

MAY 18, 2015 Plan Commission Meeting

The Plan Commission met at 7:30 p.m. on Monday, May 18, 2015 at the Town Hall in New Munster to hold a public hearing prior to the Plan Commission Meeting.
Acting Chairman Clayton Wagner opened with the *Pledge of Allegiance*.

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

Applicant: Gabriel Mikol and Rachael A. Mikol, 10424 269th Ave., Trevor, WI 53179

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan relating to the land use of Tax Parcel 95-4-219-274-0201 located on the west side of 348th Ave. (C.T.H. "KD") in the NW 1/4 of the SE 1/4 of Section 27, from "Suburban-Density Residential," "PEC" and "Non-Farmed Wetland" to "General Agricultural and Open Land," "PEC" and "Non-Farmed Wetland."

Present for the Plan Commission: Clayton Wagner (Acting as Chairman of the meeting in place of William Glembocki,) Randy Schulz, Vince Mosca, Dennis Robers, Paul DeLuisa and Susan Riley (7:50 p.m.). William Glembocki and Mary Ochoa Petersen were excused. Also present: Town Clerk Sheila Siegler, Andrew Lois, Rachael Mikol, and Gabe Mikol.

Clerk stated a Notice of Public Hearing was published in the *Kenosha News* on April 15, 2015. In addition all property owners within 300 ft. of Tax Parcels #95-4-219-274-0201 were notified of the public hearing and the plan commission meeting by First Class Mail.

Gabe Mikol presented his petition. He said he purchased the property about four years ago and has no intention to develop a subdivision. He wants to create a 10+ parcel for a house and barn, a small hobby farm. The rest of the property would continue to be farmed.

Chairman Wagner 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.

Chairman declared the public hearing closed at 7:40 p.m.

Acting Chairman Wagner opened the Plan Commission meeting. Roll call of the Plan Commission: Clayton Wagner, Jr., Susan Riley, Randy Schulz, Paul DeLuisa, Vince Mosca and Dennis Robers. William Glembocki 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 #95-4-219-274-0201 were sent notice of the meeting by First Class Mail.

Minutes of the October 27, 2014 and November 24, 2014 Planning Commission meetings were moved for approval by Randy Schulz and seconded by Paul DeLuisa. Motion carried.

Public Comments - none

- **Resolution No. 2015-PC-001 - Comprehensive Plan Map Amendment:**

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Commissioner Vince Mosca moved to approve Resolution No. 2015-PC-001.

Commissioner Dennis Robers seconded. On a roll call vote the motion was approved 6 - 0 with 2 members absent.

- **Rezoning Request** - Gabriel Mikol & Rachael A. Mikol, 10424 269th Ave., Trevor, WI 53179 to rezone Tax Parcel 95-4-219-274-0201
from R-2 Suburban Single Family Residential District, C-1 Lowland Resource Conservancy District, C-2 Upland Resource Conservancy District
to A-2 General Agricultural District, C-1 Lowland Resource Conservancy District, C-2 Upland Resource Conservancy District

Gabe Mikol said he has had a perc test done where he hopes to build the house.

Responding to Clayton Wagner, Mikol said he has no plans to subdivide. Lenny Lois rents and tills the land. He wants to build a barn and use some space for machine storage and a

workshop area. He is a carpenter and hopes the building will be 30' x 80' (2400 sq. ft.).

Commissioner Dennis Robers asked about a time frame. Mikol said he had hoped for this year but may be too late now. He showed the commission the area he is planning for the house, pole barn, and mound system on the 10 A. piece.

Commissioner Susan Riley moved for approval of the rezoning request from R-2 to A-2 with areas of conservancy remaining the same for Parcel #95-4-219-274-0201. Vince Mosca seconded. On a roll call vote the motion was approved 6 - 0 with 2 members absent.

- **Certified Survey Map Request** - Gabriel Mikol & Rachael A. Mikol, 10424 269th Ave., Trevor, WI 53179 to split an approximate 10+ acre parcel for a single-family residence and agricultural buildings (Note: Parcel 95-4-219-274-0201 contains 93.4 Acres.)

Commissioner Randy Schulz moved to approve the Certified Survey Map requested by Gabriel and Rachael Mikol for Parcel #95-4-219-274-0201. Paul DeLuisa seconded. Motion carried.

- **Reports** – none

- **Adjournment** -

Meeting adjourned at 8:05 p.m. on a motion by Vince Mosca and second by Sue Riley.

Respectfully submitted,

Sheila M. Siegler, Clerk