

**TOWN OF GENESEE PLAN COMMISSION MEETING
MINUTES
NOVEMBER 22, 2021**

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

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

Discussion/Action – Accessory Building exceeding 1,600 square feet for Ely Lauber, S41W33985 Hidden Valley Dr., Dousman, WI 53118. (Tax Key GNT 1514-972)

Herrmann said Lauber is proposing two buildings. One building is 24 ft. by 26 ft. for horses and livestock. The other building is 40 ft. by 54 ft. for personal storage. Lauber confirmed the smaller building will be for livestock and the larger one is for personal assets and cars. Herrmann said the building is 28 ft. high and asked if it is one or two story building. Lauber responded single story. Herrmann asked if any tree or lawn care items from Lauber's landscaping business will be stored there. Lauber responded no, strictly personal storage. Herrmann needs up-to-date plans that are drawn to scale. Deed Restriction is required to be signed and notarized with Waukesha County and a copy of the recorded document submitted to the Genesee Town Clerk. The Deed Restriction stays with the property.

Schmittinger made a motion to approve the building exceeding 1,600 square feet subject to Deed Restriction being notarized, recorded and copy returned to Town Clerk and building being used for personal storage only. Toole seconded the motion. Motion carried unanimously. Lauber was given the Declaration of Restrictions.

Discussion/Action – Site Plan/Plan of Operation for Derrick Dralle, Ellard LLC, W304S3925 Brookhill Road, Waukesha, WI 53188. (Tax Key GNT 1526-998-001)

Herrmann said there are several buildings on this site with storage units. Dralle wants to add another building on the property. It will be 28 ft. by 28 ft. and used for commercial rental. The building needs to be 50 ft. back from Conservancy area located to the south. Dralle received the Planner's report and had no questions. Herrmann is adding a condition that no hazardous or explosive materials can be stored there.

Christiansen made a motion to approve subject to Planner's Report dated November 8, 2021 adding the 50 ft. setback from the Conservancy and with the additional condition of no hazardous or explosive materials being stored there. Schmittinger seconded the motion. Motion carried unanimously.

**TOWN OF GENESEE PLAN COMMISSION
PLANNER'S REPORT & RECOMMENDATION
SITE PLAN/PLAN OF OPERATION**

NAME: Ellard LLC

DATE: November 8, 2021

TAX KEY NO.: GNT 1526.998.001
GNT 1526.997.005

PETITIONER: Derrick Dralle
d/b/a Ellard LLC
N7 W27530 Woodridge Lane
Waukesha, WI 53188

OWNER: Ellard Enterprises LLC
432 Wakefield Downs
Wales, WI 53183

LOCATION OF PROPERTY: Part of the NW ¼ of Section 22, T6N, R18, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located W304 S3925 Brookhill Road.

ZONING CLASSIFICATION: M-1 Limited Industrial District
C-1 Conservancy District
E-C Environmental Corridor District

PRESENT LAND USE: Rental Storage Units.

PROPOSED REQUEST:

The owner of the subject property, owns land on the both sides of the Wisconsin & Southern railroad tracks and west of Brookhill Road. No changes are occurring on the property north of the railroad tracks. The petitioner is proposing to construct a new storage building on the property south of the railroad tracks and known as Tax Key No. GNT 1526.998.001.

The property on the south side of the tracks currently contains five (5) buildings (See Exhibit A). Building A is 60 ft. x 35 ft. and is used by the owner of the property for personal storage. Building B is 50 ft. x 130 ft. and is used by Bark River Tree Service as an office space and shop area. Building C is 50 ft. x 30 ft. and was previously used by Sunset Septic and Eagle Technical Services. Building D is 60 ft. x 120 ft. (unheated) and is currently used for storage. Building M is 60 ft. x 170 ft. partitioned off into individual rental units as approved by the Town Plan Commission in September 2013.

The Owner of the property (The "Petitioner") is proposing to construct a new 22 ft. x 28 ft. storage building to be used for commercial rental. The building will be stick frame construction

with metal sides and metal roof to match the preexisting buildings. This building will have one (1) overhead door and one (1) service door on the side of the building. The building will be insulated and have its own electrical meter. The existing operations on the site will remain as is with no changes in the uses or occupants.

The location of the building will need to be more precisely determined as a large conservancy area is located to the south and the building has to be located a minimum of fifty (50) feet from the edge of the conservancy. A wetland/conservancy delineation will more than likely be required.

The building will be accessible 24 hours a day and 7 days a week. No employees are being proposed and no changes will occur to the landscaping, lighting or signage on the site. The proposed building will not adversely affect existing parking since the proposed location does not contain any parking spaces.

TOWN PLANNER RECOMMENDATION:

Based on the above information, the Town Planner recommends the Town Plan Commission **approve** the proposed request for the rental of storage space subject to the following conditions:

1. All other Site Plan/Plan of Operations for other tenants, including the owner of the property, shall continue to comply with the conditions established by the Town Plan Commission for that specific use on the entire property.
2. Any individual businesses that have do not have a Site Plan/Plan of Operation on file with the Town of Genesee shall apply for and receive approval of said Site Plan/Plan of Operation prior to the issuance of any permits for the proposed storage use.
3. Documentation shall be submitted to the Town Planner, that the Land Resources Division has reviewed, inspected and approved all necessary erosion control and storm water management measures, prior to the issuance of any permits (if applicable).
4. If said building is used for more than basic storage or if the tenant decides to run a business out of said building, a new site plan/plan of operation for said use shall be submitted to the Town Plan Commission for action, and if appropriate, approval prior to the business use taking place in the building.
5. Subject to the building complying with all zoning requirements, including the 50-foot setback from the conservancy area.
6. Subject to the petitioner contacting Lake Country Fire and Rescue regarding the proposed operation and to inspect the existing building for fire protection and compliance with all applicable fire codes.
7. The Town of Genesee Building Inspector shall inspect the new building to determine compliance with all applicable building codes. All compliance violations shall be corrected to the Building Inspector's satisfaction, prior to the issuance of an Occupancy Permit.
8. Documentation shall be submitted to the Town Planner, that the Environmental Health Division has approved the existing on-site waste disposal system for the proposed uses, prior to the issuance of any permits.
9. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and insure it does not become detrimental to the surrounding area.
10. An up-to-date Plan of Operation must be on file, at all times, with the Town of Genesee Plan Commission and Waukesha County.
11. Subject to the applicant allowing the premises to be available for inspection by the Town of Genesee officials at any reasonable time and upon reasonable notice.
12. Subject to all activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
13. A letter from the owner and applicant acknowledging and accepting all terms and conditions of this plan of operation shall be submitted to the Town of Genesee Clerk, prior to issuance of any permits.

14. 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 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.

15. 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 Land Resources Division
LCFR Fire Chief
Derrick Dralle

Discussion/Action – Amend Site Plan/Plan of Operation for Kettle Moraine Heating and Air Conditioning, W325 S1767 Mickle Road, Delafield, WI 53018. (Tax Key GNT 1457-999-002)

Brink has been working with an architect to add a new building and parking spaces. Brink had a correction to the Planner's Report dated November 14, 2021 on page 2 regarding the size of the building. The report referenced the size of the new building as 44 ft. x 136 ft. It should be 36 ft. x 144 ft. Herrmann showed illustration of new building. Brink has removed some vegetation where new building will be located. Brink wants to add three storage units. He will move the storage containers on the east side of the building to the west side. Leair questioned the storage containers being outside instead of inside a building. Brink replied the business is getting larger jobs where the containers will be moved to the job sites to store materials and returned after completion of job. The materials would be related to HVAC business. Leair inquired about the boat and trailer stored on the east side of the property. Brink responded the pontoon boat was used for work being done on islands. It will be moved to the west side. Everything stored on the east side will be moved to the west side of the building. Christiansen asked about fishing boat. Brink responded that will be moved to the west side. Herrmann said that no more than 3 storage containers can be stored on the property. Planner's Report needs to be amended with condition no. 9 stating no more than 3 storage containers on the property and all storage containers shall be stored on west side of Mickle Road. The containers must be 50 ft. off the right of way when not being moved. There was discussion about landscaping and height of fence. Brink said the height of trees to be about 6 ft. to 8 ft. and the fence height 8 ft. Brink talked to Leif from Waukesha County about landscaping and storm water plan. It was determined that they will do a storm water plan and work with Waukesha County. Brink talked about future development for KM Heating and Air Conditioning. Possibly a handyman business, duct cleaning business and electrical business. Those businesses could be about 2 years out.

Christiansen made a motion to approve subject to Planner's Report dated November 14, 2021 with modification to condition 10 moving everything to the west side of the property, condition 9 no more than three storage containers on the west side of the property, and condition 11 the fence height being 8 ft. and landscaping trees 6 ft. to 8 ft. high. Toole seconded the motion. Motion carried unanimously.

TOWN OF GENESEE PLAN COMMISSION
PLANNER'S REPORT & RECOMMENDATION
SITE PLAN/PLAN OF OPERATION

NAME: Kettle Moraine Heating & Air Conditioning

DATE: November 14, 2021

TAX KEY NO.: GNT 1457.999.002
GNT 1458.999.005

NAME OF PETITIONER: William Brink
d/b/a Kettle Moraine Heating & Air Conditioning
W325 S1767 Mickle Road
Delafield, Wisconsin 53018

NAME OF OWNER: William Brink
W325 S1767 Mickle Road
Delafield, Wisconsin 53018

LOCATION OF PROPERTY:
Lots 2 and 3, Certified Survey Map (CSM) No. 10868, along with a parcel located immediately to the east of CSM 10868, all being a part of the NE ¼ and NW ¼ of Section 5, Town of Genesee, containing approximately 4.31 acres.

ZONING CLASSIFICATION:
B-3 General Business District.

PRESENT LAND USE:
A Heating/Air Conditioning Business and a Restaurant/Tavern.

PROPOSED REQUEST:
Tom Saxe owned the property for over twenty (20) years and recently sold the property to William (Bill) Brink. The property is located on both sides of Mickle Road. The land on the west side of Mickle Road contains the existing Kettle Moraine Heating & Air Conditioning Business and Ella's Restaurant/Tavern with some truck parking and limited employee parking. The land on the east side of Mickle Road contains an outdoor volleyball court and additional customer parking.

In 2018, William Brink took over a portion of the building for his heating and air conditioning business, known as Kettle Moraine Heating and Air Conditioning. Kettle Moraine occupies approximately 75 percent of the overall building. Of that area, 60 percent is used as a warehouse and 40 percent is used as office space. The interior office area is comprised of seven offices, reception area, restrooms, and a break room.

The eastern half of the building is rented to Ella's Public House as a Restaurant/Tavern with outdoor volleyball courts. Ella's is a full-service restaurant/tavern with daily lunch and dinner service and traditional tavern operations. They also have two volleyball courts and an expanded patio area. Ella's also converted one (1) of the three (3) existing volleyball courts into a bags area and horseshoe pits. Ella's has a seasonal portable outdoor bar area to service the volleyball courts, bags area and horseshoe pits. No changes are being proposed for Ella's Public House at this time.

The owner/petitioner for Kettle Moraine Heating & Air Conditioning is proposing to construct a new 44 ft. x 136 ft. warehouse building, increase the parking area on the west side of the property, add a fence as a visual barrier with some additional plantings along USH 18 west of the restaurant, add additional storage containers for storage of product (i.e., air conditioning systems, furnaces, etc.) and add four (4) dumpsters.

Warehouse Building

A new 44 ft. x 136 ft. warehouse building for storage of product and possibly vehicles used in the installation of new air conditioning and heating systems. This will include, but not be limited to, air conditioning units and furnaces, but also the sheet metal for heating and cold air returns. Each job contains several components that need to be assembled prior to delivery to the job site. Each order will be assembled and stored in the new building until delivery to the job site. A new loading dock is being proposed for the new warehouse building.

Storage Containers/Dumpsters

No storage containers were proposed as part of the original plan of operation. The petitioner is now proposing two (8 ft. x 40 ft.) shipping containers to be stored on the far east end of the property in the eastern most area of the parking lot. Three additional (8 ft. x 40 ft.) shipping containers will be located on the far west end of the property. In addition to the storage containers, the owner/petitioner is proposing to add three (8 ft. x 30 ft.) dumpsters. This west area of the property was recently cleared of vegetation and will allow the owner/petitioner to expand his business to the west.

Parking

Parking on the site consists of parking for employees, customers, trucks/vans, trailers and storage containers. The site contains approximately 184 standard parking spaces and 3 handicap spaces. Approximately thirteen (13) of those spaces are located within the right of way of Mickle Road or do not meet the ten (10) foot setback from the road right of way. At least four (4) spaces are impeded or eliminated with the storage containers located on the east end of the property. Therefore, the site contains about 167 parking spaces as shown on the site plan submitted with the application. According to the application, the owner/petitioner has sixteen (16) box trucks, eight (8) express vans, two (2) 8 ft. x 16 ft. trailers, two (2) 8 ft. x 14 ft. trailers and one (1) 8 ft. x 18 ft. trailer. All of these vehicles and trailers will be parked on the west side of Mickle Road, to the west of the proposed warehouse building.

Landscaping/Fence

A solid fence will be installed just outside the right of way of USH 18, from the west end of the existing building to the western property line. Approximately nine (9) evergreens will be planted between the fence and the right of way to break up the monotony of the fence.

The days and hours of operation will be Monday – Friday from 7:00 a.m. to 5:30 p.m. and on Saturday and Sunday from 7:00 a.m. to 11:30 a.m. There will also be 24 hour on-call emergency coverage. The business will employ ninety (90) full-time, fifteen (15) part-time and ten (10) seasonal employees. About 20-40 employees work off-site or take their vehicles home. The existing restaurant business requires approximately 57 parking spaces and the proposed expanded use requires about 95 parking spaces. Therefore, the site contains adequate

parking. The owner/petitioner is also proposing to install a new sign and potentially adding some new lighting on the property at a future date. The property is currently served by a private waste disposal system and private well.

PLANNER'S RECOMMENDATION:

Based upon the above information, the Town Planner recommends the Town Plan Commission **approve** this request subject to the following conditions:

1. All previously imposed conditions on the property shall remain in place and be adhered to, unless specifically amended herein. This includes the conditions of approval for Ella's Public House.
2. The business operation shall be limited to the operation of a heating and air conditioning business.
3. Absolutely no additional outdoor lighting shall be allowed, unless approved by the Town of Genesee Plan Commission.
4. Any changes to the proposed signage on the site shall be reviewed and approved by the Town of Genesee Plan Commission.
5. The hours of operation shall be as proposed.
6. The Waukesha County Environmental Health Division shall inspect and approve the existing private waste disposal system for the existing uses on the property.
7. The Lake Country Fire and Rescue Fire Chief shall review the proposed plans and access around the building with Fire Apparatus. In addition, The Fire Chief shall inspect the premises to ensure all applicable fire codes are complied with and that a Knox Box has been installed in conformance with the Town of Genesee Knox Box Ordinance prior to occupancy of the building.
8. A copy of State Approved Plans (if Applicable) for the new building shall be submitted to the Town Planner and Town Building Inspector prior to the issuance of any Building Permits. The Town of Genesee Building Inspector shall inspect the entire building to determine compliance with all applicable building codes. All compliance violations shall be corrected to the Building Inspector's satisfaction, prior to the issuance of an Occupancy Permit.
9. All storage containers shall be stored on the west side of Mickle Road. No storage containers shall be stored on the east side of Mickle Road, except for the container located by the volleyball courts and used by Ella's Public House for food and beverage sales.
10. Absolutely no outside storage shall be allowed, except for sixteen (16) box trucks, eight (8) express vans, five (5) trailers, storage containers, and dumpsters, unless specifically approved by the Town Plan Commission. All vehicles and trailers shall be parked on the west side of Mickle Road. Absolutely no overnight truck or trailer parking shall occur on the east side of the building. An updated parking plan showing the location of each truck/van and each trailer parking space shall be provided to the Town Planner for review and approval prior to the issuance of any permits.
11. The new Parking Area, Fence and Landscaping shall be completed no later than October 1, 2022.
12. A stormwater and Erosion Control Permit shall be obtained from the Waukesha County Land Resources Division prior to issuance of any permits for the new building or construction of the additional parking (if applicable).

13. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
14. An up-to-date Plan of Operation must be on file at all times with the Town of Genesee Plan Commission and Waukesha County.
15. 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.
16. All activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
17. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, which they feel may be reasonable in order to allow this use and insure it does not become detrimental to the surrounding area.
18. 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 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.
19. 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,

Jeffrey C. Herrmann, AICP
Administrator-Planner

cc: Town of Genesee Clerk
Town of Genesee Building Inspector
Lake Country Fire and Rescue Fire Chief
William Brink

Discussion/Action – Site Plan/Plan of Operation for Kristina Verzi and Steve Smith, Blue Marble Bistro, S42W31238 Hwy. 83, Genesee Depot, WI 53127. (Tax Key GNT 1521-972-003)

The plan is the same as previous cafe owner, Mama D's. Verzi plans on similar menu with coffee, fresh baked goods, salads and sandwiches. The hours starting out will be 7:00 a.m. to 2:00 p.m. Potentially, hours could be 6:00 a.m. to 7:00 p.m. Verzi stated staffing is difficult. Verzi received Planner's Report and had no questions. They intend to possibly open by year-end.

Christiansen made a motion to approve subject to Planner's Report dated November 9, 2021. Schmittinger seconded the motion. Motion carried unanimously.

TOWN OF GENESEE PLAN COMMISSION
PLANNER'S REPORT & RECOMMENDATION
SITE PLAN/PLAN OF OPERATION

NAME: Blue Marble Bistro

DATE: November 9, 2021

TAX KEY NUMBER: GNT 1521.972.003

PETITIONER: Kristina Ann Verzi & Steve Smith
d/b/a Blue Marble Bistro
P.O. Box 371
Genesee Depot, WI 53127

OWNER: Crossing Community Church
c/o Jay Cavaiani
P.O. Box 23
Genesee Depot, WI 53127

LOCATION OF PROPERTY: Part of the NE 1/4 of Section 21, T6N, R18E, Town of Genesee. More specifically, the property is located at S42 W31238 S.T.H. 83.

ZONING CLASSIFICATION: B-2 Local Business District.

PRESENT LAND USE: Currently the property contains various commercial establishments including church. The existing building is currently vacant but was recently occupied as a restaurant known as Mama D's.

REQUESTED USES:

The petitioners currently operate Vittles and Vines in Genesee Depot. They are now proposing to open/operate a second establishment in the Town of Genesee at the above address (S42 W31238 STH 83). The petitioners indicate that they would like to operate the same business as was previously in this location and known as Mama D's. It would continue to be a "mom & pop" coffee shop offering local coffee, tea, bakery, soups and made to order salads and sandwiches. The petitioners are not proposing any changes to the interior or exterior of the building. The use would also include the outdoor patio area on the north side of the building. This area would be used seasonally for about 4-6 tables (with umbrellas) with 2-4 chairs at each table. The former operator also utilized the outside deck for outdoor dining. The previous owner also had music indoors playing appropriate background music and an occasional live acoustic guitar and/or keyboard music.

The petitioner is proposing to install a new logo "Blue Marble Bistro" sign, to be the same size and location as the previous operators sign, which was 38.24 inches x 62.84 inches (16.69 square feet) and located on the building overhang. A detailed color rendering of the sign was not submitted with the application.

The petitioners have not submitted a detailed menu, but the previous operator served coffee, tea and blended drinks along with various breakfast items and sandwiches, lunch sandwiches as well as soups and salads. The petitioner is not proposing to serve any alcoholic beverages. If alcohol is proposed in the future, the operator will need to obtain a liquor license from the Town of Genesee Town Board. A restaurant license will also be required from Waukesha County for this operation.

The operation will employ one (1) full-time employee, five (5) part time employees and three (3) seasonal employees. The hours of operation will be Sunday through Saturday from 6:00 a.m. to 7:00 p.m. The entire site currently has adequate parking to accommodate the existing uses including the proposed operation. The property is served by a holding tank and has private refuse collection. The Environmental Health Division must certify that the existing holding tank is adequate for the proposed use.

PLANNER'S RECOMMENDATION:

Based upon the above information the Town Planner recommends the Town of Genesee Plan Commission **approve** this request subject to the following conditions:

1. Documentation shall be submitted to the Town Planner that Waukesha County Park and Planning Commission has approved the Site Plan and Plan of Operation. Any and all conditions established by Waukesha County shall be adhered to.
2. All previously imposed conditions for all other approved uses on the property shall remain in place and be adhered to, unless specifically amended herein.
3. Documentation shall be submitted to the Town Planner, that the Environmental Health Division has approved the existing on-site waste disposal system for the proposed restaurant, prior to the issuance of any permits.
4. Documentation shall be submitted to the Town Planner, that the Environmental Health Division has issued a Restaurant License for the proposed operation, prior to the issuance of an Occupancy Permit.
5. The Town of Genesee Building Inspector shall inspect the building to determine compliance with all applicable building codes. All compliance violations shall be corrected to the Building Inspector's satisfaction, prior to the issuance of a Plan of Operation/Use Permit.
6. The Lake Country Fire and Rescue Fire Department shall inspect the premises to ensure all applicable fire codes are complied with and that a Knox Box has been installed in conformance with the Town of Genesee Knox Box Ordinance.
7. The patio may be used for dining purposes only and may not be used as an outside bar area for serving alcohol.
8. All music (amplified, acoustic, etc.) must be turned off at closing time.
9. An up-to-date Plan of Operation must be on file, at all times, with the Town of Genesee Plan Commission and Waukesha County (if applicable).
10. The Town reserves the right to review any condition imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and insure it does not become detrimental to the surrounding area.

11. Documentation shall be submitted to the Town Planner that all required local, county, state and federal licenses and permits have been obtained.
12. 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.
13. All activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
14. 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 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.
15. 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
Town Administrator/Planner

cc: Town of Genesee Clerk
Town of Genesee Building Inspector
Waukesha County Department of Parks and Land Use
LCFR
Kristina Ann Verzi & Steve Smith
Jay Cavaiani

Discussion/Action – Approval of October 25, 2021 Plan Commission Minutes.

Christiansen made a motion to approve the October 25, 2021 Minutes. Schmittinger seconded the motion. Turzynski abstained. Motion carried with one abstention.

Review Pending

None.

Correspondence

None.

Adjourn

Schmittinger made a motion to adjourn. Toole seconded the motion. Motion carried unanimously.
Meeting adjourned at 6:37 p.m.

Cindy Zignego
Deputy Clerk
November 30, 2021