

**TOWN OF GENESEE PLAN COMMISSION MEETING  
MINUTES  
FEBRUARY 28, 2022**

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, Brett Engelking, Jeff Lightfoot, Mike Toole, and Joe Turzynski. Also present was Planner Jeff Herrmann and Deputy Clerk Cindy Zignego.

Leair read the Public Hearing Notice.

**Notice is Hereby Given** that a Public Hearing will be held by the Town of Genesee Plan Commission on February 28, 2022 at 6:00 p.m. at the Town of Genesee Town Hall, S43 W31391 S.T.H. 83, Genesee Depot, Wisconsin 53127 to consider the request of Jeremy & Laurie Schlitt, W329 S3175 Bryn Mawr Road, Dousman, Wisconsin to operate a Hobby Kennel with a maximum of three (3) dogs for the purpose of personal pets at W329 S3175 Bryn Mawr Road, Dousman, Wisconsin. The property is legally described as Part of Lot 4 CSM 4370, being a part of the NE ¼ of Section 18, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin.

Petitioners Jeremy and Laurie Schlitt were present. They explained that they had a dog and bought two puppies from a Rescue, which is a total of three dogs. They do not intend to have any more dogs. The dogs are for personal pets.

Leair opened up the floor for comments at 6:03 p.m. Frances Lee and Jim Monson, W330 S3210 Bryn Mawr Road, were opposed because they thought the dogs were attack dogs and barked too much. After speaking, the petitioners explained Lee and Monson were thinking of another residence across the street from them. Lee and Monson dropped the complaint and had no problems with Schlitt's dogs. Stephanie Seitz, W329 S3144 Bryn Mawr, had no opposition or issues with the Schlitt dogs.

Leair brought the hearing back to the table at 6:10 p.m. There were no comments from the Commissioners. There were no more comments from the floor.

Leair closed the hearing at 6:10 p.m.

**Discussion/Action – Jeremy and Laurie Schlitt, W329 S3175 Bryn Mawr Rd., Dousman, Wisconsin to Operate a Hobby Kennel with a maximum of three (3) dogs for the purpose of personal pets. (Tax Key GNT 1509-999-018)**

Engelking made a motion to approve the request for any three (3) dogs subject to Town's Standard Conditions. Toole seconded the motion. Motion carried unanimously.

**TOWN OF GENESEE  
STANDARD CONDITIONS FOR  
HOBBY KENNEL APPROVAL**

No more than two dogs can be kept on a property in the Town of Genesee, unless specific approval for a hobby kennel is granted by the Town Plan Commission, pursuant to Section 19 (I) of the Town of Genesee Zoning Code. Specific approval of the Town of Genesee Plan Commission is required prior to housing more than two dogs on the property in the Town.

Persons in the Town may request that the Plan Commission approve a hobby kennel. Upon the receipt of such a request the Town Plan Commission shall provide notice to land owners within 300 feet of the subject property and in any case to land owners immediately adjacent to and across the street from such use by certified mail, prior to the meeting at which the Town Plan Commission will consider such use. In the event that the hobby kennel is approved, the standard form of approval is as follows:

The Town Plan Commission, on February 28, 2022 by motion, duly made, seconded and adopted by majority, voted to approve a hobby kennel for Jeremy and Laurie Schlitt, W329 S3175 Bryn Mawr Road, Dousman, Wisconsin 53118 for a Hobby Kennel Permit to allow for up to a maximum of three (3) dogs of any breed, subject to all of the following conditions.

1. Subject to the applicant obtaining all appropriate licenses from the Town prior to housing more than two dogs at the property.
2. Subject to the applicant paying all required fees to the Town prior to housing more than two dogs on the property.
3. Subject to the applicant providing to the Town, proof of all required vaccinations prior to housing more than two dogs on the property.
4. Subject to the Town being granted by the applicant, the right to inspect the exterior premises at any reasonable time for any proper purpose related to the hobby kennel approval, and application for and receipt of a hobby kennel approval shall be deemed to so authorize the Town to inspect as described herein.
5. Subject to the Town Plan Commission reserving the right to rescind its approval of the hobby kennel based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the applicant is given an opportunity to be heard on the matter, and if so rescinded the applicant shall immediately be subject to the Town of Genesee Zoning Code requirements regarding the number of dogs on the property, as though there were no hobby kennel authorization granted.
6. Subject to the hobby kennel and dogs on the property not being used for commercial purpose in any manner, as operation of a commercial kennel requires approval of a conditional use permit by the Town of Genesee Plan Commission per the Town of Genesee Zoning Code.
7. Subject to the hobby kennel use being accessory to the principle use of the property.
8. Subject to no more than two litters of puppies being born on the property per year, and any such dogs being sold or otherwise removed from the property within six months of their birth.
9. Subject to such other conditions as the Plan Commission may deem to be appropriate upon review of each specific request, which shall be stated along with these conditions in the minutes of the Plan Commission in their approval of the hobby kennel.
10. Subject to this hobby kennel permit being issued for no more than three (3) dogs at any time.
11. Subject to this permit being strictly for Jeremy and Laurie Schlitt, W329 S3175, Bryn Mawr Road, Dousman, Wisconsin 53118.

**Discussion/Action – Site Plan/Plan of Operation for new Signage for River Glen Christian Church, S31 W30601 Sunset Drive, Waukesha, WI 53189. (Tax Key GNT 1498-999-002)**

Herrmann stated there is no size criteria for a church sign, it is up to the Plan Commission. Herrmann said the proposed sign is not huge and is aesthetically pleasing. Dan Schaefer from Signworks was present and had no questions from Herrmann's report. There was discussion and questions from Commissioners regarding lighting, where sign is facing and placing a timer on sign. It was decided a timer would be good idea and the sign would be turned off between 11:00 p.m. and 5:00 a.m. Christiansen asked if the sign will change colors and Schaefer said it will not change colors.

Engelking made a motion to approve the sign as presented with the addition of a timer shutting the sign off hours between 11:00 p.m. and 5:00 a.m. and per Herrmann's recommendation in February 23, 2022 memo. Christiansen seconded the motion. Motion carried unanimously.

Memo

To: Town of Genesee Plan Commission  
From: Jeffrey C. Herrmann, Administrator-Planner  
Date: 02/23/2022  
Re: River Glen Church – Sign

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On January 23, 2012, the Town of Genesee Plan Commission approved an amendment to the Conditional Use Permit to allow an expansion of the Church premises. With the increased enrollment and the future growth projection of the parish membership, the church decided to construct a 29,688 square foot first floor addition, which included a new sanctuary, gathering area, restrooms, computer rooms and storage areas. The existing church remained, but the former sanctuary is now utilized as a sports area and an area for plays and other theatre-type events. The property is legally described as Parcel 1 CSM 9206, being a part of the NW ¼ of Section 15, T6N, R18E, Town of Genesee. More specifically the property is located at S31 W30601 Sunset Drive, Waukesha, Wisconsin.

The existing property contains approximately 40 acres of land on the southwest corner of Sunset Drive and Brookhill Road. River Glen Christian Church has operated under a conditional use since 2004. The petitioners are not proposing to make any changes to the business operation or the size of the building. The petitioners are proposing to install a new sign on the east side of the building. The proposed sign will be led internally illuminated with channel letters directly mounted to the building. The sign consists of three (3) parts; the logo, River Glen and Christian Church. The Logo is circular with a 6 foot diameter and the Letters RG inside the circle, containing 28.26 square feet in area. "River Glen" will contain channel letters, which will consume an area 3.5 feet high by 23.08 feet wide or 80.78 square feet in area. Underneath "River Glen" will be "Christian Church", which will also contain channel letters, but will be smaller letters and will encompass an area 1.6 feet high by 21.15 feet wide or 33.84 square feet in area. All sign designs and sizes for churches, schools, hospitals, government buildings, or institutional type uses are subject to review and approval of the Town Plan Commission. There are no maximum sign sizes, it is up to the Plan Commission to determine the sign size and design.

Based on the above analysis, the Town Administrator-Planner recommends that the request for signage be approved as requested, subject to the following conditions:

1. All previous conditions of approval of the Conditional Use and Site Plan/Plan of Operation for River Glen Christian Church shall be adhered to unless modified herein.
2. Subject to the proposed sign complying with all requirements, rules and regulations of the Town of Genesee Sign Ordinance.
3. Subject to the final sign renderings and location maps being submitted to the Town Building Inspector for review and approval, prior to the issuance of Building Permit(s) for said sign(s).
4. Subject to the property being in compliance with all Federal, State, County and local laws, ordinances, codes, rules and regulations.
5. 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.
6. 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.
7. The proposed sign shall not be animated by means of intermittent, scintillating, scrolling or traveling lights or any other device or means not providing constant illumination. The sign display/image shall not change colors throughout the day and shall stay a constant color throughout the day. The illumination setting of the signs shall be kept to acceptable level. Town of Genesee reserves the right to require the signs illumination be turned down for any reason or removed if said sign becomes a nuisance.

**Status Report –**

- a. **Century Springs** – 1-year CU review
- b. **Genesee Pet Suites** – 1-year CU review - Dale Pietenpol present
- c. **Wern Valley Sportmen's Club** – 1-year CU review
- d. **Wern Valley Game Farm** – 1-year CU review
- e. **Neighborhood Services** – 1-year CU review – Bruce Fleischmann present
- f. **Rosebury Farms** – 1-year CU review
- g. **Hoovers Haus All Dog Rescue** – 1-year CU review – Stephanie Seitz present
- h. **Foremost Stables** – 1-year CU review
- i. **Jerry Roder Trucking** – 2-year CU review – Jerry Roder present
- j. **Gapinski** – In-law-unit 1-year CU review
- k. **Gardipee** – In-law-1-year CU review

There were no changes in CU's for Century Springs, Genesee Pet Suites, Rosebury Farms, Foremost Stables, Jerry Roder Trucking, Gapinski or Gardipee.

Stephanie Seitz of Hoovers Haus was present and stated, although not required by CU, they are working on insulation for noise barrier but have to wait for warmer weather to complete the work. There have been no complaints.

Fleischmann will be cleaning up his yard in Spring and Summer. He had to dig up yard for septic system. Leair acknowledged Dr. Bolger's letter complaining about the noise from Wern Sportman's Club. Wern has been operating within the requirements of the CU and there is nothing the Town can legally address.

Dr. Bolger has sent a letter of complaint since 1992 regarding the noise from Wern. The letters are sent to Steve Williams. Engelking said he hears rifle gun fire and WernValley does not use rifles. The noise could be coming from other residents. Engelking said Wern has not broken any of the requirements of the CU

rules and is legally operating. Bolger asked what Williams response has been to his letters. Would it be possible for Williams to consolidate the hours of operation. Engelking said since Wern Valley is operating under the rules, there isn't much that can be done about noise abatement. Schmittinger offered to talk to Williams about Bolger's concerns.

Engelking made a motion to place the above CU's on file. Schmittinger seconded the motion. Motion carried unanimously.

**Discussion/Action – Approval of January 24, 2022 Plan Commission Minutes.**

Christiansen made a motion to approve the January 24, 2022 minutes. Engelking seconded the motion. Motion carried unanimously.

**Review Pending**

None.

**Correspondence**

Herrmann handed out flyer regarding virtual Plan Commission workshop on April 6, 2022. If any of the Commissioners are interested, they should inform the Town.

The Town Board has invested in new laptops for everyone.

**Adjourn**

Engelking made a motion to adjourn. Lightfoot seconded the motion. Motion carried unanimously. Meeting adjourned at 6:28 p.m.

Cindy Zignego  
Deputy Clerk  
March 1, 2022