

Planning Commission Meeting
Town of Wheatland
February 26th 2024

The Plan Commission met Monday, February 26, 2024 at the Town Hall in New Munster at 7:00 p.m.

The meeting was called to order by Chairman Brett Butler and began with the *Pledge of Allegiance*.

Present for the Plan Commission: Vice Chairman Vince Mosca, Paul DeLuisa, Jeff Butler, Mark Robers, and Randy Schulz and Bill Glembocki were excused. Also present: Town Supervisor Kelly Wilson, Town Clerk Donna Deuster, Mary and Thomas Petersen, Melissa Riddell, Georgia Tenegan, Amy and Tony Westley, Ashley and Logan Kaskin, Nick and Lisa Larsen, Jesse Harris, Jody & Denise Hammond, Tyler Cox, Joyce Myers, Ralph Myers, Kerri Lee Meligure, Anna Disymn, Ron Lester, DeAnna and Tim Delemot.

Meeting agenda notices were posted on the town website, at the town hall and transfer station and the *Kenosha News* and *Westosha Report* newspapers, subscription list and town web site were notified. Wheatland property owners within 300 ft. of Tax Parcel #95-4-119-011-0301(Lesters) and 95-4-219-353-0230, 95-4-119-013-0320 and 95-4-119-013-0330 (Delimot) were notified of the meeting by First Class Mail.

Minutes of the last meeting January 22nd were distributed. Jeff Butler made a motion to accept the minutes, seconded by Paul Deluisa. Motion carried.

Public Comment: The following spoke in opposition to the plans for the Lester Farm 31807-60th St., Salem, WI.

Tony Westley 31721 60th St
Jessie Harris 31744 60th St
Mary Peterson 31401 60th St
Jody Hammond 31310-60th St

Nick Larsen 31825 60th St
Rob Peterson 31401 60th St
Melissa Riddel 31610 60th St
Keith Wilson

BEDROCK LC LLC, 33703 59th St., Burlington, WI 53105 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland.

A motion by Vince Mosca, seconded by Jeff Butler to recommend approval of this CUP to the Town Board at their next meeting on March 11, 2024. Motion carried.

Delimat Properties,LLC1, 32135 Geneva Rd, Burlington, WI 53105 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

A motion by Vince Mosca, seconded by Jeff Butler to recommend approval of this CUP to the Town Board at their next meeting on March 11, 2024. Motion carried

Georgia Tenegen presented her power point on the proposal for the Lester Property 31807 60th Street, Salem and fielded questions on her plan.

Material to be used in Parking Lots – answer Gravel

Will there be outside music – answer No

Could this plan, venue be taken over by corporate – Answer it would have to go back through CUP and other steps.

Security – Answer Hired

Food – Answer would be catered and if allowed maybe a prep area with warming ovens.

Ada Accessibility – Ground level entrances would be accounted for.

Current Store – Prep area for wedding party

Firewall between areas AB and C is planned.

Future plans, Air B/B for the house.

How does it remain AG with the changes – Currently allowed based on age and condition of barn per state.

Sanitary – answer Will need larger fields

What prevent numbers greater than 99 per room. Answer visit from local fire department.

Does head count per you include guest only not help. Answer yes

What is the square footage of your areas – Answer AB 2720, and C 1481

How do we get a traffic study on Hwy K. Answer Contact County Supervisor for this area Erin Dekker.

Questions on proposed home lots brought up drainage, and driveway access to the parcels.

It was noted by Chairman Butler if this were to move forward the Zoning Plan for the Town would have to be modified, and additional soil tests would have to be completed.

Chairman Butler made a motion to adjourn at 7:55 pm. Seconded by Vince Mosca. Motion carried.

Respectfully Submitted

Donna Deuster
Clerk, Town of Wheatland