

**TOWN OF GENESEE PLAN COMMISSION MEETING  
MINUTES  
MARCH 22, 2021  
6:00 P.M., VIA ZOOM**

**Video/Telephone Conferencing Meeting**

Due to COVID-19 pandemic, including Federal, State, and County emergency orders limiting crowds, this meeting was being held via video/teleconference through Zoom.

Chairman Leair called the meeting to order at 6:01 p.m.

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

**Discussion/Action – Certified Survey Map for Wern Farms Inc., Tom Williams, W292 S3765 Hillside Road, Waukesha, WI 53189. (Tax Key GNT 1495-996 and GNT 1500-989)**

Herrmann explained the Certified Survey Map submitted by Tom Williams. Road dedication will be on Boettcher and County Highway D. There will be road access from Boettcher and County Highway D. It is consistent with Land Use Plan. It is a simple land division. The overall lot size will be 15.56 acres. Items to be corrected on the CSM are the spelling of Boettcher Road, identification of the right of way being dedicated to the Town, and acreage of Lot 1. Christiansen commented that there is a reference “adjacent to Highway 83” and it should be “Highway D”. Williams stated he met with the County and access off Hwy D was approved.

Engelking made a motion to approve recommendation to the Town Board on April 12, 2021 at 6:00 p.m. for the CSM subject to Herrmann’s report dated March 15, 2021 with the correction referencing Highway 83 be changed to Highway D. Christiansen seconded the motion. Lightfoot abstained. Motion carried with one abstention.

**Discussion/Action – Waiver not to show remnant parcel on Certified Survey Map for Wern Farms Inc., Tom Williams, W292 S3765 Hillside Road, Waukesha, WI 53189. (Tax Key GNT 1495-996 and GNT 1500-989)**

There were no comments.

Engelking made a motion to approve waiver not to show remnant parcel. Morris seconded the motion. Lightfoot abstained. Motion carried with one abstention.

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

<b><u>PROJECT NAME:</u></b>	Wern Farms Inc. CSM
<b><u>DATE:</u></b>	March 15, 2021
<b><u>OWNERS:</u></b>	Wern Farms Inc. S36 W29657 Wern Way Waukesha, WI 53189
<b><u>TAX KEY NO.:</u></b>	GNT 1495.996 GNT 1500.989

**LOCATION:** A part of the SW ¼ of Section 14 and part of the SE ¼ of Section 15, T6N, R18E, in the Town of Genesee. More specifically, the properties are located at S36 W29751 Wern Way, containing a combined total of approximately 174.25 acres.

**ZONING CLASSIFICATION:** M-1 Limited Industrial District.

**TOTAL ACREAGE:** Approximately 15.56 acres.

**REQUESTED USES:** A one (1) Lot Certified Survey Map (CSM).

**COMPLIANCE WITH THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN - 2035:**

The Comprehensive Land Use Plan 2035 for the Town of Genesee identifies this property in the Industrial category. The proposed CSM complies with the density requirement of the Town of Genesee Comprehensive Land Use Plan - 2035.

**OTHER CONSIDERATIONS:**

The Owner is proposing to combining a small parcel and a portion of a large parcel to create a new parcel. The properties are located on the north and south sides of Wern Way, with the area of the proposed CSM located between Wisconsin and Southern Railroad and Wern Way. The small property is approximately 1.75 acres and the larger parcel is 172.5 acres. The total acreage of both properties is 174.25 acres. The applicant is proposing to create a 15.56 acre parcel by combining the smaller parcel with about 13.81 acres of the larger parcel (see Exhibit A). The proposed parcel will contain about 1,918.7 feet frontage on Wern Way, 405 feet of frontage on Boettcher Road, and 1,368 feet of frontage on the Wisconsin and Southern Railroad. The property gradually slopes from the south to the north with an elevation at the high point near the center of the property along Wern Way and at the intersection of Wern Way and Boettcher Road of 910 msl and the lowest elevation near the southern portion of the property of 885 msl.

The proposed CSM will not create any additional parcels and will only modify the existing lot lines between two (2) existing parcels. It is important to note that the same number of lots will exist after the conveyance, both lots will be legal and conforming, neither lot contains a legal nonconforming use, the resulting lots and the existing improvements on the lots will not violate open space requirements and the conveyance will not make an existing conforming structure illegal or nonconforming or increase the extent of any preexisting legal nonconformity of an existing structure.

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 March 1, 2021, giving the Town Plan Commission until May 15, 2021 and the Town Board until May 30, 2021, to take action, unless the Developer grants an extension in writing.

In performing a detailed review of the CSM dated December 10, 2020, I have found the following items must be added to the map or waived by the Town of Genesee Plan Commission and Town Board in order to comply with the Town's Land Division Ordinance:

Section 375-9(A) The right of way on Boettcher Road is 66 feet and the right of way on C.T.H. D is 100 feet. A note shall be placed on the face of the CSM identifying these areas and a note shall be added indicating "Land Dedicated for Public Road Purposes".

Section 375-12(7) Soils tests required. Lands to be divided or developed into building sites to be served by soil absorption sewage disposal systems shall have a minimum of one soil test performed per lot, indicating that the lot(s) and building site(s) can support a conventional or mound type of soil absorption sewage disposal system in compliance with Department of Safety

and Professional Services codes, including but not limited to Chs. SPS 383 and 385, Wis. Adm. Code, and all amendments thereto.

- 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) General Location Sketch showing the location of the land division within the U.S. Public Land Survey section oriented on the sheet in the same direction as the main drawing.
- Section 375-23(U) Surveyor's Certificate signed, dated and sealed, and revision dates on all sheets shall be shown on the CSM.
- Section 375-29(I) The square footage of each lot and outlot shall be shown on the plat and in addition thereto the plat shall show the exact acreage for each lot or outlot to the nearest 1/100 acre, such indicator to be located within the boundary of each lot or outlot on the plat.
- 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. The petitioner may also submit two (2) original signed copies to 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:

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; the Village of Wales, and the City of Waukesha in regard to the CSM, prior to the Town signing the final CSM.
2. The Village of North Prairie and the City of Waukesha shall review, approve and sign the CSM prior to the Town of Genesee signing the final CSM. All conditions imposed by the Village of North Prairie shall be incorporated herein.
3. Since the remnant parcel contains areas within the Waukesha County Shoreland Jurisdiction, the owner/petitioner shall contact Waukesha County to see if they should be involved in any part of the CSM review process. Written documentation from Waukesha County shall be presented to the Town Planner. If Waukesha County does not need to be involved, then their signature page can be removed from the CSM.
4. The City of Waukesha signature shall be added to the CSM if they declare they have extraterritorial review authority for the proposed CSM.
5. A note shall be placed on the face of the final CSM stating, "No lot 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 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.”

6. 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 note.
7. On Sheet 1 of 3, Boettcher Road is spelled incorrectly.
8. All existing and proposed easements shall be shown.
9. The Town Planner shall review the final CSM prior to the Town Officials signing the final CSM.
10. Subject to, **prior to the Town signing the final CSM, all other required signatures must be inscribed on the final CSM.**
11. Subject to the Owner satisfying all of the aforementioned conditions within **one (1) year** of the Town Board granting conditional final CSM approval.
12. 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.
13. 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  
City of Waukesha  
Village of North Prairie  
Tom Williams  
Michael Van Henkelum

**Discussion/Action – Resolution to amend Town of Genesee Comprehensive Land Use Plan – 2035 for Ryan Janssen (Genesee Preserve), part of the SW ¼ NW ¼ and SE ¼ of Section 35, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. (Tax Key GNT 1579-999)**

Herrmann stated Janssen wants to amend the Land Use Plan so that he can have 16 lots. Janssen will do the conservation practices in some form that will be reviewed by the Plan Commission. Janssen’s plan is not being approved at this time.

Engelking made a motion to approve Resolution 21-3R. Turzynski seconded the motion. Motion carried unanimously.

This will now go to the Town Board and the Town Board will schedule a Public Hearing. If the Town Board acts on it, the ordinance will have to be approved to make the change. Waukesha County also will have to make an amendment to their Land Use Plan. Janssen has applied for the zoning amendment which will go to the Plan Commission in May after the Town Board acts on Land Use Amendment.

TOWN OF GENESEE PLAN COMMISSION RESOLUTION TO AMEND  
THE TOWN OF GENESEE COMPREHENSIVE LAND USE PLAN - 2035  
Resolution 21-3R

WHEREAS, the Town of Genesee Town Board has created a Plan Commission pursuant to §62.23(1), Wis. Stats.; and

WHEREAS, it is the function and duty of the Town Plan Commission pursuant to §62.23(2), Wis. Stats., to prepare and adopt a Master Plan as a whole or as parts thereof, and such plans are to aid the Plan Commission and Town Board in making day-to-day development decisions; and

WHEREAS, the Town of Genesee Plan Commission recommended the adoption of a Master Plan, and the Town of Genesee Town Board adopted a Comprehensive Land Use Plan-2035 by ordinance on April 13, 2009; and

WHEREAS, Chapter 9, the Land Use Element of the Comprehensive Land Use Plan-2035, and accompanying Map Q, the Town of Genesee Land Use Plan Map, identify part of the SW ¼, NW ¼ and the SE ¼ of Section 35, T6N, R18E, as Suburban II Density Residential II category; and

WHEREAS, an application has been made to amend the plan and map identified as part of the SW ¼, NW ¼ and the SE ¼ of Section 35, T6N, R18E, and located on the southeast corner of Saylesville Road (C.T.H. X) and S.T.H. 83, from "Suburban II Density Residential" to "Suburban I Density Residential" category to allow for the development of the subject parcel into a single-family residential development, and

WHEREAS, the requested amendment to "Suburban I Density Residential" would meet the intent of the Town of Genesee Land Use Plan-2035 as outlined in Chapter 9, the Land Use Element, on pages 11-13 to meet the Suburban I Density Residential uses, adjacent to other areas of existing similar patterns of development or other areas deemed appropriate for future development, and thereby directly improve quality of life; and

NOW THEREFORE, BE IT HEREBY RESOLVED that the Plan Commission of the Town of Genesee recommends that the Town Board of the Town of Genesee adopt an ordinance amending the Comprehensive Land Use Plan-2035 by amending the land use of land described on the attached Exhibit A, being a part of the SW ¼, NW ¼ and SE ¼ of Section 35, in the Comprehensive Land Use Plan-2035 and Map Q, the Town of Genesee Land Use Plan Map, from Suburban II Density Residential to Suburban I Density Residential land use category.

BE IT FURTHER RESOLVED that this resolution is adopted by a majority vote of the entire Plan Commission under §66.1001(4)(b), Wis. Stats., and that the vote be recorded in the official minutes of the Plan Commission.

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission shall certify a copy of this Resolution to the Town Board.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021

Town of Genesee

By: \_\_\_\_\_  
Plan Commission Chair

ATTEST:

\_\_\_\_\_  
Plan Commission Secretary

Posted this \_\_\_\_ day of \_\_\_\_\_, 2021

**Discussion/Action – Parking Lot Expansion request for Lilly LLC, Farm Fields 1, LLC (Sideliners, Friends of Nature and Here’s the Scoop), Kirk Gardner, 205 Augusta Way, North Prairie, WI 53153. (Tax Key GNT 1546-982-005)**

Herrmann showed the diagram of the parking lot expansion. Gardner has a storm water permit. There are approximately 35 additional parking spaces being added.

Engelking made a motion to approve with the conditions outlined in Herrmann’s March 15, 2021 memo. Christiansen seconded the motion. Motion carried unanimously.

**Memorandum**

**To:** Town of Genesee Plan Commission  
**From:** Jeffrey C. Herrmann, Administrator-Planner  
**Date:** 03/15/21  
**Re:** Lilly LLC & Farm Fields 1, LLC (Sideliners, Friends of Nature, and Here’s the Scoop) – Expanded Parking Lot.

---

The property contains a multi-tenant building with different uses including Friends of Nature, Sideliner’s Pub and Grill, a Banquet Facility and an Ice Cream Shop. The business is currently operating under a Site Plan/Plan of Operation. Because of the great success that the businesses have had over the last eight (8) years, the owner is proposing to make additions and modifications to the building, which will include the expansion of Sideliners Pub and Grill. With the expansion, a need for increased parking has been prevalent. Currently, the site is able to accommodate sixty (60) parking spaces and two (2) handicap parking spaces. The Owner of the building is

proposing to expand the parking area and add thirty-five (35) additional parking spaces and one (1) additional handicap parking space. Although the proposed interior remodeling and additions to the building have not been approved, the owner has decided that the parking lot expansion needs to be completed and is seeking approval of said parking. No new outdoor lighting is being proposed at this time.

The Town Planner recommends that the Town Plan Commission **approve** the proposed request subject to the following conditions:

1. Subject to the Waukesha County Department of Parks and Land Use, Land Resources Division reviewing the proposed plans and determining if an Erosion Control Permit and/or Storm Water Management Plan are required. The Owner shall provide documentation what, if any permits are required. All required permits shall be issued prior to the installation of the additional parking.
2. A final copy of the proposed parking and landscaping plan shall be submitted to the Town Clerk and placed on file.
3. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
4. 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.
5. Professional fees. Applicant 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.
6. 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.

**Discussion only for conceptual land division for Carl Pace, 2201 Badger Court, Waukesha, WI, for Lot 1, CSM 10317, NW ¼ of Section 27, Town of Genesee. Property located on Executive Drive. (Tax Key GNT 1546-968-001)**

Zach Hansen described building a 11,000 sq. ft. building and subdividing the 5.38 acres into 3 parcels. Herrmann stated Lot 1 will be 1.7 acres, Lot 2 - 1.88 acres and Lot 3 - 1.84 acres. All is zoned commercial and is in compliance with Land Use Plan. Soils are good. The site does not contain any environmental corridor or wetlands. There was discussion about changing a lot line. Leair stated there is no action taken at this meeting. Engelking liked the way it was presented with Herrmann's changes. Turzynski questioned how the building was going to be used for manufacturing. Leair clarified they sell building material but do not make any products there.

Memorandum

**To:** Town of Genesee Plan Commission  
**From:** Jeffrey Herrmann, Administrator-Planner  
**Date:** March 15, 2021  
**Re:** Pace Property – Conceptual Land Division

---

The purpose of this memo is to provide the Town of Genesee Plan Commission with information regarding the conceptual land division for Carl Pace, d/b/a Mitchell Pace, 2201 Badger Court, Waukesha, Wisconsin. The property is described as Lot 1 CSM 10317, being a part of the NW ¼ of the NW ¼ of Section 27, T6N, R18E, Town of Genesee.

The property consists of approximately 5.38 acres and is currently vacant. It is located on the west side of the cul de sac of Executive Drive. The property is currently zoned B-2 Local Business District, requiring a minimum lot size of 20,000 square feet and a minimum average width of 120 feet. The petitioner is proposing to divide the property to create three (3) lots. Lot 1 will be 1.71 acres in size, Lot 2 will be 1.84 acres in size and Lot 3 will be 1.84 acres in size. All of the proposed lots are currently vacant. This lot configuration should be modified to meet the Town's minimum average width criteria and the side lot lines should be at a right angle off of Executive Drive. Lot 1 is a flag lot, which is usually discouraged when creating new lots, unless special circumstances exist. This lot can and should meet all requirements of the Town of Genesee Land Division and Development Ordinance. The petitioner would like to purchase Lot 1 to relocate his current business operation from the City of Waukesha to the Town of Genesee.

The petitioner is presenting this conceptual land division to the Planning Commission to get any comments or suggestions to help them decide on the feasibility and layout prior to making a formal submittal. The following are comments to be considered when reviewing the revised concept plan:

- The proposed Comprehensive Land Use Plan 2035 for the Town of Genesee identifies this property in the Commercial category. The proposed development complies with the density requirement of the Town of Genesee Comprehensive Land Use Plan 2035.
- Soil tests have not been provided for the proposed new Lot. According to the Soils maps on the Waukesha County GIS, the soils on the northeastern portion of the property are identified as Saylesville Silt Loam (ShB), which are well drained soils and not hydric. The rest of the property is identified as Martinton silt loam (MgA) which are somewhat poorly drained soils with hydric inclusions. The petitioner should have preliminary soil borings completed on all three Lots. However, holding tanks are acceptable for new commercial construction.
- The site does not contain any Environmental Corridor or wetlands.
- The property does not appear to contain a navigable waterway or 100-year floodplain. The petitioner should contact Waukesha County regarding issues or concerns with the proposed land division.
- The property has a gradual sloping topography from the west towards the east. The highest elevation is along the west property line of 900 msl and the lowest elevation of 885 msl near the cul de sac of Executive Drive. The concept plan does not show any slopes greater than 15 percent. The ordinance requires all slopes greater than 15 percent be preserved in open space uses. Based on the County GIS, it does not appear the property contains any slopes greater than 15 percent.
- Based on the concept plan submitted, the new lots appear to contain a buildable areas large enough to

accommodate normal commercial development.

- No storm water management facilities are shown on the concept plan. The petitioner's engineer should review the Waukesha County's Stormwater Ordinance. The Town requires all stormwater facilities to be shown on outlots. Waukesha County will need to review the proposed stormwater management facilities when the proposed concept plan is implemented. This may result in the reconfiguration of the proposed lots.
- The proposed land division shall comply in all respects to the Town of Genesee Land Division and Development Ordinance. The following is a list of some potential issues that the petitioner should address prior to making any formal submittals:
  1. Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. **The petitioner should revise the proposed layout to comply with this requirement.**
  2. Lots shall be designed so the depth to width ratio does not exceed 2-1/2 to 1, unless a variance is granted by the Town Plan Commission and Town Board.
- Any waivers or variances granted by the Town of Genesee shall be placed on the face of the final CSM.
- The petitioner does not need to amend the zoning on the property.

**Discussion only for conceptual land division for Mark Raebel, W290 S6201 Holiday Road, Waukesha, WI 53189. (Tax Key GNT 1580-990)**

Raebel described he wanted to divide off part of parcel to create a new parcel about 5 acres.

Herrmann showed the map of the property. The property is 40 acres. There is Environmental Corridor. It is zoned A-5 and the soils are not conducive to basements. The soil borings showed 1 to 2 feet before hitting water. Basements may not be feasible and would require a grading plan. The CSM should be very clear of what is to be expected with fill and grading. Raebel got approved for a septic system which will probably be a mound system with two tanks. Herrmann said the next step would be to do a CSM and request a waiver not showing the remnant parcel. Herrmann would like the Environmental Corridor line be shown on the CSM.

Memorandum

**To:** Town of Genesee Plan Commission  
**From:** Jeffrey Herrmann, Administrator-Planner  
**Date:** March 15, 2021  
**Re:** Raebel Property – Land Development Proposal

---

The purpose of this memo is to provide the Town of Genesee Plan Commission with information regarding the proposed development for Mark Raebel, W290 S6201 Holiday Road, Waukesha, Wisconsin. The property is described as part of the SE ¼ of the SE ¼ of Section 35, T6N, R18E, Town of Genesee and is located on the west side of Holiday Road. The property is approximately 40 acres in size and contains a single-family dwelling, a small shed and a pole barn.

Mr. Raebel ("Owner") is proposing to create one (1) new parcel, which together with the remnant parcel would yield a total of two (2) lots. The new parcel would be about 5 acres in size, thereby leaving the remnant parcel at approximately 35 acres. Almost three-fourths of the property is designated as Secondary Environmental Corridor

(SEC). A small area of the property, where the proposed parcel is proposed is located outside the SEC and currently zoned A-5 Mini-Farm District. According to the Zoning Code: For parcels which lie partially within and partially outside of the Environmental Corridor Zoning District, the area of disturbance shall be limited to that area outside the Environmental Corridor District unless otherwise permitted by a building envelope on a certified survey map, subdivision plat, or other document, or unless the developable area of a parcel (that area that is not constrained by zoning district setback and offset requirements and that is located outside of the Environmental Corridor District) is less than 15,000 square feet or is less than the area that is equal to Fifteen (15) percent of the Environmental Corridor area of a parcel, up to a maximum of 32,670 square feet. The SEC delineation is based on the Waukesha County GIS mapping and has not been identified in the field. This proposal will be completed using private wells and septic systems.

The Owner is presenting this conceptual land division to the Plan Commission to get any comments or suggestions to help them decide on the feasibility and layout prior to making a formal submittal.

The following are comments to be considered when reviewing the revised concept plan:

- The Town of Genesee Comprehensive Land Use Plan 2035 (the "Plan") identifies this property in the Five (5) Acre Density category and the Secondary Environmental Corridor (SEC) category allowing development at 5.0 acres of lot area per dwelling unit. The Plan seeks to preserve and protect secondary environmental corridors to the greatest extent possible. Under the Plan, development within these corridors would be limited to that needed to accommodate required transportation and utility facilities, compatible outdoor recreation facilities, and, on a limited basis, carefully sited rural density residential use. The Developer has provided a layout whereby the environmental corridors and conservancy lands are protected by limiting the amount of disturbance within the SEC. The Waukesha County Development Plan designates this property in the Rural Density and Other Agricultural Lands, Other Lands to be Preserved, and the Secondary Environmental category.
- No portion of the property is located within the Waukesha County Shoreland and Floodland Protection Ordinance. However, the Owner should contact Waukesha County regarding any potential issues they may have with the proposed development.
- Soil testing has been performed on the property. According to the soil testing, the parcel has an extremely high seasonal groundwater table, somewhere between 10 inches and 47 inches below the surface. In fact, the Town Planner, based on the current information, would not allow the owner to construct a basement on this property without major filling and grading activities taking place. According to the soils classification, the soils are adequate for conventional and/or mound type septic systems. The soils classification for the buildable areas consists of the following soil types: Saylesville Silt Loam (ShC2 & ShB) which tend to be well drained, and not hydric. Griswold (GwB) are somewhat poorly drained and may have hydric inclusions. This may result in the installation of a mound rather than a conventional septic system.
- According to the Waukesha County GIS, approximately 28.5 acres or 71.25 percent of the larger parcel is considered wetland and secondary environmental corridor (SEC). The wetlands and the SEC area have not been identified in the field by a professional ecologist, biologist or by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The Town Plan Commission will need to make a determination if the SEC and/or wetlands will need to be field identified, surveyed and submitted to the SEWRPC for review and approval. A wetland and SEC restriction shall be placed on the Certified Survey Map (CSM) prohibiting uses in the SEC and Wetlands. According to the Town of Genesee Zoning Code, for parcels which lie partially within and partially outside of the Environmental Corridor Zoning District, the area of disturbance shall be limited to that area outside the Environmental Corridor District.
- The property does not appear to abut a navigable waterway of the state.

- The property has sloping topography and drops in elevation from the south to the north. The elevation at the high point is 850 msl and is located in the southeastern corner of the property. The lowest elevation of 800 msl is located near the northwest corner of the property. The concept plan does not delineate steep slopes greater than twenty (20) percent as required on the Town of Genesee land development checklist. These areas will need to be delineated and also preserved in open space uses. A detailed analysis of the slopes and possibly the corridor will be required.
- Based on the concept plan submitted, the new lot contains a buildable area large enough to accommodate normal residential development without the construction of a basement. In addition, all requirements of the Town of Genesee Zoning Code in regards to offsets, setbacks, floor area ratio, etc. will need to be reviewed and approved.
- No storm water management facilities are shown on the concept plan. Since no roads are being constructed as part of this development, stormwater management practices may not be required. The owner or the owner's engineer should review the Waukesha County's Stormwater Ordinance. The Town requires all stormwater facilities to be shown on outlots (if applicable).
- The area of the property where the potential home site is to be developed is currently zoned A-5 Mini-Farm District, requiring a minimum lot size of five (5) acres. For lots which lie partially within and partially outside of the environmental corridor district, any land altering activity and/or building envelopes shall be located outside of the environmental corridor district, unless appropriately restricted as such on the face of the certified survey map, subdivision plat or other document approved by the Town Plan Commission or the zoning administrator and recorded in the office of the register of deeds. The overall goal of this requirement is to obtain a maximum density of building activity within the environmental corridor of not more than one dwelling unit for each five acres of environmental corridor land.
- The proposed land division shall comply in all respects to the Town of Genesee Land Division and Development Ordinance. Some issues of concern are:
  - The buildable area on Lots 1 and 2 is somewhat restricted by the steep terrain. The current buildable areas contain slopes in excess of 20 percent, which cannot be built on and must be preserved in open space uses. Building envelopes will be required to eliminate confusion with steep slopes and the buildable areas.
- Any waivers or variances granted by the Town of Genesee Plan Commission or Town Board shall be placed on the face of the final CSM.
- Access to Holiday Road will need to be approved by the Town of Genesee Department of Public Works Superintendent and Town Engineer.

Items to be discussed by the Town Plan Commission:

1. Does the Town Plan Commission want the SEC and wetlands to be field identified and approved by SEWRPC prior to allowing a land division?
2. The Owner is contemplating whether a waiver not to show the remnant parcel on the CSM would be approved. How does the Town Plan Commission feel about remnant parcel not being shown on the CSM?
3. Given the existing soil conditions, does the Town Plan Commission want a note placed on the CSM that a new residence shall only be constructed with a slab on grade or without a basement?

**Discussion/Action – Approval of February 22, 2021 Plan Commission Minutes.**

Christiansen made a motion to approve the Minutes. Engelking seconded the motion. Motion carried

unanimously.

**Review Pending**

None.

**Correspondence**

None.

**Adjourn**

Engelking made a motion to adjourn, seconded by Turzynski. Motion carried unanimously. Meeting adjourned  
At 6:41 p.m.

Cindy Zignego  
Deputy Clerk  
March 24, 2021