



Wheatland Plan Commission Board Meeting Minutes

Monday, August 18, 2025 – 7:00 P.M.

The Wheatland Plan Commission met on Monday, August 18, 2025 at 7PM at the Wheatland Town Hall. The Pledge of Allegiance was recited.

Roll Call included:

Chairmen: Jeff Butler

Members: Paul DeLuisa, Brett Butler, Vince Mosca, Randy Schulz, Mark Robers

Excused: Andy Lois

Others in attendance were:

Deputy Clerk – Shannon Herda, Scott & Ann Iverson, Phillip Zelek, Mike Clark

Verification of the public notice agenda:

Postings on the Towns website and on Facebook under Keeping Wheatland Informed page, West of the I, and the subscription list. Mailings were sent out to all neighbors within 300 feet of each residence.

Approval of minutes of prior meeting(s):

Due to the clerk being in training, minute approval will be delayed until next meeting.

Public comments and questions. - Michael Clark mentioned his concerns about the building being visible from the highway but it will be visible from the subdivision. This could also affect some of the water flow. Also, the noise level is concerning.

PHILLIP P. & JENNIFER L. ZELEK, 40300 Bloomfield Rd., Genoa City, WI 53128 (Owner), requesting a variance (Section III. P. 12.18.4-5(b): that accessory buildings shall be located in the side or rear yard only) to construct a detached accessory building to be located in the street yard on Tax Key Parcel #95-4-119-073-0410, Town of Wheatland.

Motion was made by Member Brett Butler for a favorable recommendation to be given to the Town Board of Wheatland and Kenosha County to allow the variance at the above stated address and seconded by Member Vince Mosca. Motion passed unanimously.

SCOTT & ANN IVERSON, 6810 352nd Ave., Burlington, WI 53105 (Owner), requesting a REZONE: Create two one-acre parcels with remanent parcel remaining 14.85 acres located on Tax Key Parcel #95-4-119-033-0106, Town of Wheatland.

Motion was made by Member Paul DeLuisa for a favorable recommendation to be given to the Town Board of Wheatland and Kenosha County to allow the Rezone to create two one-acre parcels with remanent parcel remaining and seconded by Member Brett Butler. Motion passed unanimously.

SCOTT & ANN IVERSON, 6810 352nd Ave., Burlington, WI 53105 (Owner), requesting a CSM (Certified Survey Map): Create two one-acre parcels with remanent parcel remaining 14.85 acres located on Tax Key Parcel #95-4-119-033-0106, Town of Wheatland.

Motion was made by Member Brett Butler for a favorable recommendation to be given to the Town Board of Wheatland and Kenosha County to allow the Certified Survey Map to create two one-acre



Town of Wheatland
34315 Geneva Rd. New Munster, WI 53105
Clerk Katie Sweatman

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parcels with remanent parcel remaining and seconded by Member Paul DeLuisa. Motion passed unanimously

A motion was made by Member Brett Butler to adjourn and seconded by Vince Mosca. Motion passed.