

FEBRUARY 27, 2012 Plan Commission Meeting

The Plan Commission met at 7:40 p.m. on Monday, February 27, 2012 at the Town Hall in New Munster to hold a public hearing prior to the Plan Commission Meeting.

PUBLIC HEARING on a PROPOSED AMENDMENT TO THE LAND USE PLAN MAP OF THE COMPREHENSIVE PLAN FOR THE TOWN OF WHEATLAND

- 1. Applicant:** Patrick E. & Debra L. Partridge (owner), Michael J. Partridge (agent), located at 39537 Bloomfield Rd., Powers Lake, Wisconsin.
Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan and change the land use designation of Tax Parcel 95-4-119-074-0981 located at 39537 Bloomfield Rd. from "Commercial" and "Park and Recreation" to "Park and Recreation." Currently, a portion of this parcel is designated "Commercial" and a portion designated "Park and Recreation." This amendment will correct the land use plan map. There will be no change to the current use of the property.
- 2. Applicant:** North Beach LLC, Michael J. Partridge (agent), located at 39613 Bloomfield Rd., Powers Lake, Wisconsin
Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan and change the land use designation of Tax Parcel 95-4-119-074-0972 located at 39613 Bloomfield Rd., Powers Lake (formerly "Pit Stop" tavern) from "Commercial" to "Medium-Density Residential."

Present for the Plan Commission: Chairman William Glembocki, Paul DeLuisa, Mary Ochoa-Petersen, Clayton Wagner, Randy Schulz and Dennis Robers. Vince Mosca was absent and Susan Riley was excused. Also present: Town Clerk Sheila Siegler, Town Planner Patrick Meehan, Michael Partridge, Keith Keating, and Andy Lois.

Clerk stated a Notice of Public Hearing was published in the *Kenosha News* on January 27, 2012. In addition all property owners within 300 ft. of Tax Parcels #95-4-119-074-0972 and #95-4-119-074-0981 notified of the public hearing and the plan commission meeting by First Class Mail.

Item #2 - Michael Partridge explained he purchased the "Pit Stop" tavern and rental buildings including a house on the north side of Bloomfield Rd. The objective is to demolish all the "Pit Stop" buildings on the south side of Bloomfield Rd. and provide for three single family residential homes on that site. This is the first step because the property needs to first be changed from Commercial to Residential in the town land plan. That is the purpose of tonight's public hearing. If that is approved, a rezoning application will be filed and he will be back for another meeting with the Plan Commission.

Item #1 - His brother, Patrick & Debra Partridge's property is included because it was discovered during this process that an error had been made in mapping when the land plan was adopted by the town. A part of Patrick Partridge's property was labeled Commercial. There will be no changes in the use of his property. This is a correction of the map.

Town Planner Patrick Meehan noted residential would be a less intense use compared to the commercial use. It would be a positive change he believed.

Responding to a question, Michael Partridge said he is currently rehabilitating the house on the north side of Bloomfield. He is also installing a holding tank on that property.

Commissioner Clayton Wagner questioned the Park and Recreation use on Patrick Partridge's property. Michael Partridge said his personal home also has Park and Recreation zoning. This came about because the long ago use of the property had included a small motel rental property or something of that nature and thus the zoning had been Park and Recreation.

Chairman asked for any other questions and for any public comments. There was no one present to speak. Town Clerk said there have been no written comments submitted to the town office for inclusion in the public hearing record.

Chairman declared the public hearing closed at 7:58 p.m.

Chairman Glembocki opened the Plan Commission meeting with the Pledge of Allegiance. Meeting notices were posted and newspapers notified. In addition, a notice was placed on the town website.

Commissioner Clayton Wagner moved to approve Resolution No. 2012-PC-001 approving an amendment to the Comprehensive Plan for the Town of Wheatland changing the plan map for 39537 Bloomfield Rd. (Tax Parcel #95-4-119-074-0981) to Park & Recreation and

changing the plan map for 39613 Bloomfield Rd. (Tax Parcel #95-4-119-074-0972) to Medium-Density Residential. Commissioner Paul DeLuisa seconded the motion. Aye – DeLuisa, Glembocki, Ochoa-Petersen, Robers, Schulz, and Wagner. Nay – none. Motion carried on a 6 – 0 vote.

William Glembocki moved to approve Minutes of the September 25, 2011 meeting. Randy Schulz seconded. Motion carried.

- **Reports –**

Clerk reported the Village of Bloomfield has been formally approved by the State of Wisconsin following a favorable referendum vote on the incorporation question in November 2011 by Town of Bloomfield voters. This does bring the village boundaries to the Wheatland's west border in the Powers Lake area.

Meeting adjourned at 8:15 p.m. on a motion by Susan Riley and second by Mary Ochoa-Petersen.

Respectfully submitted,

Sheila M. Siegler, Clerk

RESOLUTION NO. 2012-PC-001

**RESOLUTION APPROVING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF WHEATLAND**

WHEREAS, the Town of Wheatland, pursuant to Sections 62.23, 61.35, and 60.22(3) of the *Wisconsin Statutes*, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 16, 2010 following extensive public participation; and

WHEREAS,

1. Patrick E. & Debra L. Partridge (owner), Michael J. Partridge (agent) has submitted a request to change the land use designation of a parcel of land located at 39537 Bloomfield Rd., Powers Lake, Tax Parcel #95-4-119-074-0981 from "Commercial" and "Park and Recreation" to "Park & Recreation" on the land use plan map adopted by the Town Board as part of the comprehensive plan;

2. North Beach LLC, Michael J. Partridge (agent) has submitted a request to change the land use designation of a parcel of land located at 39613 Bloomfield Rd., Powers Lake, Tax Parcel #95-4-119-074-0972 (former "Pit Stop" tavern) from "Commercial" to "Medium-Density Residential" on the land use plan map adopted by the Town Board as part of the comprehensive plan; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Wheatland Plan Commission hereby approves the attached Amendment No. 2012-001 to the Town of Wheatland Comprehensive Plan: 2035.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this 27th day of February, 2012.

Ayes 6 Noes 0 Absent 2


Chair, Town Plan Commission

ATTEST:


Clerk, Town of Wheatland