

MAY 8, 2017 Plan Commission Meeting

The Plan Commission met Monday, May 8, 2017 at the Town Hall in New Munster. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present for the Plan Commission: Clayton Wagner, Randy Schulz, Dennis Robers, Vince Mosca, Paul DeLuisa, and Brett Butler. Also present: Town Supervisors Andrew Lois, Kelly Wilson, Town Clerk Sheila Siegler, Dan Reynolds, Debra Lois, Ken Monson, Josh Monson, Rod Schaal, Norm Brandes, and John Brandes.

Meeting agenda notices were posted on the town website, town hall and transfer station and *Kenosha News* and *Westosha Report* newspapers were notified. Additionally, property owners abutting Tax Parcel #95-4-119-071-0100 were notified by First Class Mail.

Clayton Wagner moved approval of the Plan Commission Minutes of the February 27, 2017 meeting. Randy Schulz seconded. Motion carried.

Public comments - none

Chairman introduced the recently re-appointed commissioners whose three year terms will end on April 20, 2020 - Randy Schulz and Vince Mosca and newly appointed commissioner, Brett Butler who will complete the term of Susan Riley who recently moved from the town with the term ending on April 30, 2018.

Clerk explained a new ordinance governing the Plan Commission was adopted by the town board on April 24, 2017 which repeals an ordinance originally adopted in 1968 and recreates Chapter 4 - Plan Commission of the Code of Ordinances of the Town of Wheatland. The Plan Commission continues to function under Wis. Stats. 62.23 with the major changes: the plan commission shall be composed of seven members, the elimination of a requirement that one member be a Wheatland School District Board Member and one be a member of the Wheatland Recreation Board, states a quorum is four members, and sets the expiration date of April 30 for each staggered three year term. Per Chapter 4, all plan commissioners signed an "Oath of Appointment."

Concept Plan Review - Tax Parcel #95-4-119-071-0100, 7503 400th Ave.

Owner: Rodney Schaal and Lisa Schaal

Purchaser: Dan Reynolds and Andrew Lois

Proposal: Separate four residential lots from the 109.75 acre parcel. Remaining 100 + acre parcel which includes one residence will remain as farmland. Proposal would require a comprehensive plan amendment, rezoning, and certified survey map approvals.

Dan Reynolds and Andy Lois explained their proposal. They would like to create four parcels each with 150 feet of frontage and keep the remaining acreage as A-1 which requires 600 ft. of frontage. Parcel is odd-shaped and extends a distance to the east. There is one residence on the property. The three lots to the north would have to share the same entrance point from Hwy "P" because the county highway department will allow only one. They will allow the proposed lot on the south end to have a separate entrance. There is a driveway (road) extending to the east and constructed by the gravel mining company when gravel was extracted. They will keep in mind to allow this to remain at a 100 ft. width in case in the future there would be development. The plan at this time is to use the acreage for farming and hunting. Creating the lots will assist in the funding for the property purchase. They have spoken to some of the neighbors who could not be here and they were o.k. with the four lots.

Norm Brandes, 35720 87th St., Burlington, property owner abutting this property on the south side said he supports the proposal. The lots are a good use for an area not very suitable for farming.

Ken Monson, 15702 38th St, Kenosha, speaking on behalf of his son Josh Monson told commission members you will be operating against the town comprehensive plan if you approve this. This is not in an area that was planned to be developed according to the plan. His son does not want a house in front of him. Also, the grades are too steep to be developed according to the town plan, page 89 map 12 and page 99 map 15. His son doesn't want a house in front of him. Josh Monson said he is trying to find out whether this is a buildable lot which will affect the price of the property if he tries to add this to his parcel.

Will the property perk? That would change things as far as a buildable lot. Chairman said that would be part of the process before this is considered. Applications for a Comprehensive Plan text amendment and map amendment, rezoning, and certified survey map submittals would be needed before this concept plan would advance.

No commissioners voiced issues with the concept plan. Chairman said this is only a

concept plan; so, no action will be taken at this meeting. Dan Reynolds and Andrew Lois indicated they will be proceeding but it likely would be the end of summer before they come back. Paul DeLuisa moved to adjourn at 7:30 p.m. Brett Butler seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk