

TOWN OF GENESEE PLAN COMMISSION MEETING

August 26th, 2024

Minutes

6:00 p.m.

Chairman Leair called the meeting to order at 6:00 p.m. Present Chairman Leair, Town Board Supervisor Braun and Plan Commission members Engelking, Toole, Turzynski and Christiansen. Also present was Administrator/Planner Herrmann and Deputy Clerk Workman. Absent was Plan Commission Member Buck. The meeting began with the saying of the Pledge of Allegiance.

1. **Discussion/Action- Accessory building in excess of 1,600 square feet for Wayne Haylett. The property is described as Lot 1 CSM 10218 being a part of the SE ¼ of Section 11 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S30W 29232 Sunset Drive. (GNT 1484-998-002)** Planner Herrmann states that compared to the acreage that Mr. Haylett has, he is below what he could build. Engelking made a motion to approve an accessory building in excess of 1,600 square feet with the filing of a deed restriction stating that this building will not be used for commercial use. The motion was seconded by Toole. The motion was approved 6-0.
2. **Discussion/Action-Amendment to Site Plan/Plan of Operation Change of Location for Bonjour Again Upscale Resale. The property is described as Lot 1 CSM 11491 being a part of the NE ¼ of Section 21 T6N R18E Town of Genesee, Waukesha County. More specifically, the property is located at S42W31260 Hwy 83. (GNT 1521-972-003)** Engelking made a motion to approve the Amendment to the Site Plan/Plan of Operation subject to the conditions in Planner Herrmann's report dated August 19<sup>th</sup>, 2024. The motion was seconded by Christiansen. The motion was approved 6-0
3. **Discussion/Action- Site Plan/Plan of Operation for Moore Engineering and Fabrication. 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 7 and 8 AKA Units 1 and 2. (GNT 1494-997-037 and 1494-997-038)** Planner Herrmann stated that the applicant is aware that there will need to possibly be an air exchanger installed due to the nature of the proposed business. Herrmann states that this is a permitted use in the M-1 zoning. Christiansen stated that the applicant should alter his hours to include Saturdays now, just in case he decides to work Saturdays. Christiansen made a motion to approve the Site Plan/Plan of Operation subject to the conditions in Planner Herrmann's report dated August 19<sup>th</sup>, 2024 with the change to the business hours and days of operation as stated. The motion was seconded by Engelking. The motion was approved 6-0
4. **Discussion/Action- Amendment to Site Plan/Plan of Operation for Sideliner's Pub and Grill. 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)** Planner Herrmann stated that this was brought back in front of the Plan Commission due to noise complaints. Kirk from Sideliner's was present and stated that he does not agree with the special event end time of 10:00 p.m. He stated that if they had to start the band early, it would eat into the dinner rush. Planner Herrmann also made suggested changes to allowed decibel level and number of special events. General Discussion about decibel levels and Sideliner's special events. Engelking made a motion to change the allowed decibel level from 55 decibels to 70 decibels as well as the number of special events from 8 to 6 per year. Everything else to stay the same. The motion was seconded by Braun. The motion was approved 6-0
5. **Discussion- S53W31165 Old Village Road discussion on possible uses for the property. (GNT 1547-973)** Planner Herrmann states that it is currently being used as a water bottling plant under at CU. He states that people wanting to by the property want to do light manufacturing which the property is

not zoned for. It is zoned residential. He also states that Old Village Rd is not constructed for heavy vehicles. Engelking states that the only reason Century Springs was allowed to be there was conditional to the location of the spring from which the water was bottled from. There is no action just wanted to clarify.

6. **Discussion/Action- Hoovers Hause Noise Complaint** Christiansen stated that he went out on Tuesday and met with Stephanie, the owner of Hoover's Hause, to do a site inspection to assess for noise. He states that he suggested dog-eared fence panels be put to the southern face of the kennels. Stephanie states that she already placed the fence and the Plan Commission was very happy with the progress. Turzynski also stated that he made a site inspection as well as was very impressed with the whole operation.
7. **Discussion- Possible changes to the Town of Genesee Zoning Code- Conditional Uses.** General discussion about possible changes to the Conditional Use Sections of the Town of Genesee Zoning Code
8. **Discussion/Action- Approval of July 22<sup>nd</sup>, 2024 Plan Commission Minutes.** Christiansen made a motion to approve minutes. The motion was seconded by Engelking. The motion was approved 5-0 with 1 abstention.
9. **Update on Pending Enforcement Matters** Planner Herrmann stated that he has number of site inspections to complete. He states the Mr. Baldaras has cleaned up quite a bit as well as Mr. Fleischman.
10. **Correspondence** None
11. **Adjourn** Engelking made a motion to adjourn. The motion was seconded by Braun. The motion was approved 6-0. The meeting was adjourned at 7:54 p.m.

Respectfully Submitted,



Rachel Workman

Deputy Clerk

September 3rd, 2024