

**TOWN OF GENESEE PLAN COMMISSION MEETING
JUNE 2, 2020**

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

Present were: Plan Commission Chairman Sharon Leair and Plan Commission members Brett Engelking, Mike Toole, Joe Turzynski, Bob Christiansen and Supervisor James Morris. Absent was Plan Commission member Jeff Lightfoot. Also present were Planner Jeff Herrmann and Deputy Clerk Cindy Zignego.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town of Genesee Plan Commission on June 2, 2020 at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 S.T.H. 83, Genesee Depot, Wisconsin 53217, to consider the request of Michel DeLisle, S34 W32228 Journeys Way, Waukesha, Wisconsin to operate a Hobby Kennel with a maximum of five (5) dogs for the purpose of personal pets at S34 W32228 Journeys Way, Waukesha, Wisconsin. The property is legally described as Lot 5 Sierra, being a part of the NE ¼ and SE ¼ of Section 17, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.

Petitioner, Michel DeLisle, explained that at the time she applied for the Hobby Kennel, she had two dogs and was getting a puppy. The older dog died and she currently has two dogs. She does not want any more dogs or breed any of the dogs. She will be having guests stay with her and they have dogs. She is applying for Hobby Kennel for when guests with dogs stay at her home.

Leair opened up the floor for comments. Ron Lewis, S34W32218 Journeys Way, had concerns regarding his dog being bit by DeLisle's dog, worried his property value will go down with Hobby Kennel and barking has been an issue. John Deprey, S35W32225 Journeys Way, stated his dogs and kids have been attacked. The dogs bark a lot. Dogs jump over the fence and bark. Sara Deprey, S35W32225 Journey Way, concerned the dogs are vicious. Chelsey Lewis, S34W32218 Journeys Way, concerned about dogs jumping over fence and being aggressive. Leair asked if there were any complaints to the Police Department. Michel DeLisle stated she had called Waukesha Sheriff's Department when her dog was bit. They have a four foot fence and an underground fence. Casey Masterson, 36648 Clover Lane, Oconomowoc, is building a future home to the north. He inquired about how a Hobby Kennel permit is issued, reviewed and what happens if there is a problem. Leair answered that if there are complaints, it is reviewed and there is a possibility it could be pulled. Once law enforcement is involved, it is in their jurisdiction. Once permit is issued, it is not reviewed unless there is a complaint. Leair made a recommendation to limit DeLisle to two dogs. A Hobby Kennel permit is not required when visitors with dogs stay for a short term period.

Hearing was closed at 6:28 p.m.

Discussion/Action – Michel DeLisle, S34 W32228 Journey's Way, Waukesha, WI 53189, to operate a Hobby Kennel with a maximum of five (5) dogs for the purpose of personal pets. (Tax Key GNT 1505-010)
Turzynski made a motion to deny the Hobby Kennel request based on the reasons that were discussed. Toole seconded the motion. Motion carried unanimously.

Discussion/Action – Certified Survey Map 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)

Herrmann explained there are four parcels on the property and McConnell wants to create three lots. There are two Certified Survey Maps. The lots are nonconforming because they do not abut a public road. Lot one is 5.168 acres, Lot two is 12.59 acres and Lot three is 12.6 acres.

Engelking made a motion to approve CSM #1 subject to Planner's Report and Conditions dated May 20, 2020. Christiansen seconded the motion. Motion carried 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 24th, 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 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 1511-984, GNT 1511-985, GNT 1511-986, and GNT 1511-987)

This is CSM #2, which is a parcel 57.425 acres. Will need one access from DOT.
Engelking made a motion to approve CSM #2 subject to Planner's Report and Conditions dated May 26, 2020.
Toole seconded the motion. Motion carried 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 24th, 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)

Herrmann stated this waiver is for both CSM #1 and CSM#2.

Engelking made a motion to approve the waiver from Section 375-12(A)(10). Motion was seconded by Christiansen. Motion carried unanimously.

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)

Herrmann stated this waiver is for CSM#1. Herrmann recommended to deny the waiver and make the lot line at an angle and go straight up. Spheeris said it would not be a problem.

Engelking made a motion to deny the waiver from Section 375-52(A) as requested on item 5 on the Agenda. They can comply with the ordinance and not impact the lots dramatically. Motion was seconded by Turzynski. Motion carried 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)

Herrmann stated Lot 3 does not meet the 2.5 to 1.0 depth to width ratio by about 30 feet. He recommended to approve the waiver.

Engelking made a motion to approve the waiver from Section 375-52(E) for the depth to width ratio. Motion was seconded by Turzynski. Motion carried unanimously.

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

Herrmann wants to check the date for the end of mining.

Christiansen made a motion to place the report on file. Motion was seconded by Engelking. Motion carried unanimously.

Discussion/Action – Site Plan/Plan of Operation for 1:28 Automotive LLC, S47 W30760 Hwy 59, North Prairie, WI 53153. (GNT 1546-966)

Reynaldo Bermudez was not present at the meeting. The Commissioners have questions regarding this business and were unable to solicit their questions or receive information because Mr. Bermudez was not at the meeting.

Christiansen made a motion to table this item to the June 22, 2020 Plan Commission meeting at 6:00 p.m. Motion was seconded by Engelking. Motion carried unanimously.

Discussion/Action – Approval of February 24, 2020 Plan Commission Minutes.

Engelking made a motion to approve the Minutes. Motion was seconded by Christiansen. Turzynski abstained. Motion carried with one abstention.

Review Pending

Herrmann discussed that Waukesha County issued a permit to build a pond on Highview Road. It was a storm water permit, but the pond is not for storm water. There is no water there from run off. Pond is elevated, has a liner, a fish structure, a pier and there is a pump that pumps water into the pond. This is not allowed in our ordinance unless there is Town Board approval. There are also berms along Highview that are in the right of way. The Plan Commission will have to approve the pond according to our ordinance. There will be a Public Hearing.

We are still waiting for the Costello barn to be torn down.

Correspondence

None.

Adjourn

Engelking made a motion to adjourn. Morris seconded the motion. Motion carried unanimously.

Meeting adjourned at 6:58 p.m.

Cindy Zignego
Deputy Clerk
June 3, 2020