

**TOWN OF GENESEE PLAN COMMISSION AND TOWN BOARD JOINT MEETING  
APRIL 8, 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, James Morris, and Buck Houston. 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 the Town of Genesee Town Board on Monday, April 8<sup>th</sup>, 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 Wolf Paving Co., Inc., C/O LW Real Estate Holdings, LLC, P.O. Box 1818, Janesville, Wisconsin to amend their existing Conditional Use per Section 40 (B)(34) Quarrying of the Town of Genesee Zoning Code to expand the uses allowed on the property to include the storage of concrete pipe and other concrete finished products. The property is located at W329 S1755 Jones Road. The property is part of the part of the E1/2 of the NW1/4 of Section 6; part of the W1/2 of the NW1/4 of Section 6; part of the NE1/4 of Section 6 and part of the NE1/4 and NW1/4 of Section 5, T6N R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located on the south side of USH 18 at W329 S1755 Jones Road, containing approximately 426.05 acres of land.**

Representing Wolf Paving was Kathy Gutenkunst and Jacob Mrugacz. Ryan Spies of Rock Roads and Jim Small of County Materials were also present.

Ryan Spies stated that when Wolf Paving was purchased, one of the conditions in the Conditional Use was no finished concrete on site and no concrete production facilities. They want to change that and get that kind of storage on the property. County Materials would be the operator. The change would allow them to bring the finished concrete products on site. All operations remain the same, just adding the pipe storage. Spies showed a map of how traffic would flow. A Certified Survey Map will be next step. Spies illustrated the layout of storage on property. There will be 3 to 5 employees on site. Herrmann stated access off Highway C is not a good option. Jones Road is a controlled intersection and safer. Those issues will be addressed later with a new CSM. The Conditional Use is the main concern at this point and storage of concrete products. No storm water control for drainage is required. This business will operate from April through November. Damaged material will be crushed on site and recycled.

Leair opened up the floor for comments at 6:12 p.m. There were no comments from the audience.

Leair brought the discussion back to the table at 6:13 p.m. Leair stated no action will be taken at this meeting. Action by the Plan Commission will be at the April 22, 2019 meeting at 6:00 p.m. Next it will go to the Town Board on May 13, 2019 at 6:00 p.m. There were no further comments or questions.

Leair closed the hearing at 6:13 p.m.

Engelking made a motion to adjourn, seconded by Christiansen. Motion carried unanimously. Meeting adjourned at 6:14 p.m.

Cindy Zignego  
Deputy Clerk  
April 9, 2019