

**TOWN OF GENESEE PLAN COMMISSION  
MEETING MINUTES**

**October 24, 2022**

Chairman Leair called the meeting to order at 6:00 p.m. Present were Chairman Leair, Plan Commission members Lightfoot, Engelking, Turzynski, Christiansen, Toole and Town Board Supervisor Houston. Also present were Administrator/Planner Herrmann and Deputy Clerk Workman.

**Discussion/ Action – Amendment to Site Plan/ Plan of Operation for new signage. Wincrest Farms Commercial Condominiums. S34 W29937/ S34W29939 Little John Dr. The property is described as Lot 6CSM 9660, being a part of the NW1/4 and the SW1/4 of Section 14, T6N R18E, in the Town of Genesee.**

Andrew Falci present representing Wincrest Farms as owner. Engelking made a motion to approve new signage with the conditions of Planner Herrmann recommendations dated 10/17/2022. Seconded by Christiansen. The motion passed unanimously.

## Memorandum

**To:** Town of Genesee Plan Commission  
**From:** Jeffrey C. Herrmann, Administrator-Planner  
**Date:** 10/17/22  
**Re:** Wincrest Farms – Plan of Operation (Amendment) Sign

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On October 26, 2020, the Town of Genesee Plan Commission approved a request of Warren Weiland, PO Box 206, North Prairie, Wisconsin, to construct two (2) Commercial (Condominium) Buildings known as “Wincrest Farms”. The property is described as Lot 6 CSM 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N R18E, in the Town of Genesee. More specifically, the property is located at S34 W29937 and S34 W29939 Little John Drive. The Town’s approval was subject to several conditions.

Each building contains six (6) units with each unit (40’ x 60’) consisting of 2,400 square feet and may have one (1) toilet, one (1) sink and one (1) floor drain. The buildings were constructed with a steel frame interior and the outside consists of steel siding and roof with a three (3) foot high decorative wainscot fascia along all elevations of the building. The walls are an ash gray color

with the roof and wainscoting being a terratone color. All units contain a three (3) foot wide door and three (3) windows in front of the building. The rear of the building will contain a 12' x 14' overhead door and a service door.

A signage plan was not provided at the time the buildings were approved; however, a condition of approval required the Town Plan Commission approve the signage on the property. The petitioner is now proposing an entrance sign with each individual tenant's name on the sign. If a tenant owns more than one unit then a large sign may be allowed for the two (2) units. The sign will be 7 ft x 9 ft. in size and will contain the addresses for each building at the top of the sign. The individual tenant's will be listed under the addresses. The sign will be single sided, nonilluminated, post and panel sign. The sign will be hand-built aluminum with white, black and red vinyl overlays. The sign will be supported by 6" x 6" aluminum tubing with decorative ball toppers.

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 Site Plan/Plan of Operation for Wincrest Farms 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. Payment of Charges. Any unpaid bills owed to the Town by the Subject Property Owner or its 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,

**Discussion/Action – Site Plan/ Plan of Operation for Pederson Pottery/ Ryan Pederson, S42W31370 #6 Hwy 83. The property is described as Lot 1 of CSM 9789, being part of the NE ¼ of Section 21, T6N, R18E, Town of Genesee (Tax Key GNT 1521.046.001)**

Ryan Pederson present representing Pederson Pottery as owner. Pederson gave a brief history on how he got started in pottery artistry and presented examples of his work for Plan Commission members to view. Pederson stated that he is focusing on internet sales first and then in-person retail sales few days a week. Pederson also stated that he is not planning on having public classes. It was also stated that the kiln is electric and owner will take all safety precautions per kiln operation. Hours of Operation were lengthened to 8-8, 7 days a week. Ryan may be there working outside normal business hours but not for the general public. Engelking made a motion to approve the Plan of Operation for Pederson Pottery with the conditions outlined in Herrmann's report dated 10/17/2022 and the changes proposed to the days and hours of operation. Seconded by Toole. The motion passed unanimously.

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#### **Discussion/Action- Approval of September 26<sup>th</sup>, 2022 Plan Commission Minutes**

Engelking made a motion to approve the Plan Commission minutes from 09/26/2022. Seconded by Houston. The motion passed 5-0 with 1 abstaining. Christiansen abstained from voting as he was not present at 09/26/2022 meeting.

### **Review Pending**

Planner Herrmann discussed Baldares, he is allegedly putting up a shed to contain yard mess. Planner Herrmann also read a letter from Sara Engel on Old Village Rd regarding the dog barking from Hoover Hause is a disruption. Writer would like Plan Commission to address this issue or deny Hoover Hause Conditional Use permit. Christiansen stated that he can hear the dogs barking from his house a mile away. He feels that this is a nuisance. Planner Herrmann will follow up with Hoover Hause on any improvements made to help control nuisance barking and report back to Plan Commission.

### **Correspondence**

None

### **Adjourn**

Houston made a motion to adjourn, seconded by Engelking. The motion pass unanimously. The Meeting was adjourned at 6:29 p.m.

Respectfully submitted,

Rachel Workman  
Deputy Clerk  
October 26, 2022

Notice - It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Office at 968-3656.