

Discussion/Action – Certified Survey Map, Kim Peterson, S30 W31854 County Road E, Waukesha, WI 53188, Tax Key (GNT 1475-993).

Herrmann explained the CSM is two separate parcels under one tax key number. They want to split the parcels and add another tax key number.

Engelking made a motion to recommend to the Town Board approval subject to Herrmann's report dated March 11, 2019 with the conditions included. Lightfoot seconded. Motion carried unanimously.

TOWN OF GENESEE PLAN COMMISSION & TOWN BOARD
PLANNER'S REPORT AND RECOMMENDATION
CERTIFIED SURVEY MAP

PROJECT NAME: Peterson CSM

DATE: March 11, 2019

OWNER: VKM Enterprises LLC
Kim Peterson, Member
W339 N6748 Loghouse Circle
Oconomowoc, WI 53066

TAX KEY NO.: GNT 1475.993

LOCATION:

The properties are described as part of the SW ¼ of the SW ¼ of Section 9, T6N, R18E, Town of Genesee and are located on the northwest corner of C.T.H. E and S.T.H. 83. More specifically the property is known as S30 W31854 C.T.H. E

ZONING CLASSIFICATION: R-1 Residential District (Waukesha County Shoreland Zoning).

LOT SIZE: A Total of Approximately 1.838 acres.

REQUESTED USES: A Two (2) Lot Certified Survey Map (CSM).

COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN - 2035:

The Comprehensive Land Use Plan 2035 for the Town of Genesee identifies this property in the Low Density Residential category allowing development at 20,000 square feet to 1.4 acres of lot area per dwelling unit. The Waukesha County Development Plan also has the property identified in the Low Density Residential category. Therefore, the proposed two (2) lot development complies with both the Town and County Land Use Plans.

OTHER CONSIDERATIONS:

The owner currently holds title to two (2) properties located on the northwest corner of C.T.H. E and S.T.H. 83. Both parcels are under one (1) Tax Key Number, but are two (2) separately described parcels and therefore are considered two (2) individual lots. According to Section Chapter 70, Article II of the Town of Genesee Code, the creation of one or more parcels requiring the creation of one or more tax key numbers shall be completed by a CSM. The Owner of the property would like to sell the lots separately and therefore is completing the CSM. Lot 1 will be about 40,819 square feet and contains an old building foundation. Lot 2 will be approximately 39,234 square feet and contains an existing dwelling, old ruins and a small shed. The ruins will be removed from the property as part of the CSM. Each lot will contain approximately 150 feet of frontage on C.T.H. E.

This submittal is a Certified Survey Map, which gives the Town Plan Commission 75 days and the Town Board 90 days to take action. The Certified Survey Map was filed with the Town of Genesee on March 4, 2019, giving the Town Plan Commission until May 18, 2019 and the Town Board until June 2, 2019, to take action, unless the Developer grants an extension in writing.

In performing a detailed review of the CSM dated March 1, 2019, I have found the following items must be added to the map or waived by the Town of Genesee Plan Commission and Town Board in order to comply with the Town's Land Division Ordinance:

Section 375-12 (7) Normally a soil test is required for a new parcel to be developed into a building site to be served by a soil absorption sewage disposal system; however, this is an existing legal parcel so the Town can't require a soil test be completed, but the owner may want to consult with Waukesha County Environmental Health Division on the potential for any problems installing a septic system on Lot 1.

Section 375-29 (E) All Utility and/or Drainage Easements shall be shown on the final CSM.

Section 375-44 **Duplicate CSM to be Filed:** An identical reproducible copy (on stable drafting film at least 4 mils thick) along with the recording data shall be placed on file with the Town Clerk.

PLANNER'S RECOMMENDATION:

Based on the above information, the Town Planner recommends that the Town Plan Commission recommend to the Town Board to **approve** the CSM subject to the aforementioned conditions being satisfied prior to Town signing the final CSM and subject to the following:

1. Subject to the Owner satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including but not limited to the Wisconsin State Statute's per Chapter 236; Comm. 85, Wisconsin Administrative Code; the Village of Wales; and Waukesha County in regard to the CSM, prior to the Town signing the final CSM.
2. The Village of Wales shall review, approve and sign the CSM prior to the Town of Genesee signing the final CSM. All conditions imposed by the Village of Wales shall be incorporated herein.
3. The existing septic system shall be inspected by Waukesha County Environmental Health Division prior to the Town signing the final CSM. A copy of the septic evaluation shall be presented to the Town Planner. If the existing septic system is on the adjacent lot, an easement shall be shown for maintenance of said system and a note shall be added to the CSM.
4. A note shall be placed on the face of the final CSM stating, "No lot shall be further divided absent the express written approval of the Town Board of the Town of Genesee. No new lots or outlots shall be created absent the express written approval of the Town Board of the Town of Genesee. No lot line shall be adjusted or reconfigured in any way absent the express written approval of the Town Board of the Town of Genesee or unless otherwise expressly authorized by law."
5. Waukesha County Department of Public Works shall review and approve a shared access or individual access for both lots. Written documentation relative to the above shall be submitted to the Town Clerk.
6. On Sheet 4 of 4, The Town of Genesee Town Board and Plan Commission signatures shall be stated as follows: Town Board approval shall be Town Chairman, Sharon Leair and Clerk, Meri Majeskie; Town Plan Commission approval shall be Town Chairman, Sharon Leair and Deputy Clerk, Cynthia Zignego. The signatures for the Village of Wales shall be correctly stated on the CSM.
7. Any and all waivers reviewed and approved by the Town Plan Commission and Town Board shall be noted on the final CSM. The Town Planner shall approve the language of the note.

8. Subject to the Developer satisfying all of the aforementioned conditions within one year of the Town Board granting conditional final CSM approval.
9. 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 development, 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.
10. 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
Kim Peterson
Matthew O'Rourke

Discussion/Action – Amended Plan of Operation, Generac, S45 W29290 Hwy. 59, Waukesha, WI 53189 (Tax Key (GNT 1532-996-001)).

Quinn Piala and Paul Heding of Piala's Nursery represented Generac. They discussed the corporate park to the west of the Generac building that they are designing. Herrmann talked about the conservancy that runs through the flood plain and talked to the County about it. County approved. Engelking made a motion to approve the landscaping plan including the patio as submitted in Herrmann's report. Toole seconded the motion. Motion carried unanimously.

MEMORANDUM

To: Town of Genesee Plan Commission
From: Jeffrey C. Herrmann, Administrator-Planner
Date: 03/11/19
Re: Generac – Patio/Steps Addition & Landscaping

Generac Power Systems, Inc. has operated on the west side of Hillside Drive for over 40 years. The business is currently operating under a Site Plan/Plan of Operation. Because of the great success that the business has had over that time, numerous additions and modifications have taken place. With the expansion, a need for increased parking

has been prevalent. Generac most recently increased their parking to over 1,000 total parking spaces (this includes all handicapped and regular parking on the east and west sides of Hillside Drive). They also, added an auditorium on the upper level and two (2) MG500, 25.8 liter, 500 kW standby generators with the possibility of adding three (3) additional generators in the future as needed. The generators are installed on concrete platforms.

Generac is now proposing to spruce up the outside of their property on the west side of the main building. They have provided landscaping plans from Piala's Nursery that call for steps to be constructed in two (2) areas allowing employees to gain access to the areas around the pond. The steps will vary in size from five (5) feet wide to Seven (7) feet wide and will be comprised of stone. Approximately 17-18 stone steps will be installed in each area. They are also planning on installing a large 100 ft. x 110 ft. (approximately 2,100 square feet) irregular shaped (dry-laid stone) patio area for social gatherings and other small activities on the south side of the pond. The patio will have four (4) charcoal grill areas on the exterior of the patio area with several tables and chairs located on the patio. The exterior of the patio area will be landscaped with grasses, Arborvitae, Towers Beardtongue, and three (3) Aspen trees. The proposed patio will need to comply with all requirements of the Waukesha County Shoreland and Floodland Protection Ordinance. In addition to the hardscaping, Generac has contracted with Piala's to install various plantings and landscaping materials around the pond area. These plantings include: Aspen, Pine, Spruce, Maple, Birch, Dogwood, Willow, Spirea, Honeysuckle, Juniper and Serviceberry.

The Town Planner recommends that the Town Plan Commission **approve** the proposed request subject to the following conditions:

1. All previously imposed conditions established by the Town of Genesee and Waukesha County Shall remain in effect and adhered to unless specifically amended herein.
2. Subject to all necessary Erosion Control measures being in place prior to commencement of any land altering activities. Documentation shall be provided to the Town Planner that an erosion control plan has been reviewed and approved by the Waukesha County Land Conservation Division (if applicable).
3. Subject to all structures (patio and steps) complying with the Waukesha County Shoreland and Floodland Protection Ordinance.
4. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
5. 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.
6. 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.
7. 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.
8. 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.

Discussion/Action – Site Plan/Plan of Operation, Butler Chimneys LLC, S15 W33816 Wolf Road, Unit F, Oconomowoc, WI 53066 (Tax Key GNT 1462-998-006).

Corey Butler discussed his chimney cleaning business and opening an office with three employees. There was discussion about having the Building Inspector do an inspection. Engelking made a motion to approve the request subject to the conditions in Herrmann's March 11, 2019 report with the amendment to change condition no. 6 to remove the first sentence. If there are changes and the Fire Department thinks the Building Inspector should see it, they will notify him. Christiansen seconded. Motion carried unanimously.

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

PROJECT NAME: Butler Chimney LLC

DATE: 03/11/19

TAX KEY NUMBER: GNT 1462.998.006

PETITIONER: Corey Butler
d/b/a Butler Chimney LLC
269 Tabot Street
Dousman, WI 53118

OWNER: DeCicco Office Warehouse LLC
c/o Terry DeCicco
N6887 County Road E
Oconomowoc, WI 53066-9017

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, Unit F 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 F (approximately 1,500 square feet) for the operation an Chimney Restoration and Cleaning Business. A detailed interior floor plan was not provided with the application, but the petitioner has indicated that the building will be used mainly for office space with up to two (2) desks inside and maybe some storage. The petitioner is also proposing to store a work van, pick-up truck, a cube truck box – 16 feet long, and a 16-foot enclosed trailer.

The operation will only employ three (3) full-time employees, of which only one (1) will work onsite answering phones and completing paperwork. The other two (2) employees will be in the field most of the time restoring and cleaning chimneys. Generally, the days and hours of operation will be Monday through Friday from 8:00 a.m. to

4:00 p.m.; however, there may be an occurrence where they make work longer on a given day or possibly a Saturday. 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 five (5) spaces for both employees and patrons and additional parking for the storage of four (4) work vehicles/trailers. No signage or changes to the lighting or landscaping are being proposed at this time. A sticker advertising the name of the business will be located on the front door. 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. The business operation shall be limited to the operation of a chimney repair/restoration and cleaning business.
3. Absolutely no additional outdoor lighting shall be allowed, unless approved by the Town of Genesee Plan Commission.
4. The Waukesha County Environmental Health Division shall inspect and approve the existing private waste disposal system for the existing uses on the property.
5. Documentation shall be submitted to the Town Planner that the Wales-Genesee Fire Department has inspected the proposed premises and all necessary fire codes are in compliance prior to the issuance of a use permit.
6. Subject to the Town Building Inspector inspecting the premises and all applicable building codes and permits have been applied for and complied with prior to the issuance of a use permit. All required State Approved Building Plans shall be submitted to the Town Planner and Town Building Inspector prior to the commencement of any construction activities. (if applicable).
7. All outside storage of vehicles/trailers shall be on the north side of the building, unless specifically approved in another location by the Town of Genesee Plan Commission.
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. 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 insure it does not become detrimental to the surrounding area.

13. 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.
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.

Respectfully Submitted,

Jeffrey C. Herrmann, AICP
Administrator-Planner

cc: Town of Genesee Clerk
Town of Genesee Building Inspector
Corey Butler
Terry DeCicco
Chief Moon

Discussion/Action – Approval of February 25, 2019 Plan Commission Minutes, March 11, 2019 Plan Commission and Town Board Joint Meeting Minutes and March 11, 2019 Plan Commission Minutes.

Engelking and Turzynski abstained from the approval of the February 25, 2019 Minutes. Lightfoot made a motion to approve the February 25, 2019 Minutes. Seconded by Ross, motion carried unanimously. Lightfoot made a motion to approve the March 11, 2019 Plan Commission and Town Board Joint Meeting Minutes. Seconded by Engelking. Motion carried unanimously. Christiansen made a motion to approve the March 11, 2019 Plan Commission Minutes. Seconded by Turzynski. Motion carried unanimously.

Review Pending

None

Correspondence

None

Adjourn

Engelking made a motion to adjourn, seconded by Ross. Motion carried unanimously. Meeting adjourned at 6:48 p.m.

Cindy Zignego
Deputy Clerk
March 21, 2019