

**TOWN OF GENESEE PLAN COMMISSION MEETING  
AUGUST 26, 2019**

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

Present were: Plan Commission members Brett Engelking, Jeff Lightfoot, Mike Toole, Bob Christiansen, and Joe Turzynski. Also present were Planner Jeff Herrmann and Deputy Clerk Cindy Zignego. Absent was Town Board Supervisor Charlie Ross.

**Discussion/Action – Site Plan/Plan of Operation for Jim Fitzgerald of Vector Industries, Inc., S57 W31998 State Road 59, North Prairie, WI 53153 (Tax Key GNT 1565-996)**

Herrmann said that since it's shoreland, the County reviewed and approved it on August 5, 2019. There were no questions or comments.

Engelking made a motion to approve subject to the conditions in Planner's Report dated August 12, 2019. Christiansen seconded the motion. Motion carried unanimously.

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

**NAME:** Vector Industries, Inc.

**DATE:** August 12, 2019

**TAX KEY NO.:** GNT 1565.996

**PETITIONER:** James Fitzgerald  
d/b/a Vector Industries, Inc.  
2125 S West Avenue  
Waukesha, WI 53189

**OWNER:** Wilcox Investments LLC  
S57 W31994 S.T.H. 59  
North Prairie, WI 53153-9441

**LOCATION OF PROPERTY:** A part of the NE ¼ of Section 32 and part of the NW ¼ of Section 33, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S57 W31998 S.T.H. 59.

**ZONING CLASSIFICATION:** M-1 Limited Industrial District (Waukesha County).

**PROPOSED REQUEST:**

The property encompasses approximately 1.5 acres and contains a 7,520-square foot industrial building constructed in about 1998 and a single-family residence. The property was rezoned from B-3 General Business District to M-1 Limited Industrial District in 1998. The current uses include a truck accessory business, a former cabinet making shop and a single-family residence. The owner recently purchased the property and will be relocating his business into eastern portion of the building (60 ft. x 80 ft. area) for the purpose of operating a truck accessory business, while leasing the remainder of the building to Jim Fitzgerald, who will be operating Vector Industries. Vector Industries will utilize the western portion of the building (68 ft. x 40 ft. area) for the welding and fabrication of steel tanks, used for boilers and water cooling towers. Vector Industries builds water treatment equipment for the boiler and cooling industry. All of the machining and assembly takes place at their main facility in Waukesha. This operation will consist of manufacturing steel bypass feeder tanks that are two (2) feet long by ten (10) inches round. This will include metal sheering, punching holes, welding fittings and endcaps. The proposed area will

consist of an office, restroom, and a large open space area.

The operation will employ three (3) full-time employees. The days and hours of operation will be Monday through Saturday from 7:00 a.m. to 7:00 p.m. The site can accommodate a total of approximately twenty-two (22) parking stalls. Based on the proposed uses on the site, ten (10) parking spaces are required for all business uses. A small sign is being proposed on the door for deliveries. A rendering was not submitted with the application. No changes to the landscaping or lighting are proposed at this time.

**PLANNER'S RECOMMENDATIONS:**

Based on the information provided, the Town Planner recommends **approval** of this request subject to the following conditions:

1. Documentation shall be submitted to the Town Planner that Waukesha County has approved the Site Plan and Plan of Operation. Any and all conditions established by Waukesha County shall be incorporated herein.
2. All conditions previously imposed on the property for all other existing uses shall remain in effect and shall be adhered to unless specifically modified herein.
3. Documentation shall be submitted to the Town Planner, that the Environmental Health Division has reviewed the proposed request and indicate whether the septic system is adequate for the proposed uses, prior to the issuance of any permits.
4. If additional lighting is proposed in the future, a detailed lighting plan, including cut sheets, showing exact location and number of lights shall be submitted to the Town Planner for review and approval. All outside lighting shall be screened to avoid shining upon the neighboring properties or S.T.H. 59. If a problem arises regarding the lighting on the site, the Town Plan Commission shall review the issue and render a decision.
5. A detailed colored sign rendering shall be submitted to the Town Planner for review and approval prior to erecting said sign. Only a sign on the door is being proposed at this time.
6. The Wales-Genesee Fire Chief shall inspect the premises for fire protection and compliance with all applicable fire codes. All conditions imposed by the Fire Chief shall be complied with prior to the issuance of any permits. Any issues or concerns shall be forwarded to the Town Plan Commission for resolution.
7. The Town Building Inspector shall inspect the premises to determine compliance with all applicable building codes. All conditions imposed by the Building Inspector shall be complied with prior to the issuance of any permits.
8. Absolutely no outside storage, including junk, debris, tanks, and/or parts, unless specifically approved by the Town Plan Commission.
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. Documentation shall be submitted to the Town Planner that all required local, county, state and federal licenses and permits have been obtained.
11. 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.
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 without the necessity of having a public hearing. Any major change, as determined by the Town Plan Commission and Waukesha County may require a modification to the Conditional Use Permit following the Conditional Use procedure of the Waukesha County Zoning Ordinance.

13. 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.
14. 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.
15. 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 Herrmann, AICP  
 Administrator-Planner

cc: Town of Genesee Clerk  
 Town of Genesee Building Inspector  
 Waukesha County Department of Parks and Land Use  
 Chief James Moon  
 Steve Wilcox  
 Jim Fitzgerald

**Discussion/Action – Site Plan/Plan of Operation for Steve and Donna Wilcox of Shawtown Customs LLC, S57 W31996 State Road 59, North Prairie, WI 53153 (Tax Key GNT 1565-996)**

The business operation remains the same. The location is changing from one side of the building to the other side.

Engelking made a motion to approve subject to the conditions in Planner's Report dated August 12, 2019. Lightfoot seconded the motion. Motion carried unanimously.

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

**NAME:** Shawtown Customs, LLC

**DATE:** August 12, 2019

**TAX KEY NO.:** GNT 1565.996

**PETITIONER:** Steve Wilcox  
 d/b/a Shawtown Customs, LLC  
 S57 W31996 S.T.H. 59  
 North Prairie, WI 53153

**OWNER:** Wilcox Investments LLC  
 S57 W31994 S.T.H. 59  
 North Prairie, WI 53153-9441

**LOCATION OF PROPERTY:**

A part of the NE ¼ of Section 32 and part of the NW ¼ of Section 33, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S57 W31996 S.T.H. 59.

**ZONING CLASSIFICATION:**

M-1 Limited Industrial District.

**PROPOSED REQUEST:**

The property encompasses approximately 1.5 acres and contains a 7,520-square foot industrial building constructed in about 1998 and a single-family residence. The property was rezoned from B-3 General Business District to M-1 Limited Industrial District in 1998. The current uses include a truck accessory business, a former cabinet making shop and a single-family residence. The owner recently purchased the property and utilized a 68 ft. x 40 ft. area for the purpose of operating a truck accessory business, while leasing the remainder of the building (60 ft. x 80 ft.) to the previous owner so that he could continue his cabinet making business. The cabinet making shop is no longer on the property and the new owner is proposing to relocate his existing truck accessory business into the area formerly occupied by the cabinet making business. The new area will consist of an office, restroom, breakroom, and a large open space area. The business will continue to operate as in the past, including approximately 5-10 vehicles for sale as the owner has a state dealer license for selling used vehicles.

The operation will employ two (2) part-time employees. The days and hours of operation will be Monday through Saturday from 8:00 to 10:00 p.m., and also by appointment. The site can accommodate a total of approximately twenty-two (22) parking stalls. Based on the existing and proposed uses on the site, ten (10) parking spaces are required for the business uses. No changes to the signage, landscaping or lighting are proposed at this time.

**PLANNER'S RECOMMENDATIONS:**

Based on the information provided, the Town Planner recommends **approval** of this request subject to the following conditions:

1. Documentation shall be submitted to the Town Planner that Waukesha County has approved the Site Plan and Plan of Operation. Any and all conditions established by Waukesha County shall be incorporated herein.
2. All conditions previously imposed on the property for all other existing uses shall remain in effect and shall be adhered to unless specifically modified herein.
3. Documentation shall be submitted to the Town Planner, that the Environmental Health Division has reviewed the proposed request and indicate whether the septic system is adequate for the proposed uses, prior to the issuance of any permits.
4. If additional lighting is proposed in the future, a detailed lighting plan, including cut sheets, showing exact location and number of lights shall be submitted to the Town Planner for review and approval. All outside lighting shall be screened to avoid shining upon the neighboring properties or S.T.H. 59. If a problem arises regarding the lighting on the site, the Town Plan Commission shall review the issue and render a decision.
5. The Wales-Genesee Fire Chief shall inspect the premises for fire protection and compliance with all applicable fire codes. All conditions imposed by the Fire Chief shall be complied with prior to the issuance of any permits. Any issues or concerns shall be forwarded to the Town Plan Commission for resolution.
6. The Town Building Inspector shall inspect the premises to determine compliance with all applicable building codes. All conditions imposed by the Building Inspector shall be complied with prior to the issuance of any permits.
7. No outside storage, including junk, debris, vehicles, motorcycles and/or parts, except that no more than seven (7) operable vehicles shall be offered for sale in the parking lot at any one time. The exact location of the sales area for vehicles shall be reviewed and approved by the Town Planner prior to offering any vehicle for sale.
8. A copy of the state dealers license for the sales of used vehicles shall be submitted to the to the Town Planner prior to the sale of any vehicles.
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. Documentation shall be submitted to the Town Planner that all required local, county, state and federal licenses and permits have been obtained.
11. 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.
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 without the necessity of having a public hearing. Any major change, as determined by the Town Plan Commission and Waukesha County may require a modification to the Conditional Use Permit following the Conditional Use procedure of the Waukesha County Zoning Ordinance.
13. 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.
14. 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.
15. 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 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 Herrmann, AICP  
Administrator-Planner

cc: Town of Genesee Clerk  
Town of Genesee Building Inspector  
Waukesha County Department of Parks and Land Use  
Chief James Moon  
Steve Wilcox

**Discussion/Action – Approval of July 22, 2019 Plan Commission Minutes**

Lightfoot made a motion to approve the July 22, 2019 minutes, seconded by Christiansen. Engelking abstained. Motion carried with one abstention.

**Review Pending**

No update on the rooster on Old Village Road.

**Correspondence**

Herrmann sent out violation letters.

Engelking made a motion to adjourn, Turzynski seconded. Meeting adjourned at 6:07 p.m.

Cindy Zignego  
Deputy Clerk  
August 27, 2019