

## TOWN OF GENESEE PLAN COMMISSION MEETING

March 25<sup>th</sup>, 2024

Minutes

6:00 p.m.

Present was Chairman Leair and Plan Commission members Engelking, Toole, Turzynski, and Christiansen and Town Board Supervisor Ross. Absent was Plan Commission member Lightfoot. Also in attendance was Planner Herrmann and Clerk Treasurer Majeskie. The meeting was called to order at 6:00 p.m.

- 1. Discussion/Action-Site Plan/Plan of Operation for LB Purchasing LLC, Kevin Brown. The property is described as a part of the NW ¼ and the SW ¼ of Section 14, T6N, R18E, in the Town of Genesee, Waukesha County, Wisconsin. More Specifically, the property is located at S34W29939 Little John Dr Units 11 and 12, AKA Units 5 and 6, in Building 1. (GNT 1494-997-033)** Planner Herrmann stated that this is proposed to be used for storage of materials and ship goods out of for their commercial store. It will not be open to the public. Engelking made a motion to approve subject to the conditions in Planner Hermanns March 18<sup>th</sup> report. The motion was seconded by Toole. The motion was approved 6-0.
- 2. Discussion/Action- Accessory Building in excess of 1,600 square feet for Mike Hebert. The property is described as Lot 2 CSM 10296, being a part of the SE ¼ of Section 18, T6N, R18E Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W330S3817 Honey Suckle Dr. (GNT 1512-011-002)** Planner Herrmann stated that the building is 40x60 with a small overhang. He states that the building meets the overall size criteria for the lot size. Engelking made a motion to approve the accessory building in excess of 1,600 square feet subject to the filing of a deed restriction which states that no commercial activity can take place from this building. The motion was seconded by Ross. The motion was approved 6-0.
- 3. Discussion/Action-Expansion of the Footprint of a Legal, Non-Conforming Primary Residence for Keith Knapp. The property is described as being a part of the SE ¼ of the NW ¼ & SW ¼ of the NE ¼ of Section 27, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W305S5106 State Road 83. (GNT 1545-991-002)** Planner Herrmann stated that this was formerly used as a duplex and now to be converted to a single-family home. Planner Herrmann states that this meets the requirements but requires Plan Commission approval with the additions they want to add. Ross made a motion to approve the expansion of the footprint of a legal non-conforming primary residence. The motion was seconded by Toole. The motion was approved 6-0.
- 4. Discussion/Action- Amendment to Site Plan/ Plan of Operation for Kettle Moraine Heating and AC. The property is described as Lot 2 and 3 CSM 10868, being a part of the NE ¼ and NW ¼ of Section 5, T6N, R18E, Town of Genesee, Waukesha County, Wisconsin. More specifically, the property is located at W325S1767 Mickle Rd (GNT 1457-999-002 & 1457-999-005)** Bill Brink from Kettle Moraine Heating and Cooling was present. Planner Herrmann reviewed the changes they would like to make to the inside of one of the buildings. Planner Herrmann states that some of the conditions from the 2021 approval have not been complied with. There is parking of trucks and storage containers and boats on the east side which were to be parked on the west side. Also, the landscaping plan has not been complied with as well. Bill Brink states that the fence plan cannot go where it is planned because it will go right through the septic. He states the Village of Wales is not following through with their statement of bringing the city water and sewer to his property. He accepted their offer of bringing city sewer and water adjacent to his property now, instead of fighting them in court. Brink states that through unexpected growth, they have acquired more assets. He proposes screening up to hide the shipping containers. He states that it is not possible to keep everything on the west side of the building as previously stated. Ross asked for a plan of screening of the containers. Engelking made a motion to

approve the amended Site Plan/Plan of Operation for Kettle Moraine Heating and Cooling subject to the conditions in Planner Herrmann's March 18<sup>th</sup> report. The motion was seconded by Ross. The motion was approved 6-0.

5. **Discussion/Action-Site Plan/Plan of Operation for HWY 59 Self Storage by 4875 Commercial Drive Properties LLC. The property is described as Lot 2 CSM 9640, being a part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee. More specifically, the property is located at the end of Commercial Drive on the south side of the road. The property is located between STH 59 and Commercial Drive. (GNT 1546-982-011)** Ryan Bendler was present for Hwy 59 Self Storage. Planner Herrmann states that the Town will need state approved plans and a storm water management plan. Ryan is proposing 230 units with no outside storage. Ryan will come back with a final set of plans along with a lighting and landscape plans for Planner Herrmann to review. Engelking made a motion to approve the Site Plan/Plan of Operation for HWY 59 Self Storage subject to the conditions in Planner Herrmann's March 18<sup>th</sup>, 2024 report. The motion was seconded by Ross. The motion was approved 6-0.
6. **Discussion/Action- Special Event for Sideliners Pub and Grill for June 14<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup>. The property is described as being a part of the NW ¼ of Section 27, T6N R18E, in the Town of Genesee. More specifically, the property is located at W309 S4837 Commercial Drive. (GNT 1546.982.005)** It was discussed that there should be parking on one side of the street only (Thielan side) for this special event. Engelking made a motion to approve the special event for Sideliner's Pub and Grill. The motion was seconded by Toole. The motion was approved 6-0
7. **Discussion/Action- May Meeting Date** The meeting date was changed to May 21<sup>st</sup> at 6:00 p.m.
8. **Discussion/Action - Approval of January 22<sup>nd</sup>, 2024 Plan Commission Meeting Minutes.** Engelking made a motion to approve the January 22<sup>nd</sup>, 2024 Plan Commission Meeting Minutes. The motion was seconded by Christiansen. The motion was approved 6-0
9. Update on Pending Enforcement Matters
10. **Correspondence** None
11. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Ross. The motion was approved 6-0. The meeting was adjourned at 6:59 p.m.

Rachel Workman

Deputy Clerk

April 9, 2024

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.