

TOWN OF GENESEE PLAN COMMISSION MEETING

July 22th, 2024

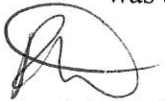
Minutes

Acting Chairman Engelking called the meeting to order at 6:07 p.m. Present were Town Board Supervisor Braun and Plan Commission members Engelking, Buck, Toole, Turzynski and Christiansen. Also present was administrator/planner Herrmann and Deputy Clerk Workman. Absent was Chairman Lear.

- 1. Discussion/Action- Hobby Kennel request from Ramiro Cabrera. The property is described as being a part of the S ½ of the SW ¼ of Section 35 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W299S6091 Genesee Pass. (GNT 1579-996)**
Christiansen made a motion to approved this hobby kennel with three dogs subject to the Town of Genesee’s Hobby Kennel Standard Conditions. The motion was seconded by Toole. The motion was approved 6-0.
- 2. Discussion/Action- Certified Survey Map for Scott Messinger. The property is described as being a part of the SW ¼ of Section 27 and a part of the SE ¼ of Section 28 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S53W31165 Old Village Road. (GNT 1547-973)** No Action. Christiansen made a motion to table until the next Plan Commission meeting on August 26th, 2024. The motion was seconded by Turzynski. The motion was approved 6-0
- 3. Discussion/Action- Amendment to Site Plan/Plan of Operation-Change of Owner for Friends of Nature. The property is described as Lot 2 CSM #7232 being a part of the NW ¼ of Section 27 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at W309 S4837 Commercial Dr. (GNT 1546-982-005)** Planner Herrmann states that this is just a change of owner and nothing else will change with the Plan of Operation. Christiansen made a motion to put the change of ownership on file. The motion was seconded by Buck. Then motion was approved 6-0
- 4. Discussion/Action- Sideliners noise complaint** Planner Herrmann stated that there were some complaints after the last special event that occurred at Sideliners in June 2024. Planner Herrmann played several recordings of a decibel level test that was done on the night of the last special event at Sideliners. Planner Herrmann then provided a noise study that he had a firm do for the Town of Oconomowoc. He stated that it shows that a normal conversation level was 60 decibels and normal “activity” is considered 70 decibels. According the Sideliner’s Plan of Operation, the decibel level was restricted to 55 decibels. Engelking clarified the locations of all the decibel readings. Turzynski asked if it was windy that night and Planner Herrmann stated that he did not remember, but that no wind was picked up on the decibel reader. Buck stated that the decibel readings can also be based on personal perception as whether they are “annoying” or not. Buck states that the current decibel level listed in the Plan of Operation should be addressed. Braun stated that no matter the situation, if someone is playing rock music at night, someone is going to complain. Braun thinks that stopping the music an hour earlier (10 p.m.) might be helpful. Braun made a motion to bring back Sideliner’s to Amend their Plan of operation at a future Plan Commission Meeting. The motion was seconded by Christiansen. The motion was approved 6-0.
- 5. Discussion/Action-Hoovers Haus noise complaint** Stephanie from Hoovers Haus was present. Planner Herrmann stated that he received a complaint in March of 2024 about dogs barking. Stephanie states that they let the dogs out from 7:00 a.m. until 10:30 a.m. and 4:00 p.m. until 7:30 p.m. She states that they have created indoor playtime to help reduce some of the noise and dog walkers that come in regularly. She states that Ralph, her neighbor, has put up a large storage unit which completely blocks the noise from HWY 59. She states they keep around ten (10) dogs at their facility at a time. Engelking asked if there was anything done to mitigate the sound. Stephanie states that they have put felt up on the roof of the kennel to help, but if they were to do anymore it would cost them \$2,000 to \$3,000 dollars. Christiansen stated that he lives over a mile away and if the wind is blowing right, he can hear the dogs barking for 30 minutes up to over an hour. Christiansen states that its also a problem with the number of

dogs, and pack mentality, all barking at one time. He wonders if rotating dogs being outside would help. Stephanie is in agreement with this. Christiansen then offered to go out to Hoover's Haus and help Stephanie brainstorm ideas on how to mitigate the noise better. Engelking recommends that all the Plan Commission members make a site visit before the next Plan Commission Meeting so we are all on the same page. Christiansen made a motion to table this issue until the next Plan Commission meeting on August 26th, 2024. The motion was seconded by Buck. The motion was approved 6-0.

6. **Discussion/Action- Approval of June 24th, 2024 Plan Commission Minutes.** Turzynski made a motion to approve the June 24th, 2024 plan Commission Minutes. The motion was seconded by Toole. The motion was approved 6-0.
7. **Discussion on Possible Changes to the Town of Genesee Zoning Code – Conditional Uses** Planner Herrmann would like the Plan Commission to review the Conditional Use section in the Town Zoning Code. He states that after talking to the attorney, there needs to be more tangible requirements in the conditional use sections. He states that we need to make a more defined code and not to allow "other uses". He would like the Plan Commission members to take a look at this section before the next meeting and then he would like the review it at the August 26th, 2024 Plan Commission meeting.
8. **Update on Pending Enforcement Matters** Planner Herrmann gave an update on Kettle Moraine Heating and Cooling. He states that they put up the fence around the storage containers. He also states that he is meeting with Carlos Baldaras on his violation and that the DOT has contacted him as well as he put up a new driveway and they will need to shut down one of his driveways.
9. **Correspondence** NONE
10. **Adjourn** Christiansen made a motion to adjourn. The motion was seconded by Turzynski. The motion was approved 6-0. The meeting was adjourned at 6:41 p.m.



Rachel Workman

Deputy Clerk

July 23, 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.