

**TOWN OF GENESEE
TOWN BOARD AGENDA
MAY 10, 2021
MINUTES**

Chairman Leair called the meeting to order at 5:15. Present were Chairman Leair, Supervisors Morris, Ross, Houston and Schmittinger. Also, present were Administrator/ Planner Herrmann.

Chairman Leair read the closed session notice. Houston made a motion to go into closed session, seconded by Morris. Roll call vote Leair, aye, Schmittinger aye, Houston aye, Ross aye, Morris aye. The motion passed and the Board went into closed session.

CLOSED SESSION:

A Consideration and possible action on a motion to convene into executive session under 19.85(1)(e) when deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to building inspection fees paid by County Materials.

Schmittinger made a motion to go into open session, seconded by Morris. Roll call vote Leair, aye, Schmittinger aye, Houston aye, Ross aye, Morris aye. The motion passed and the Board went into open session at 5:15 p.m.

A short break was taken. Clerk Majeskie, Public Works Superintendent Gibson and Treasurer McCormick joined the meeting. At 6:00 p.m. Chairman Leair called the Public Hearing Meeting to order. The pledge of allegiance was said. Chairman Leair read the Public Hearing notice.

Special Order of Business – 6:00 p.m.

PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Genesee Town Board on Monday, May 10th, 2021, beginning at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 Hwy 83, Genesee Depot, Wisconsin, to consider an amendment to the adopted Town of Genesee Comprehensive Land Use Plan-2035 to change the land use designation on property owned by TKS Corporation, 2310 Woodfield Circle, Waukesha, Wisconsin from the “Suburban II Density Residential” category to the “Suburban I Density Residential” category. The property is described as part of the SW ¼ of the NW ¼ and the SE ¼ of Section 35, T6N, R18E, in the Town of Genesee, containing approximately 105 acres.

Herrmann gave brief description of the land involved and described the Land Use Plan Amendment and Resolution 21-3R where the Land Use Plan was amended from SR-2 category to SR-1 density. The area to be rezoned for development is changing from A-2 to R-1. R-1 is a one-acre residential category rather than the three acre that currently exists. Under the three-acre category, there are approximately 13 lots and some of the land would be in the environment corridor and the wetlands. The developer is proposing 16 lots and he would put the environmental corridor in to a land conservancy. Access to the development will be from Saylesville Road. Once the preliminary plat is submitted, the lots will be reviewed to ensure they met all Town requirements. Ryan Janssen, the developer, was asked to speak on the development. He said he was asking for the 16 lots in exchange for keeping the environmental corridor and wetlands in the hands of the land conservancy to preserve them for the future.

Leair asked for any questions or concerns from the Town Board. Morris asked how many extra lots were being proposed. Herrmann replied from 13 to 16 lots.

Leair opened up the floor for comment from the public.

1. Jim Nitz, S57 W29689 Saylesville Road, He is adjacent to the property. The property is currently zoned three acres. Nitz would like to review the conservation agreement document for preserving the wetlands and environmental corridor and see what restrictions are and aren't permitted. The developer is currently working on the document with the land conservancy and when the Town receives it, the document can be viewed. Nitz was very concerned about road safety on Saylesville. Herrmann stated it is a County highway and the County will review this factor if any improvements need to be done to County Road X to make it safer.
2. William DeMeyer S57W29687 Saylesville Road. He felt that it was previously three acre lots for a reason and he feels the area with all of its hills and dips would not be a very good place to have a bunch of houses. There are also no shoulders on the road at all and there is lots of traffic and it's dangerous.
3. Terry Tesch, S58W29839 Lorraine Dr. He said the people coming to look at the property park wherever they want blocking mailboxes and driveways he does not want inconsiderate people in his neighborhood. He would like to keep the character of the district which is 3 acres.
4. David Lonski S57W29695 Saylesville Road. He agrees with a lot of the other comments and he thinks it should be three-acres minimum. He has lived her 8 years and likes living in the country where houses are further apart. He does not want trees cleared. He also is concerned about traffic safety. How many lots are being proposed? Herrmann answered 16 lots are proposed. When the Town was looking at the proposed 13 lots, they didn't want the lots backing up into the environmental corroder so the Town said if you can preserve the corroder and preserve the conservancy land in a conservation easement, the Town would look at additional lots. They will have to get approval from the County. Mr. Lonski asked about the additional wells and septic systems and if there has been a study done on the sensitive wetland. Herrmann replied that he doesn't thinks there has been any studies done but he is not assuming there will be any major impact due to the load density of the development.
5. William DeMeyer S57W29687 Saylesville Road. Mr. DeMeyer says that they are going to have to move a ton of land to make the lots usable and how is that going to impact the watershed area? Is that going to change the flow of water? What about the Fire and police response is that going to be an issue? Herrmann and Chairman Leair stated that should not be a problem as we now have 24/7 coverage at the Fire Department. Is there water available on 83 to pump from. Herrmann stated we have in our ordinance that if they have more than 10 lots the Fire Department can require a ten thousand cistern. Herrmann did not think that they would require that because they are getting away from that because it's a maintenance problem. They can't take water from this property and divert it anywhere else.
6. Jim Nitz, S57 W29689 Saylesville Road, Is the range of lots between 9-16? Herrmann yes.
7. Terry Tesch, S58W29839 Lorraine Dr. Are you going to give them a timeline to sell the lots and have the homes built? The Town does not have a requirement of the number of lots that have to be built by a certain time. Herrmann said we do have a time frame for the final lift on the road at least half of the homes must be in before the final lift is put on. Are they prepared to find old oil drums and debris from the farm field? The builder would be responsible for all of that.
8. William DeMeyer S57W29687 Saylesville Road. He just found out that his property used to be a historic trading route and he has found 100s of artifacts and he believes that part of that trading route may be on the proposed site. Herrmann said that would come up when they do the preliminary plat phase the State and County would address that.

Chairman Leair asked if there was any more question. No more questions. Sharon read the letter from Kelly Wolf S57W29735 Saylesville Rd into the minutes.

May 10, 2021

Kelly Wolf
S57W29735 Saylesville Rd.
Waukesha, WI 53189

Greetings,

Since I am unable to come to the hearing, I wanted to write a note with a couple of thoughts on the plan to develop the land along Saylesville Road in the Town of Genesee.

I am concerned about the higher traffic that will occur on Saylesville Road with the current plan to develop land for 15 residential lots. Since the roundabout was placed at the intersection of 83 and Saylesville Road several years ago, I have noticed increased traffic and an increase in speeding past my driveway. In the 10 years I have lived here, our mailbox has been struck down twice by speeding or careless driving. I worry about my adolescent children as they go to and from school and my neighbor's younger children waiting for the bus with the early morning traffic. Adding 15 lots and a road intersecting with Saylesville seems dangerous, particularly at that location.

I am also interested in learning the terms of the conservation easement, such as the limits on recreational uses by the land owner or commercial use, the level of public access, and restrictions to protect scenic resources. I hope that the preservation of our beautiful waterways and land would be high priority as these terms are considered.

I moved here for the 3-acre lot ambience on the east side of Saylesville Road. I would like it to stay 3 acre lots. Fifteen homes with wells and septic systems will stress the wetlands and be a dramatic change.

Thank you,



Kelly Wolf

Chairman Leair asked if there were any comments from the Town Board members. Ross said the main reason for this change was to try to preserve the conservation area and the wetlands.

Chairman Leair asked Mr. Janssen if he had any comments.

Mr. Janssen stated that on the East side of the road there is 101 acre or less lots. He will do his best to keep people from parking on Lorraine Dr. when they come to look at the property. In regards to density the whole parcel is 105 acres and there are only going to be 16 lots on it. In regards to the topography it is a little bit hilly but there won't be a lot of grading going on, some fill going in. it will be kept to its natural topography as much as possible. A lot of lots will have to deal with slope. In regards to the trees, Mr. Janssen as the developer will only be cutting 60 feet on each side of the center of the road. They will keep as many trees as possible. In regards to the watershed all water that falls on the property must stay on the property. The State and County will handle the cultural historical review. Mr. Janssen has not requested a phase one, if one is needed in the future, he will address that.

Chairman Leair asked if the Board had any questions. There were none. Chairman Leair asked if there were any question from the floor.

9. William DeMeyer S57W29687 Saylesville Road. Why can't they use the dead end on Highway 83 for entrance? Herrmann said that was not proposed and there is a limit on a cul-de-sac of 1200 feet so it may not be possible to fit the lots in. Can you explain the process? Herrmann explained that an Ordinance for land use plan is on the Town Board agenda for tonight. The Town Board either approves it or doesn't. They can also add conditions. If it is approved, Mr. Janssen has already applied for the rezone that is scheduled for the 4th Monday this month May 24, 2021 for a public hearing. After that meeting the Plan Commission make a recommendation to the Town Board to approve or deny or approve with conditions. Then The Town Board will act on the Ordinance. Then it goes to the County and goes to the County Plan Commission, and the County Board. The County will have their own separate hearing for the Land use Plan on their own. After all of that, then a preliminary Platt would come in and be reviewed, look at the road, drainage, lot size, everything. Once the preliminary Platt is approved it's done.

Leair brought discussion back to table. Schmittinger asked if we could request the school buss picks up kids from one of the roads in the development. Herrmann said we could ask but the schools make their own routes.

Chairman Leair closed the public hearing at 6:39 p.m.

REGULAR TOWN BOARD AGENDA:

Chairman Leair called the meeting to order at 6:40 p.m.

Discussion/Action – Ordinance 21-2 to Amend the Land Use Plan

Ross made a motion to approve the Amendment to the Land Use Plan, seconded by Houston. The motion passed unanimously.

Deputy Ranchau stopped in to introduce himself and ask if there was anything the Town needed from the police department. Public Works Superintendent Gibson asked for more patrols at Sunset Park overnight.

Discussion/Action - Approve Holding Tank for William & Neenah Wachendorf W306S4838 HWY 83, Mukwonago, WI 53149

Morris made a motion to approve the holding tank, seconded by Houston. The motion passed unanimously.

Discussion/Action - Discussion/Action – Holding Tank Agreement for Andrew Falci dba/Windcrest Farms, LLC. S34W29919 Little John Dr Waukesha, WI 53189, (Tax Key 1494-997-025).

This was tabled.

Discussion/Action - Ella's Public House W325S1767 Mickel Road, Delafield WI 53018, request to extend their liquor license for a special event on June 26, 2021

The event has been changed to June 19, 2021. Ella's Public House wanted to extend their liquor license to include a portion of the parking lot that will be under a tent for just this one day. Ross made a motion to approve the request, seconded by Schmittinger. The motion passed unanimously.

Reports -

Treasurer - Carol McCormick

Discussion/action - Bills to be presented

Schmittinger made a motion to approve the bills, seconded by Ross the motion passed unanimously.

Public Works Department - Will Gibson

Public Works Report

The report was included in the Town Board packet.

Discussion – Update on New DPW Employee

Gibson has been doing interviews and has narrowed the choices down

Discussion – Update on DWP Building

Gibson is still working on where the DPW building should be constructed. The Board also talked about making sure there was going to be room for future parking lot expansion at Sunset Park/

Discussion/Action – Change order for the 2021 Road Program driveway extensions

Houston made a motion to approve the change order for the 2021 Road Program, seconded by Ross. The motion passed unanimously.

Chairman - Sharon Leair

WTA Waukesha County Unit Meeting

Leair said the meeting was very information. Houston thought that the presentation was awesome. They talked about the American Rescue Plan and the Coronavirus State and Local Fiscal Recovery Funds

James Morris – Lake County Fire and Rescue

Discussion/Action – Fire Board Report

The fire Department sends out a newsletter. They are working with kids who want to be firefighters.

Discussion/Action – Maintenance of the Fire Station

At the monthly meeting it was decided that Jerry will work on the preferred contractors.

Discussion/Action - Town Hall Server replacement and upgrade of tech equipment.

The Board discussed installing a new server and what we would need to have a zoom meeting on tv and microphones, and update all our technologies. Ross made a motion to approve the server replacement, the labor and a new battery backup seconded by Houston motion passed unanimously.

Discussion/Action - New Phone System

Majeskie explained that our phone system no longer has parts or service available. She will be getting quotes for a new system.

Discussion/Action - Letter to legislators

The Board discussed what they wanted in the letter. Ross made a motion to approve sending out a letter to the Waukesha legislators, seconded by Schmittinger.

Discussion/Action - Minutes to be approved - Regular Town Board Meeting April 12, 2021

Ross made motion to approve the minutes from the April 12, 2021 Town Board meeting, seconded by Schmittinger. The motion passed unanimously.

Discussion/Action - Approve Aramark Service agreement addendum for three years.

Schmittinger made a motion to approve the service contract for Aramark, seconded by Ross. The motion passed unanimously.

Discussion- Land of Lakes Baseball League 100-year Anniversary

The Board recognized the Land of Lakes Baseball League's 100-year Anniversary.

Discussion/Action - Operator permit applications

None

Discussion/Action – Correspondence

Herrmann told the Board he is working on creating a separate zoning zone for the downtown area of Genesee for business and homes that are non-conforming to the regular Town's zoning code. This would allow them to add deck or sheds and still be in compliance due to the fact so many are so close to the Highway.

Discussion/Action - Adjourn

Schmittinger made a motion to adjourn, seconded by Ross. The motion passed unanimously. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Meri Majeskie, WCMC
Town Clerk