

March 22, 2021 Plan Commission Meeting

The Plan Commission met virtually on Monday, March 22, 2021 using the Zoom platform. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present on Zoom for the Plan Commission: Paul DeLuisa, Clayton Wagner, Brett Butler, Randy Schulz and Mark Robers. Vince Mosca was excused. Also, present: Town Supervisor Andrew Lois and Kelly Wilson, Town Clerk Sheila Siegler, Mark Larkin, Ryan Cardinal, Brian Boeckenstedt, Alan Kaddatz, Diane Grenus and MaryAnne Vanderzee.

A plan amendment public hearing notice was published in the *Kenosha News* on February 18, 2021. 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 95-4-219-314-0360 were notified by First Class Mail.

Brett Butler moved approval of the Minutes of February 22, 2021 Plan Commission meeting. Randy Schulz second. Motion carried.

Public comments – none

Chairman Glembocki noted this is a public hearing so anyone wishing to speak after the presentation is welcome to do so.

Haskins LLC, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Suburban-Density Residential” to “Suburban-Density Residential” & “Commercial” on Tax Parcel #95-4-219-314-0360

(Note: this amendment is for the property described as “Parcel A” (1.74 acre which contains the barn, silos and accessory building as shown on the “land use plan map amendment exhibit.”) The full application and maps are available on the town website.

- A. Public hearing –
- B. Recommendation to the town board for the amendment

Mark Larkin and Ryan Cardinal represented Haskins LLC. Cardinal explained the site maps and diagrams. They are only looking at the barn and said they had looked at other potential uses for the property, but the intention is for the contractor to use for his yard. There will be all indoor storage and they will use the building that is existing. There are no plans for the rest of the property which is currently marked residential in the land use plan map.

Cardinal said they did look at the high water and flooding issue and a wetland delineation was conducted on the property. The conclusion was that there were no wetlands present on this site.

Mark Larkin is aware of the petition from 2020 from property owners and residents of this area of Slades Corners who registered opposition to any retail business operation in this area. They have tested for a replacement septic system and are aware of the water issues, but they are not adding roofs or buildings. They will need to ask for B-5 zoning for the barn property but that will be coming up at a subsequent meeting. They wanted to get the plan map approved first.

The contractor will own the house and the barn and for the present intends to keep together but it could be split off and sold in the future. They have planned an easement on the west side of the house to allow for a future driveway access to the barn property if the house is sold separately.

There will be a basic light for security and access for trucks. There will be pickup trucks for 3 – 6 employees at the site. There is no plan to add new buildings.

Mark Larkin said there could be deliveries of reclaimed barnwood or doors. They are not looking to do anything on the other four acres. They feel it is not wanted by the Slades Corners residents. He told the commissioners that you will not see a business zoning request from him for the other vacant land.

Chairman summed up Larkin’s statement about being a good neighbor and that he would be willing to address water issues if he were going to do business on the other four acres but that is not being requested. It is the barn and 1.74 acres (parcel “A”) that we are discussing. This plan amendment would allow the existing barn to be used for some purpose.

Brett Butler moved a favorable recommendation to the town board for the land use plan map amendment to change 1.74 acres (Parcel “A”) from “Suburban Density Residential” to “Commercial” on Tax Parcel #95-4-219-314-0360. Mark Robers seconded. On a roll call vote, 6 voted in favor, 1 member was absent, and there were 0 abstentions.

William Glembocki moved to adjourn the meeting at 7:30 p.m. Paul DeLuisa seconded.
Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk