

TOWN OF GENESEE PLAN COMMISSION MEETING MINUTES

March 27, 2023

6:00 P.M.

Adjourned Public Hearing will be conducted by the Town of Genesee Plan Commission to consider the Conditional Use request of **Arun Kumar, W307 S4819 STH 83, Mukwonago, Wisconsin** for a U-Haul Truck and Trailer Rental Facility per Section 40 (B)(26) Truck and Trailer Sales and Rental of the Town of Genesee Zoning Code to allow said use.

The adjourned Public Hearing was reopened at 6:00 p.m. to review updated and resubmitted Plan of Operation for U-Haul. Chairman Leair stated what the public hearing was about and opened it up to the floor for public comment. There were none, so Chairman Leair brought it back to the table for comments. None were stated. Chairman Leair then closed the public hearing at 6:01 p.m.

Chairman Leair called the Plan Commission Meeting to order at 6:01 p.m. Present were Chairman Leair, Plan Commission members Christiansen, Lightfoot, and Turzynski, Plan Commission member Houston was present via Zoom. Also present were Planner Herrmann and Plan Commission secretary Workman. Absent were Plan Commission members Toole and Engelking.

1. **Discussion/Action – Site Plan/Plan of Operation for Genesee Gas U-Haul Arun Kumar. Property is described as part of the NW ¼ of Section 27, T6N, R18E in the Town of Genesee, Waukesha County. More specifically, the property is located at W307 S4819 STH 83, Mukwonago, Wisconsin. (GNT 1546.984.002)** Arun Kumar was present for Genesee Gas U-Haul and stated that he understood and agreed to all of Planner Herrmann’s recommendations outlined in his report dated March 20th, 2023. Christiansen made a motion to approve site plan/Plan of Operation for Genesee Gas U-Haul with all recommendations from Planner Herrmann’s report. The motion was seconded by Lightfoot. Motion was approved 5-0

PLANNER’S REPORT & RECOMMENDATION

CONDITIONAL USE-SITE PLAN/PLAN OF OPERATION

NAME: Genesee U-Haul

DATE: March 20, 2023

TAX KEY NUMBER: GNT 1546.984.002

OWNER/PETITIONER: Genesee U-Haul
c/o Arun Kumar
Shiva Real Estate Holdings LLC
W307S4819 STH 83
Mukwonago, WI 53149-8780

LOCATION OF PROPERTY: Unit 2 Genesee Commercial Condominium and the undivided interest in the common areas, being a of the NW ¼ of Section 27, T6N, R18E, Town of Genesee. More specifically, the property is located at W307 S4819 Hwy 83.

ZONING CLASSIFICATION: B-3 Local Business District.

PRESENT LAND USE: Gasoline/Convenience Station and Liquor Store.

REQUESTED USES:The property is part of a two (2) unit condominium. Unit 1 consists of 43,568 square feet and is the home to Citizens Bank. Unit 2 consists of 79,856 square feet and contains an existing gas station/convenience station and liquor/tobacco store. The owner of the Genesee Shell and Liquor is proposing to rent U-Haul trucks and trailers from the gasoline station property. The owner would like to utilize two (2) parking spaces in front of the building and two (2) parking spaces along the side of the building in the gravel area to park the U-Haul vehicles. According to owner, based on past experience, limiting the number of trucks to a maximum of four (4) allows the owner to adequately service the community effectively. At this time, no U-Haul trailers or towing equipment will be provided.

The business will employ two (2) full-time and one (1) part-time employee. The days and hours of operation will be seven days a week from 9:00 a.m. to 9:00 p.m. The owner is proposing to install a banner sign in the grass area along STH 59 and a portable banner sign on the east side of the building. According to the Town of Genesee Sign Ordinance, banner signs are only allowed as temporary signs as permitted by the Town Plan Commission. If the owner would like more permanent signs, then the signs shall comply with the Town of Genesee Sign Ordinance. No changes are proposed to the existing landscaping, lighting or parking on the site.

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. All previously imposed conditions for Genesee Shell and Liquor shall be complied with unless specifically stated herein.
2. Absolutely no outside storage shall be allowed without specific approval of the Town of Genesee Plan Commission.
3. No more than four (4) U-Haul vehicles may be parked on the site at any one time. Two (2) U-Haul vehicles may be parked in front of the building and two (2) U-Haul vehicles may be parked in the gravel area along the side of the building. Absolutely no U-Haul trailers and/or Towing equipment shall be parked on the premises.
4. An updated signage plan shall be submitted to the Town Planner for review, approval and issuance of all permits (zoning & building) for said signs. A detailed sign rendering, sign size and location map shall be submitted as part of the signage plan.

5. Documentation shall be submitted to the Town Planner that all required local, county, state and federal licenses and permits have been obtained.
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. No additional exterior lighting shall be added without Town Plan Commission approval.
8. 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.
9. 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.
10. An up-to-date Plan of Operation must be on file, at all times, with the Town of Genesee Plan Commission.
11. 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.
12. 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.
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.
2. **Discussion/Action- Site Plan/ Plan of Operation for Town of Genesee DPW building. Property is described as Lot 38 CSM 8403, Lot 1 CSM 8404, Outlot 1 CSM 8404, and Outlot 2 CSM 8404; All part of SE ¼ of Section 12 T6N R18E in the Town of Genesee, Waukesha County. More specifically, the property is located at S30W28452 Sunset Dr (GNT 1488-996)** Devin, the project manager, was present from Keller Builders to answer any questions. Planner Herrmann went through the outline of the project. Planner Herrmann made clear that the current buildings will continue to be used for other storage and will not be taken down. It was also discussed that the size of the building will continue to support future growth by DPW. Christiansen made a motion to approve site plan/plan of operation based on Planners recommendations for DPW building. Seconded by Houston. Motion was approved 5-0

3. **Discussion/Action- Site Plan/Plan of Operation for Speckless Auto Spa, Cale Hingess. Property is described as Lot 6 Certified Survey Map No. 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E in the Town of Genesee, Waukesha County, Wisconsin. More Specifically, the property is located at S34W29939 Little John Dr. BLDG 1 Unit 4 (GNT 1494.997.025)** Cale Hingess was present for Speckless Auto Spa. He discussed his business plan and reported that his business will be a clean, quiet business that uses no environmentally detrimental chemicals. Hingess does not think customers will be overnight parking. The only overnight parking would be his two fleet vehicles. Christiansen made a motion to approved site plan/plan of operation for Speckless Auto Spa based on Planner Herrmann’s recommendations dated March 20, 2023. Motion was seconded by Lightfoot. Motion was approved 5-0.

PLANNER’S REPORT & RECOMMENDATION

SITE PLAN/PLAN OF OPERATION

NAME: Speckless Auto Spa

DATE: March 20, 2023

TAX KEY NO.: GNT 1494.997.025

OWNER: Wincrest Farms LLC
860 Brinsmere Dr.
Elm Grove, WI 53122-2101

PETITIONER: Cale Hingess

d/b/a Speckless Auto Spa
S23 W0814 Brecon Way

Wales, WI 53183

LOCATION OF PROPERTY: Lot 6 Certified Survey Map No. 9660, being a part of the NW ¼ and the SW ¼ of Section 14, T6N, R17E, in the Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at S34 W29939 Little John Drive.

ZONING CLASSIFICATION: M-1 Limited Industrial District.

PROPOSED REQUEST:

The property is approximately 3.25 acres. In 2020, the Town Plan Commission approved a request by the petitioner to construct two (2) Commercial Condominium buildings. Each building will contain six (6) units with each unit (40' x 60') consisting of 2,400 square feet and one (1) toilet, one (1) sink and one (1) floor drain. Each unit will be individually owned/leased with the Condominium Association owning and controlling the common areas of the site. The Condominium Association will be responsible for maintenance of the common areas and shared well. Each unit will contain an individual holding tank and a shared private well. The owner has received approval from the Town of Genesee Town Board for the holding tanks.

The building has 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. The petitioner is proposing to utilize Unit 4 of Building 1 (north building). The petitioner is proposing to use this space for a high-end auto detailing shop. The business will offer a variety of services including: interior/exterior cleaning and detailing; engine bay details, underbody details using dry ice blasting (no water/chemicals used in this practice); exterior wraps & paint protection film; interior/exterior ceramic coatings; boat and motorcycle interior/exterior cleaning/detailing; window tinting; and mobile detailing fleet for offsite detailing.

Speckless Auto Spa will have limited product sales of detailing products from Dr. Beasley's. There will be no need for exterior storage. Exterior parking will be utilized for staging during the day and overnight parking for the mobile fleet. The petitioner is also proposing soft opening BBQ party with non-alcoholic beverages and soft music. A temporary sign will be located at the intersection for one day advertising the party.

The business will employ up to six (6) full-time and five (5) part-time employees. The days and hours of operation will be Monday thru Friday from 8:00 a.m. to 5:00 p.m. and on Saturday from 9:00 a.m. to 1:00 p.m. The site contains thirty-nine (39) standard parking stalls and two (2) handicap stalls. Based on this proposed use (11 employee spaces, 2 fleet vehicles and 4 customer spaces), seventeen (17) parking spaces are required, therefore adequate parking is available on site. The petitioner is proposing to add window signage advertising the name of the business and a possible lighted open sign.

No changes to the landscaping or lighting are proposed at this time. Lastly, no proposed refuse disposal has been provided. Each individual tenant is responsible for the disposal of his/her refuse and waste.

PLANNER'S RECOMMENDATIONS:

Based on the information provided, the Town Planner recommends **approval** of this request subject to the following conditions:

1. This approval is for Speckless Auto Spa to occupy one (1) tenant space (Units 4) in Building 1 (north building) as proposed for a high-end detailing shop business only. Any other use shall require the petitioner apply for a new Site Plan/Plan of Operation to be reviewed and approved by the Town of Genesee Plan Commission.
2. All previously imposed conditions by the Town of Genesee for the construction of the buildings shall be adhered to and complied with, unless specifically modified by the Town Plan Commission.
3. A detailed colored sign rendering, sign size and location map shall be submitted to the Town Planner for review and approval prior to erecting any signs. A Zoning Permit and/or Building Permit shall be required for said signage.
4. No outside storage, except two (2) mobile fleet vehicles shall be allowed unless specifically approved by the Town of Genesee Plan Commission.

5. Waukesha County Environmental Health Division shall inspect and approve the existing holding tanks for the proposed use of the spaces occupied for the proposed use.
6. A waste disposal plan for the removal of all waste shall be provided to the Town Planner for review and approval prior to the issuance of any permits.
7. The proposed use for Speckless Auto Spa shall require a total of seventeen (17) parking stalls to accommodate the parking needs of employees and patrons.
8. The Fire Chief shall review the building plans to ensure that all fire codes are being complied with and that a Knox Box has been installed in conformance with the Town of Genesee Knox Box Ordinance.
9. The Town of Genesee Building Inspector shall inspect the tenant space of the building to determine compliance with all applicable building codes. All compliance violations shall be corrected to the Building Inspector's satisfaction. If state approved building plans are required, the petitioner shall provide the Town Building Inspector and Town Planner a copy of the state approved plans. All changes, modification and requirements by the State of Wisconsin shall be completed and installed, prior to the petitioner occupying the building.
10. This Plan of Operation shall automatically terminate 12 months from the date of approval of the Town Plan Commission, if said building units for this operation are not completed and occupancy not given by the Town Building Inspector. Prior to the 12-month termination date stated above, the petitioner may apply for an extension of said approval.
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 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 to ensure that it does not become detrimental to the surrounding area.
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.
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. 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.
18. 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.
4. **Discussion/Action- Jared Collett, Accessory Building over 1,600 square feet. Property is described as part of SW1/4 of Section 15, T6N, R18E in the Town of Genesee, Waukesha County. More Specifically, the property is located at S36W30661 Dendon Ct (GNT 1499.998.016)** Planner Herrmann recommends approval as long as a deed restriction is filed stating that the building will only be used for personal use, not commercial. Christiansen made a motion to approve the accessory building over 1,600 square feet with the deed restriction being filed with the county saying that building will only be used for personal use, not commercial. Motion was seconded by Houston. The motion was approved 5-0
5. **Discussion/Action -Approval of February 27, 2023 Plan Commission Minutes.** Lightfoot made a motion to approve February minutes. Motion was seconded by Christiansen. Motion was approved 5-0
6. **Review Pending** None
7. **Correspondence** None
8. **Adjourn** Christiansen made a motion to adjourn. The motion was seconded by Houston. The motion was approved 5-0. The meeting was adjourned at 6:22 p.m.

Respectfully Submitted,

Rachel Workman

Deputy Clerk
March 29, 2023

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.