

**TOWN OF GENESEE PLAN COMMISSION MEETING  
MINUTES  
JANUARY 7, 2021**

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

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

Leair read the public hearing notice.

**Public Hearing will be conducted by the Town of Genesee Plan Commission on Thursday, January 7, 2021 to consider the Conditional Use request of Jessica Kupser, 530 Windstone Drive #201, Hartland, Wisconsin, to operate a Commercial Horse Boarding Operation covered under the Conditional Use as required per Section 40 (B)(12) of the Town of Genesee Zoning Code.**

**The property is described as Certified Survey Map 2631, being a part of the SW ¼ of Section 17, T6N, R18E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located on northwest corner of CTH D and CTH E and at W328 S3850 Mesa Trail.**

Leair stated there will be no action taken on this issue at this meeting. Action will be taken on January 25, 2021 at the 6:00 p.m. Plan Commission meeting.

Leair opened up the meeting at 6:02 p.m. and Jessica Kupser gave summary of her plans for the commercial horse boarding business. There will be horse shows and clinics throughout the year. Kupser previously worked at this property from 2013 to 2015 managing horse shows, clinics and training. The proposed capacity of horses on the property would be 38 horses. The number of horses boarded would be at least 25 horses and 13 horses of her own. The 13 horses get leased out and are at different locations at various times. Kupser currently owns 10 horses and would like to keep 3 there now. The horse shows could be small events or up to 100 people. Clinics would be once a month, for a total of 12 clinics. Access to the business would be off CTH E. Kupser is proposing 5 trailers stored on the property. In the future, Kupser would like to plant trees for screening purposes on the east side before the fields. Hours of operation would be 6:00 a.m. to 9:00 p.m. There would be one part-time and two seasonal employees. Herrmann informed that a manure management plan is required through Waukesha County. A four foot by two foot double faced sign would be placed off CTH E. If possible, Kupser would like a lighted sign. There will be no retail sales associated with this business. There will not be any caretakers living there. Restrooms are in the barn for people attending events. Turzynski asked how many horse shows are planned with 100 people attending, and Kupser replied three. At these events, portable speakers would be used, not loudspeakers. There would not be any music, just announcements. Engelking wanted to confirm the only change to the property would be adding trees, and Kupser said yes.

Leair opened up the floor for comments at 6:13 p.m.

Dan Hawver, W328 S3819 Mesa Trail, liked CTH E being used as an entrance. He is concerned about manure with 38 horses. Leair said that is why a manure management plan is required. Kupser stated that she uses pelleted pine bedding which absorbs urine. She has previously spread some manure and has some hauled away.

Mike Mogensen, W328 S3650 Mesa Trail, is concerned about the manure smell and flies from the 38 horses. Herrmann responded that the Town's ordinance allows 39 horses for that property and a manure management plan is required. If things aren't being managed properly, Herrmann can be contacted.

Don Johnsen, S36 W32955 Mumford Lane, is concerned about lights at night time during horse shows.

Adrienne Lenz, W324 S3649 County Road E, expressed her support of horse boarding business. She knows Kupser from the horse community, and thinks she does a fantastic job of managing.

Sue Furlong, S37 W30260 Wern Way, expressed her approval for this horse farm. She thinks the area needs a good horse boarding facility.

Mike Mogensen was concerned about dust when horses are on riding trails. He would like to see sprinkler system installed to minimize dust.

Barb Berner, W327 S3620 Mesa Trail, is supportive. Would rather see horses on property than land subdivided into residential lots.

Kupser responded to above comments. It would be difficult to keep sprinkling water on dirt when it gets dry and she is concerned about using that much ground water. There will be no lights for a horse show outside.

Jennie Johnsen, S36 W32955 Mumford Lane, had question about Notice on bottom of Agenda and what it meant. Leair explained that the Notice is for accommodating the special needs of people attending the meeting if necessary.

There were no other comments. Leair closed the hearing at 6:25 p.m. Action will be taken on January 25, 2021 at the 6:00 p.m. Plan Commission meeting.

**Immediately following the above Public Hearing**

The Plan Commission conducted a pilot test of Zoom software. There will be another pilot test on January 11, 2021 at 5:30 p.m.

**Adjourn**

Engelking made a motion to adjourn. Turzynski seconded the motion. Motion carried unanimously. Meeting adjourned at 6:50 p.m.

Cindy Zignego  
Deputy Clerk  
January 12, 2021