

February 22, 2021 Plan Commission Meeting

The Plan Commission met virtually on Monday, February 22, 2021 using the Zoom platform. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:17 p.m.

Present on Zoom for the Plan Commission: Paul DeLuisa, Clayton Wagner, Vince Mosca, Brett Butler, and Randy Schulz. Vince Mosca and Mark Robers were excused. Also, present: Town Supervisor Kelly Wilson, Town Clerk Sheila Siegler, Craig Tripp, Lori Shuttenhelm, Laura Holmstrom, Alan Kaddatz and Diane Grenus.

Meeting agenda notices were posted on the town website, town hall and transfer station and *Kenosha News* and *Westosha Report* newspapers were notified. In addition, property owners within 300 ft. of 95-4-219-343-0900 were notified by First Class Mail.

Clayton Wagner moved approval of the Minutes of August 24, 2020 Plan Commission meeting. Brett Butler second. Motion carried.

Public comments – none

**Craig S. Tripp & Lori M. Shuttenhelm, 5808 352nd Ave. (Owner), Craig S. Tripp (Agent)
Tax Parcel #95-4-219-343-0900**

A. Request to rezone from A-2 General Agricultural District & C-1 Lowland Resource Conservancy District to A-2, R-2 Suburban Single-Family Residential & C-1

B. Certified Survey Map to create three additional parcels

Craig Tripp said the property is 37.5 acres and he is asking to split off three additional parcels for a total of four. He had begun the process wanting 10 parcels, but soil conditions do not permit this. Lot 2 at the corner of 57th St. and CTH KD is the smallest at 1.02 acres and requires R-2 zoning. The other three are over 10 acres each and will remain in A-2 and C-1 zoning districts.

Clerk said Kenosha County is requiring additional conditions, one of them being that Lot 2 needs to increase in depth to 170 ft. Craig Tripp said he was aware of all the conditions and agreed to them. The CSM has since been revised to add the extra land area.

Laura Holmstrom, 5623 353rd Ave. said she supports Craig Tripp's proposal. He has been very approachable and explained to the neighbors what he is intending to do.

Randy Schulz moved a favorable recommendation to the town board for the request of Craig S. Tripp & Lori M. Shuttenhelm to rezone to A-2, R-2, and C-1 as described in the application, and to approve the Certified Survey Map which creates three additional parcels, subject to the additional conditions of Kenosha County including adding 17 ft. to Lot 2 to make it 170 ft. in depth and the other items. Clayton Wagner seconded the motion. Voting in favor: Glembocki, Schulz, Wagner, and Butler, DeLuisa. None opposed. Two members absent. Motion carries.

Brett Butler moved to adjourn the meeting at 7:35 p.m. Randy Schulz seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk