

TOWN OF GENESEE  
S43 W31391 HIGHWAY 83  
P.O. BOX 242  
GENESEE DEPOT, WI. 53127  
262-968-3656

REGULAR TOWN BOARD MEETING  
JUNE 8, 2020

IMMEDIATELY FOLLOWING LIQUOR LICENSE HEARING SCHEDULED AT 1:00 P.M.  
AGENDA

Pledge of allegiance

1. Discussion/Action – Baseball and softball tournaments at the Parks for 2020
2. Discussion/Action – Park Shelter and Kitchen reservations for the rest of the year.
3. Discussion/Action – Certified Survey Map #1 for **Hickory Hills, Fowler McConnell**, S49 W28855 Parke Ln E, Waukesha, WI 53189. The property is described as being part of the SW ¼ of and SE ¼ of Section 18, T 6 N, R18 E, in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1511-985 and GNT 1511-986)
4. Discussion/Action – Certified Survey Map #2 for **Hickory Hills, Fowler McConnell**, S49 W28855 Parke Ln E, Waukesha, WI 53189. The property is described as being part of the SW ¼ of and SE ¼ of Section 18, T 6 N, R18 E, in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1511-985, and GNT 1511-986)
5. Discussion/Action – Waiver for **Hickory Hills, Fowler McConnell**, S49 W28855 Parke Ln E, Waukesha WI 53189, from Section 375-12(A)(10) to show remnant parcel on Certified Survey Map. (GNT 1511-985 and GNT 1511-986)
6. Discussion/Action – Waiver for **Hickory Hills, Fowler McConnell**, S49 W28855 Parke Ln E, Waukesha WI 53189, from Section 375-52(A) to show side lot lines at right angles on Certified Survey Map. (GNT 1511-985 and GNT 1511-986)
7. Discussion/Action – Waiver for **Hickory Hills, Fowler McConnell**, S49 W28855 Parke Ln E, Waukesha WI 53189, from Section 375-52(E) to exceed depth to width ratio on Certified Survey Map. (GNT 1511-985 and GNT 1511-986)
8. Discussion/Action – Annual Review for **Waukesha County Gravel Pit & Yard Waste Composting** Operation, W339 S1742 CTH C, Dousman, WI. (GNT 1463-998)
9. Discussion/Action – John’s Disposal Service, Inc. No rate Increase for 2021.
10. Discussion/Action – Minutes to be approved – Regular Town Board Meeting of May 11, 2020, Special Board Meeting May 18, 2020.
11. Report –
  - A. Treasurer – Carol McCormick
    1. Discussion/Action – Bench outside the Town Hall
    2. Discussion/Action – Bills to be presented
  - B. Public Works – Will Gibson
    1. Public Works
12. Discussion/Action – Town Hall accessibility during pandemic
13. Discussion/Action – Request from the Wales/Genesee Fire Department for return of unexpended funds from 2019.
14. Discussion/Action – Resolution for Depositories for the Town of Genesee.
15. Discussion/Action – Update on Purchasing second DS200 voting machine
16. Discussion/Action – Consider and Act on Contract for 2020 Bridge Inspection
17. Discussion/Action – Operator permit applications
18. Correspondence

**CLOSED SESSION:**

The Board will enter, by roll call vote, into Closed Session pursuant to State Statute 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session (Assessor Contract and Contract with Lake Country Fire and Rescue).

Reconvene to Open Session immediately following the Closed Session

19. Discussion/Action - Assessor Contract
20. Discussion/Action – Lake Country Fire and Rescue Municipal Agreement
21. Adjourn

Meri Majeskie, WCMC  
Town Clerk  
June 4, 2020

Notice - It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Office at 262-968-3656.

**TOWN OF GENESEE  
REGULAR TOWN BOARD MEETING MINUTES  
JUNE 8, 2020**

**IMMEDIATELY FOLLOWING LIQUOR LICENSE HEARING SCHEDULED AT 1:00 P.M.**

Chairman Leair called the meeting to order at 1:07 p.m. Present were Town Board Supervisors Ross, Houston, Morris, and Schmittinger. Also present were Administrator/Planner Herrmann, Treasurer McCormick, Recreation director Michaelis, Clerk Majeskie.

**Discussion/Action – Baseball and softball tournaments at the Parks for 2020**

Schmittinger made a motion to continue tournaments on open days giving priority to make up games from April, and May, seconded by Houston. The motion passed 4-1. Leair was against.

**Discussion/Action – Park Shelter and Kitchen reservations for the rest of the year.**

Morris made a motion to continue with the existing shelter reservations and accept new ones, allow the kitchens to be used, open the bathrooms and approve the Dolittle Marathon in September, seconded by Ross. The motion passed unanimously.

**Discussion/Action – Certified Survey Map #1 for Hickory Hills, Fowler McConnell, S49 W28855 Parke Ln E, Waukesha, WI 53189. The property is described as being part of the SW ¼ of and SE ¼ of Section 18, T 6 N, R18 E, in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1511-985 and GNT 1511-986)**

Morris made a motion to approve CSM #1 subject to the Planners recommendations, seconded by Ross. The motion passed unanimously.

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

**PROJECT NAME:** McConnell CSM #1

**TAX KEY NO.:** GNT 1511.985  
GNT 1511.986

**DATE:** May 20, 2020

**OWNER:** McConnell's Hickory Hill Farm LLC  
100 S Main Street, Suite 201  
Oconomowoc, WI 53066-5222

**LOCATION:** Being a part of the SW ¼ and the SE ¼ of Section 18, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.

**TOWN ZONING:** A-2 Rural Home District.  
A-5 Mini-Farm District.  
E-C Environmental Corridor District.

**PARCEL SIZE:** Approximately 89.82 acres.

**REQUESTED USES:**

A Certified Survey Map (CSM) to create three (3) Lots.

**COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN -2035:** The Town of Genesee Comprehensive Land Use Plan – 2035 designates property in the Suburban II Density Residential allowing 3.0 – 4.9 acres of lot area per dwelling unit and primary environmental corridor category. Therefore, the proposed parcels comply with the intent of the Town of Genesee Comprehensive Land Use Plan – 2035.

**STAFF ANALYSIS:**

On February 24<sup>th</sup>, 2020, the Town of Genesee Plan Commission reviewed a conceptual land division for Fowler McConnell, S49 W2885 Parke Lane East, Waukesha, Wisconsin. The property consists of approximately 114.25 acres and contains two (2) single-family residences and approximately three (3) detached accessory buildings. Currently, there are four (4) existing lots. The history on the four (4) existing parcels shows the parcels were created by meets and bounds in 1967 per the deeds. The Town of Genesee Land Division Ordinance did not exist until 1972. Two of the existing lots will not change and currently contain single family residences. The other two (2) lots, which are 59.14 acres and 30.68 acres in size, will be reconfigured and/or re-divided. The owner is proposing to re-divide the 30.68 acres parcel into three (3) new parcels. A portion of the 59.14-acre parcel will be included in one (1) of the three (3) new parcels and a portion of the 30.68-acre parcel will be attached to the former 59.14 acre parcel. This will result in a total of six (6) lots. The proposal is to create two (2) Certified Survey Maps (CSM). One (1) CSM will contain three (3) lots, which is represented as CSM #1. The second CSM will have just one (1) Lot. The proposed CSM #1, which

is what we are reviewing with this report, will have three (3) lots ranging in size from 5.166 acres to 12.618 acres. Lot 1 will be 5.166 acres; Lot 2 will be 12.596 acres; and Lot 3 will be 12.618 acres. No additional roads are being proposed at this time.

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 May 5, 2020, giving the Town Plan Commission until July 19, 2020 and the Town Board until August 3, 2020, to take action, unless the Developer grants an extension in writing.

In performing a detailed review of the CSM dated Revised May 5, 2020, I have found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are deemed conditions that must be satisfied in order to comply with the Town's Land Division Ordinance:

- Section 375-12 (A)(5) Any lot regardless of size, in which a portion of the lot (Lot 3) contains a primary environmental corridor as identified by the Southeast Wisconsin Regional Planning Commission shall preserve slopes in excess of 12 percent. The slopes exceeding 12 percent shall be identified and a note shall be added to the CSM indicating that any portion of the lot area in excess of 12 percent shall be maintained as open space. All other lots shall show slopes exceeding 20 percent and a note indicating that any portion of the lot area in excess of the 20 percent shall be maintained as open space.
- Section 375-12(A)(10) Remnants. All remnant parcels must be part of the CSM, unless specifically waived by the Plan Commission and Town Board.
- Section 375-22(C) The general location sketch shown on sheet 3 of 7, shall be moved to sheet 1 of 7.
- Section 375-23(Q) Location of soil borings are shown on the CSM; however, the boring data needs to be submitted to the Town Planner prior to the Town signing the final CSM.
- Section 375-23(U) Surveyor's Certificate signed, dated, sealed, and any revision dates on all sheets.

- 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.
- Section 375-48 (A) Since C.T.H. D is classified as a major highway, a planting strip at least 30 feet in depth shall be provided adjacent to S.T.H. 83. This strip shall be a part of the CSM lot, but shall have the following restriction lettered on the face of the CSM: "This strip reserved for the planting of trees and shrubs, the building of structures hereon is prohibited."
- Section 375-52 (A) Side Lot Lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face.
- Section 375-52 (E) Lots shall be designed so the depth to width ratio does not exceed 2 ½ to 1 unless a variance is granted by the Town Plan Commission and Town Board.

**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; and the Village of Wales 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. On Sheet 1 of 7, the notes on the bottom of the sheet "See Sheet 3 for Environmental Slope and Contours" contain the wrong references. For example, "See Sheet 2 for Environmental Slope and Contours".
4. Since the proposed lots contain steep slopes and environmental corridor, which all require protection, the developer should establish building envelopes on the proposed lots. A note shall be included on the CSM indicating that any proposed building outside the building envelopes shall require Town Plan Commission and Town Board approval.
5. The following Wetland & Primary Environmental Corridor preservation restriction shall be added to the CSM:

Those areas identified as Wetland & Primary Environmental Corridor on this Certified Survey Map CSM shall be subject to the following restrictions:

- A. Grading and filling are prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- B. The removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- C. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the

landowner and with approval of the Town of Genesee. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Town of Genesee, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved building or structure shall be permitted only when the access or service cannot be located outside of the Wetland or Primary Environmental Corridor and only with approval from the Town of Genesee.

- D. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Wetland and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor.
  - E. The introduction of plant material not indigenous to the existing environment of the Wetland or Primary Environmental Corridor is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - F. Ponds may be permitted subject to the approval of the Town of Genesee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - G. The construction of buildings is prohibited.
6. A note shall be added to the CSM, indicating those areas identified with steep slopes shall be maintained as open space.
  7. On Sheet 4 of 7, the right of way width of C.T.H. D is referred to as 66 feet. The ultimate right of way width is proposed at 100 feet. The 66-foot wide right of way reference shall be eliminated and 50 feet shall be dedicated to the public for roadway purposes.
  8. Written documentation from Waukesha County Department of Public Works (DPW) indicating the approved access points and if shared driveways are required shall be provided to the Town Planner. The County DPW shall also indicate if any notes shall be added to the CSM regarding the proposed accesses as well as if the restricted access shall be shown on the CSM. A copy of the shared access by other documents shall be provided to the Town Planner.
  9. Since the CSM is not located within the Waukesha County Shoreland and Floodland protection ordinance, the Waukesha County signature line on Sheet 7 of 7, can be removed.
  10. A note shall be added to the face of the CSM indicating that there shall be no commercial or business use on any lot, except as specifically permitted pursuant to the applicable Zoning Code.
  11. Any conditions imposed by the Town Engineer shall be complied with prior to the Town signing the final CSM.
  12. 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 notes.
  13. A note shall be placed on the face of the final CSM stating, no lot or outlot 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 or outlot 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.
  14. All existing and proposed easements shall be shown.

15. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of the Town Board granting conditional final CSM approval.
16. 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.
17. 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  
Waukesha County Department of Public Works  
Village of Wales  
Jon Spheeris  
Fowler McConnell  
Matthew O'Rourke

**Discussion/Action – Certified Survey Map #2 for Hickory Hills, Fowler McConnell, S49 W28855 Parke Ln E, Waukesha, WI 53189. The property is described as being part of the SW ¼ of and SE ¼ of Section 18, T 6 N, R18 E, in the Town of Genesee, Waukesha County, Wisconsin. (GNT 1511-985, and GNT 1511-986)**

Ross made a motion to approve CSM #2 subject to the planner's recommendations, seconded by Morris. The motion passed unanimously.

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

**PROJECT NAME:** McConnell CSM #2

**TAX KEY NO.:** GNT 1511.985  
GNT 1511.986

**DATE:** May 26, 2020

**OWNER:** McConnell's Hickory Hill Farm LLC

100 S Main Street, Suite 201  
Oconomowoc, WI 53066-5222

**LOCATION:**

Being a part of the SW ¼ and the SE ¼ of Section 18, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.

**TOWN ZONING:**

A-2 Rural Home District.  
A-5 Mini-Farm District.  
E-C Environmental Corridor District.

**PARCEL SIZE:**

Approximately 81.81 acres.

**REQUESTED USES:**

A Certified Survey Map (CSM) to create one (1) Lot.

**COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN -2035:** The Town of Genesee Comprehensive Land Use Plan – 2035 designates property in the five (5) acre allowing development at 5 acres per dwelling unit and in the Suburban II Density Residential allowing 3.0 – 4.9 acres of lot area per dwelling unit, along with primary environmental corridor category. Therefore, the proposed parcel complies with the intent of the Town of Genesee Comprehensive Land Use Plan – 2035.

**STAFF ANALYSIS:**

On February 24<sup>th</sup>, 2020, the Town of Genesee Plan Commission reviewed a conceptual land division for Fowler McConnell, S49 W2885 Parke Lane East, Waukesha, Wisconsin. The overall property consists of approximately 114.25 acres and contains two (2) single-family residences and approximately three (3) detached accessory buildings. Currently, there are four (4) existing lots. The history on the four (4) existing parcels shows the parcels were created by meets and bounds in 1967 per the deeds. The Town of Genesee Land Division Ordinance did not exist until 1972. Two of the existing lots will not change and currently contain single family residences. The other two (2) lots, which are 59.14 acres and 30.68 acres in size, will be reconfigured and/or split. The owner is proposing to re-divide the 30.68 acres parcel into four (4) new parcels. A portion of the 59.14 acre parcel will be included in one (1) of the three (3) new parcels and a portion of the 30.68 acre parcel will be attached to the former 59.14 acre parcel. This will result in a total of four (4) lots. The proposal is to create two (2) Certified Survey Maps (CSM) with three (3) lots on one CSM. This CSM, which is represented as CSM #2, will have only one (1) lot containing 57.425 acres. No additional roads are being proposed at this time.

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 May 21, 2020, giving the Town Plan Commission until August 4, 2020 and the Town Board until August 19, 2020, to take action, unless the Developer grants an extension in writing.

In performing a detailed review of the CSM dated Revised May 20, 2020, I have found the following items must be complied with, added to the map, modified or waived by the Town of Genesee Plan Commission and Town Board and are deemed conditions that must be satisfied in order to comply with the Town's Land Division Ordinance:

Section 375-12 (A)(5) Any lot regardless of size, in which a portion of the lot (Lot 3) contains a primary environmental corridor as identified by the Southeast Wisconsin Regional Planning Commission shall preserve slopes in excess of 12 percent. The slopes exceeding 12 percent shall be identified and a note shall be added to the CSM indicating that any portion of the lot area in excess of 12 percent shall be maintained as open space.



- Section 375-12(A)(10) Remnants. All remnant parcels must be part of the CSM, unless specifically waived by the Plan Commission and Town Board.
- Section 375-22(C) The general location sketch shown on sheet 3 of 6, shall be moved to sheet 1 of 6.
- Section 375-23(Q) Location of soil borings are shown on the CSM; however, the boring data needs to be submitted to the Town Planner prior to the Town signing the final CSM.
- Section 375-23(U) Surveyor's Certificate signed, dated, and sealed, and any revision dates on all sheets.
- 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.
- Section 375-48 (A) Since C.T.H. D is classified as a major highway, a planting strip at least 30 feet in depth shall be provided adjacent to S.T.H. 83. This strip shall be a part of the CSM lot, but shall have the following restriction lettered on the face of the CSM: "This strip reserved for the planting of trees and shrubs, the building of structures hereon is prohibited."

**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:

18. 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; and the Village of Wales in regard to the CSM, prior to the Town signing the final CSM.
19. 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.
20. Since the proposed lots contain steep slopes and environmental corridor, which all require protection, the developer should establish building envelopes on the proposed lots. A note shall be included on the CSM indicating that any proposed building outside the building envelopes shall require Town Plan Commission and Town Board approval.
21. The following Wetland & Primary Environmental Corridor preservation restriction shall be added to the CSM:

Those areas identified as Wetland & Primary Environmental Corridor on this Certified Survey Map CSM shall be subject to the following restrictions:

- H. Grading and filling are prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- I. The removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

- J. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval of the Town of Genesee. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Town of Genesee, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved building or structure shall be permitted only when the access or service cannot be located outside of the Wetland or Primary Environmental Corridor and only with approval from the Town of Genesee.
  - K. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Wetland and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor.
  - L. The introduction of plant material not indigenous to the existing environment of the Wetland or Primary Environmental Corridor is prohibited, unless specifically authorized by the Town of Genesee and, if applicable, the Waukesha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - M. Ponds may be permitted subject to the approval of the Town of Genesee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - N. The construction of buildings is prohibited.
- 22. A note shall be added to the CSM, indicating those areas identified with steep slopes shall be maintained as open space.
  - 23. Written documentation from Waukesha County Department of Public Works (DPW) indicating the approved access point shall be provided to the Town Planner. The County DPW shall also indicate if any notes shall be added to the CSM regarding the proposed access as well as if the restricted access shall be shown on the CSM.
  - 24. Since the CSM is not located within the Waukesha County Shoreland and Floodland protection ordinance, the Waukesha County signature line on Sheet 6 of 6, can be removed.
  - 25. A note shall be added to the face of the CSM indicating that there shall be no commercial or business use on any lot, except as specifically permitted pursuant to the applicable Zoning Code.
  - 26. Any conditions imposed by the Town Engineer shall be complied with prior to the Town signing the final CSM.
  - 27. 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 notes.
  - 28. A note shall be placed on the face of the final CSM stating, no lot or outlot 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 or outlot 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.
  - 29. All existing and proposed easements shall be shown.
  - 30. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of the Town Board granting conditional final CSM approval.
  - 31. 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.

32. 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  
Waukesha County Department of Public Works  
Village of Wales  
Jon Spheeris  
Fowler McConnell  
Matthew O'Rourke

**Discussion/Action – Waiver for Hickory Hills, Fowler McConnell, S49 W28855 Parke Ln E, Waukesha WI 53189, from Section 375-12(A)(10) to show remnant parcel on Certified Survey Map. (GNT 1511-985 and GNT 1511-986)**

Morris made a motion to approve the waiver to show remnant parcel on the CSM subject to the Planners recommendations, seconded by Ross. The motion passed unanimously.

**Discussion/Action – Waiver for Hickory Hills, Fowler McConnell, S49 W28855 Parke Ln E, Waukesha WI53189, from Section 375-52(A) to show side lot lines at right angles on Certified Survey Map.(GNT 1511-985 and GNT 1511-986)**

Morris made a motion to deny the waiver to show side lot lines at right angles, seconded by Ross. The motion passed to deny the waiver, unanimously.

**Discussion/Action – Waiver for Hickory Hills, Fowler McConnell, S49 W28855 Parke Ln E, Waukesha WI 53189, from Section 375-52(E) to exceed depth to width ratio on Certified Survey Map. (GNT 1511-985 and GNT 1511-986)**

Houston made a motion to approve the waiver to exceed depth to width ratio on the CSM subject to the Planners recommendations, seconded by Ross. The motion passed unanimously.

**Discussion/Action – Annual Review for Waukesha County Gravel Pit & Yard Waste Composting Operation, W339 S1742 CTH C, Dousman, WI. (GNT 1463-998)**

The Board wants to have the dates checked to see when they have to be done mining the area and when the reclamation starts and ends. Morris made a motion to place the annual review on file, seconded by Houston. The motion passed unanimously.

**Discussion/Action – John’s Disposal Service, Inc. No rate Increase for 2021.**

Chairman Leair wanted the Board to be aware that there will be no rate increase for the garbage rates this year.

**Discussion/Action – Minutes to be approved – Regular Town Board Meeting of May 11, 2020, Special Board Meeting May 18, 2020.**

Ross made a motion to approve the minutes from May 11, 2020, seconded by Schmittinger. The motion passed unanimously. Ross made a motion to approve the minutes from May 18, 2020, seconded by Houston. The motion passed unanimously.

**Report –**

**Treasurer – Carol McCormick**

**Discussion/Action – Bench outside the Town Hall**

Treasurer McCormick would like to donated a bench to be placed outside of the treasurer’s window. Ross made a motion to approve accepting the donation of a bench and putting it outside of the Treasurer’s window.

**Discussion/Action – Bills to be presented**

McCormick let the Board know that she made the first loan payment on the three-million-dollar loan by wire transfer for \$30.00. She also discussed the personal property tax collection. She will be hiring someone new to help with tax collection. We will have two transactions a year. Schmittinger made a motion to approve the bills seconded by Ross. The motion passed unanimously.

**Public Works – Will Gibson**

**Public Works**

Schmittinger wanted to get a price on a backup zipline part for quicker replacement. Gibson gave his report. He has not received any information on the snow plowing contract.

**Discussion/Action – Town Hall accessibility during pandemic**

Ross made a motion to open the office to one at a time service and practicing social distancing, seconded by Schmittinger. The motion passed unanimously.

**Discussion/Action – Request from the Wales/Genesee Fire Department for return of unexpended funds from 2019.**

Ross made a motion to request a return of any unexpended funds for 2019, seconded by Morris. The motion passed unanimously.

**Discussion/Action – Resolution for Depositories for the Town of Genesee.**

Houston said that one of the banks has changed their name. Morris made a motion to approve the Depositories for the Town of Genesee with the new bank name of Bank five nine, seconded by Ross. The motion passed unanimously.

**Discussion/Action – Update on Purchasing second DS200 voting machine**

Majeskie wanted the board to know that the machine that they are going to purchase will be the rental one not a brand new one.

**Discussion/Action – Consider and Act on Contract for 2020 Bridge Inspection**

We have one bridge on Old Village road that needs to be inspected. Herrmann got three bids and he recommends Corre Inc, who was the lowest bid coming in at \$275.00. Ross made a motion to approve the contract with Corre Inc, seconded by Schmittinger. The motion passed unanimously.

**Discussion/Action – Operator permit applications**

None

**Correspondence**

The board talked about a piece of property that has a pond and they will need special permits.

After a short break, Attorney Macy joined the Town board. Chairman Lear read the notice to go into closed session. Morris made a motion to go into closed session at 2:10 p.m., seconded by Houston. Roll call vote Ross aye, Schmittinger aye, Morris aye, Houston aye, and Chairman Lear aye. The motion passed unanimously.

**CLOSED SESSION:**

**The Board will enter, by roll call vote, into Closed Session pursuant to State Statute 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session (Assessor Contract and Contract with Lake Country Fire and Rescue).**

**Reconvene to Open Session immediately following the Closed Session**

**Schmittinger made a motion to reconvene into open session, seconded by Ross. Roll call vote, Ross aye, Schmittinger aye, Morris aye, Houston aye, Chairman Lear aye. The motion passed unanimously.**

**19. Discussion/Action - Assessor Contract**

No action taken.

**20. Discussion/Action – Lake Country Fire and Rescue Municipal Agreement**

Ross made a motion to go ahead with contract negotiations with Lake Country Fire and Rescue, seconded by Schmittinger. The motion passed unanimously.

**21. Adjourn**

Schmittinger made a motion to adjourn, seconded by Ross. The motion passed unanimously. The meeting adjourned at 3:39 p.m.

Respectfully submitted,

Meri Majeskie, WCMC  
Town Clerk