

NOVEMBER 24, 2014 Plan Commission Meeting

The Plan Commission met at 7:54 p.m. on Monday, November 24, 2014 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

Applicant: St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent)

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of a part of Tax Parcel 95-4-219-323-0401 located at the northeast corner of the intersection of St. John's Evangelical Lutheran Cemetery from "Suburban-Density Residential" to "Governmental and Institutional."

Applicant: St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent)

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of Tax Parcel 95-4-219-323-0210 located on the east side of St. John's Evangelical Lutheran Cemetery from "Suburban-Density Residential" to "Governmental and Institutional."

Plan Commission members present: Chairman William Glembocki, Clayton Wagner, Sue Riley, Dennis Robers, and Mary Ochoa-Petersen. Paul DeLuisa, Randy Schulz and Vince Mosca were excused.

Chairman William Glembocki opened the meeting with the Pledge of Allegiance. Also present: Supervisor Andrew Lois, Clerk Sheila Siegler, Wayne Kaddatz, Alan Kaddatz and Doug Schaal.

Verification of public notice agenda: legal notice was published in the *Kenosha News* on 10/23/2014; property owners within 300 ft. of the parcels were notified by First Class Mail; notices were posted in six public locations and it was placed on the town website.

Chairman said the purpose of the public hearing was to allow any interested persons to address the commission with their concerns, comments or questions.

Alan Kaddatz said he was facilitating the process for St. John's Evangelical Lutheran Church. He introduced Doug Schaal, President of the Church Council and Cemetery Board and Wayne Kaddatz, Assistant Manager of the Cemetery Board.

Alan Kaddatz said the two parcels are adjacent and had been split when Highway 50 was reconstructed several years previously. The church did purchase the .62 acre parcel that abuts the cemetery on the north side at that time but it had not been rezoned or included in the Comprehensive Plan for cemetery use. The parcel to the east is newly acquired from Walt & Kay Kerkman by Pat's Services (6.76 acres) and is in the church's name with Alan and Wayne Kaddatz in control of the property for now. The cemetery fund has sufficient money to take care of the cemetery in the future and will not be a problem for the town in regard to maintenance. Some of the other old cemeteries must now be maintained by the town because the cemetery trust funds have been depleted.

According to Kenosha Co. Zoning, the farm buildings can remain as long as the parcel stays intact. If they were to split off a part of the parcel and attach it to the cemetery to provide for future burial space, the buildings would have to be razed. Alan Kaddatz said a grain bin is probably coming down but that is the only one.

Commissioner Dennis Robers - renting it out the house, is this taxable then? Alan Kaddatz said a cemetery caretaker will be living there so it is being used as a church related activity and tax exempt. The town tax assessor will be the one who responds to the tax exempt question.

Chairman asked if there were any more comments either for or against the proposal. There were none.

Chairman declared the public hearing closed at 8:05 p.m. and opened the Plan Commission Meeting.

Public comments - none

Resolution No. 2014-PC-003 - Comprehensive Plan Map Amendment:

Applicant: St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent)

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of a part of Tax Parcel 95-4-219-323-0401 located at the northeast corner of St. John's Evangelical Lutheran Cemetery from "Suburban-Density Residential" to "Governmental and Institutional."

Commissioner Clayton Wagner moved to adopt Resolution No. 2014-PC-003.

Commissioner Mary Ochoa-Petersen seconded. Voting in favor of the motion: Wagner, Riley, Robers, Ochoa-Petersen, Glembocki. 0 in opposition; 3 members absent. Resolution adopted.

Resolution No. 2014-PC-004 - Comprehensive Plan Map Amendment:

Applicant: St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent)

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of Tax Parcel 95-4-219-323-0210 located on the east side of St. John's Evangelical Lutheran Cemetery from "Suburban-Density Residential" to "Governmental and Institutional."

Commissioner Wagner moved to adopt Resolution No. 2014-PC-004. Commissioner Ochoa-Petersen seconded. Voting in favor of the motion: Wagner, Riley, Robers, Ochoa-Petersen, Glembocki. 0 in opposition; 3 members absent. Resolution adopted.

Rezoning Request of St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent) to rezone a part of Tax Parcel 95-4-219-323-0401 from A-1 Agricultural Preservation District to I-1 Institutional District.

Chairman William Glembocki moved a motion to send a favorable recommendation to the town board for the rezoning of a part of Tax Parcel 95-4-219-323-0401 from A-1 Agricultural Preservation District to I-1 Institutional District per application submitted. Commissioner Ochoa-Petersen seconded. Voting in favor of the motion: Wagner, Riley, Robers, Ochoa-Petersen, Glembocki. 0 in opposition; 3 members absent. Motion carried.

Rezoning Request of St. John's Evangelical Lutheran Church, 39506 60th St., Burlington, WI 53105 (owner), Alan L. Kaddatz, 38331 60th St., Burlington, WI 53105 (agent) to rezone Tax Parcel 95-4-219-323-0210 from A-1 Agricultural Preservation District to I-1 Institutional District.

Commissioner Sue Riley moved a favorable recommendation to the town board for the rezoning of Tax Parcel 95-4-219-323-0210 from A-1 to I-1, per application submitted. Commissioner Ochoa-Petersen seconded. Voting in favor of the motion: Wagner, Riley, Robers, Ochoa-Petersen, Glembocki. 0 in opposition; 3 members absent. Motion carried.

Reports and correspondence – Clerk reported the zoning office said the Safari Farm has been withdrawn but he is still looking for a site somewhere in Kenosha County.

Adjournment - Meeting adjourned at 8:13 p.m. on a motion by Sue Riley and second by William Glembocki.

Respectfully submitted,

Sheila M. Siegler, Town Clerk