TOWN OF WHEATLAND

34315 Geneva Road · P.O. Box 797 · New Munster, Wisconsin 53152-0797

Public Notice

WHEATLAND PLAN COMMISSION MEETING MINUTES

Monday, April 28th, 2025 7:00 PM

The Wheatland Plan Commission met on Monday, April 28th 2025 at 7PM at the Wheatland Town Hall. The Pledge of Allegiance was recited.

Roll Call included:
Chairmen: Brett Butler
Member: Paul DeLuisa, Member: Vince Mosca, Member: Jeff Butler, Member: Andrew Lois, Member: Randy Schulz, Member: Mark Robers

Others in attendance were:
Clerk – Katie Sweatman, Brent Zirbel and Dustin Hein

Verification of the public notice agenda:
Kenosha News published on April 17th and the 25th, also posted in the Town Hall upstairs and downstairs, Town's website, West of the I, Transfer Station and the subscription list.

Approval of minutes of prior meeting(s):
Dec 16th minutes change to 300ft for notification. *Once we have a change in those numbers, Brett Butler made a motion to approve December 16th 2024 and March 24th 2025 minutes, 2nd by Paul DeLuisa. Motion Carried.*

No public comments were noted at this time.

COMP25-00003:
Public Hearing on Proposed Comprehensive Plan Amendment, Catherine H Kerkman Irrevocable Income Only Trust, 8126 203rd Ave., Unit 108B, Bristol, WI 53104 (Owner), Brent Zirbel, 5126 366th Ave., Burlington, WI, 53105 (Agent). An amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (Map 65 of the comprehensive plan) from "Suburban-Density Residential" to "Industrial" and "Suburban-Density Residential" on Tax Parcel #95-4-219-323-0205 located in the SW ¼ of Section 32, T2N, R19E, Town of Wheatland. General public questions were taken and answered by Brett Butler and Brent Zirbel.
Motion Made by Paul DeLuisa to close the public hearing, 2nd by Vince Mosca, Motion Carried.

LGPS LLC, W624 Douglass Ave., Burlington, WI 53105 (Owner), Dustin Hein, Freedom Fireworks LLC, 1442 East Geneva Street, Delevan, WI 53115 (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 operate a temporary fireworks sales stand in the B-3 Highway Business Dist. On Tax Parcel #95-4-219-3263-0305, Town of Wheatland

Motion for an approval of a temporary use permit by Andrew Lois, 2nd by Brett Butler. Motion Carried.

Resolution 1-2025
Relating to the amending of the map of the Town of Wheatland Comprehensive Plan: 2035 for Tax Parcel #95-4-219-323-0205 from "Suburban-Density Residential" to "Industrial" and "Suburban-Density Residential."
Motion to amend the map of the Town of Wheatland Comprehensive Plan by Brett Butler, 2nd by Paul DeLuisa. Motion Carried.

REZO25-00004:
Catherine H Kerkman Irrevocable Income Only Trust, 8126 203rd Ave., Unit 108B, Bristol, WI 53104 (Owner), Brent Zirbel, 5126 366th Ave., Burlington, WI 53105 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to B-5 Wholesale Trade & Warehousing Dist. and A-1 Agricultural Preservation Dist. on Tax Parcel #95-4-219-323-0205 located in the SW ¼ of Section 32, T2N, R19E, Town of Wheatland.
Motion made to allow the rezoning by Brett Butler, 2nd by Vince Mosca. Motion Carried.

CUP25-00003:
Catherine H Kerkman Irrevocable Income Only Trust, 8126 203rd Ave., Unit 108B, Bristol, WI 53104 (Owner), Brent Zirbel, 5126 366th Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit to allow a construction contractor's business w/outside storage in the B-5 Wholesale Trade & Warehousing Dist. on Tax Parcel #95-4-219-323-0205 located in the SW ¼ of Section 32, T2N, R19E, Town of Wheatland.
Motion to allow a construction contractor's business with outside storage by Paul DeLuisa, 2nd by Mark Robers Motion Carried.

CSM25-00004:
Catherine H Kerkman Irrevocable Income Only Trust, 8126 203rd Ave., Unit 108B, Bristol, WI 53104 (Owner), Brent Zirbel, 5126 366th Ave., Burlington, WI 53105 (Agent), requesting a Certified Survey Map on Tax Parcel #95-4-219-323-0205 located in the SW ¼ of Section 32, T2N, R19E, Town of Wheatland.
Motion made for a Certified Survey Map by Brett Butler, 2nd by Randy Schulz. Motion Carried.

Motion made to adjourn the meeting by Brett Butler, 2nd by Paul DeLuisa. Motion Carried.