

## JUNE 23, 2014 Plan Commission Meeting

The Plan Commission met at 7:22 p.m. on Monday, June 23, 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:** Eric B. Rose, 39900 60th St., Burlington, WI 53105 (River Valley Mushroom Farm)

**Request:** Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of Tax Parcel 95-4-219-314-0310 located at the southeast corner of the intersection of S.T.H. 50 and C.T.H. "P" (400th Ave.) from "Suburban-Density Residential" to "Commercial."

Present for the Plan Commission: Chairman William Glembocki, Paul DeLuisa, Clayton Wagner, Vince Mosca, Dennis Robers, and Susan Riley. Randy Schulz and Mary Ochoa-Petersen were excused. Also present: Town Clerk Sheila Siegler, Andrew Lois, Kelly Wilson, Eric Rose, Jennifer Brown and Brian Brown.

Clerk stated a Notice of Public Hearing was published in the *Kenosha News* on May 26, 2014. In addition all property owners within 300 ft. of Tax Parcel #95-4-219-314-0310 were notified of the public hearing and the plan commission meeting by First Class Mail.

Eric Rose said the retail business has grown and they would like to expand their offerings to include sales of wine and beer. In order to do that they need a land plan change, rezoning and then a Class "A" Retail License. They have ample hard surface parking that meets the ordinance requirements. There may be a small addition in the future but the property is large enough to accommodate that.

Chairman asked for any other questions and for any public comments. No one else present asked to speak. Town Clerk said there have been no written comments submitted to the town office for inclusion in the public hearing record but there were two phone callers who asked questions and then gave positive verbal responses.

Chairman declared the public hearing closed at 7:30 p.m.

Chairman Glembocki opened the Plan Commission meeting with the Pledge of Allegiance. Roll call of the Plan Commission: William Glembocki, Clayton Wagner, Vince Mosca, Dennis Robers, and Susan Riley. Randy Schulz and Mary Ochoa-Petersen were excused.

Meeting notices were posted and newspapers notified. In addition, a notice was placed on the town website and all property owners within 300 ft. of Parcel #95-4-219-314-0310 were sent notice of the meeting by First Class Mail.

- **Resolution No. 2014-PC-002 - Comprehensive Plan Map Amendment:**

**Applicant:** Eric B. Rose, 39900 60th St., Burlington, WI 53105 (River Valley Mushroom Farm)

**Request:** Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use designation of Tax Parcel 95-4-219-314-0310 located at the southeast corner of the intersection of S.T.H. 50 and C.T.H. "P" (400th Ave.) from "Suburban-Density Residential" to "Commercial."

Resolution No. 2014-PC-002 was read by the Town Chairman.

Sue Riley moved to adopt Resolution No. 2014-PC-002. Clayton Wagner seconded. Motion carried on an 6 – 0 roll call vote and 2 members absent.

- **Rezoning Request of Eric B. Rose**, 39900 60th St., Burlington, WI 53105 requesting rezoning from A-3 Agricultural Related Manufacturing, Warehousing, and Marketing District to B-3 Highway Business District on Tax Parcel #95-4-219-314-0310 located at the southeast corner of the intersection of S.T.H. 50 and C.T.H. "P" (400th Ave.).

Clayton Wagner asked if they would be serving alcohol. No, can only sell in package, no on-site consumption. Regarding bathrooms now that they will be commercial, Rose said bathroom is handicapped accessible.

- Vince Mosca moved a favorable motion to the Town Board for the rezoning request of Eric B. Rose, 39900 60th St., Burlington, WI 53105 from A-3 Agricultural Related Manufacturing, Warehousing, and Marketing District to B-3 Highway Business District on Tax Parcel #95-4-219-

314-0310. Paul DeLuisa seconded. Motion carried on a 6 - 0 roll call vote with 2 members absent.

- **Reports –Adjournment -**

Meeting adjourned at 7:55 p.m. on a motion by Paul DeLuisa and second by Sue Riley.

Respectfully submitted,

Sheila M. Siegler, Clerk