



Neal Czaplewski, Chairman
Larry Lettow
Keith Nielsen
Philip Peterson
Joseph Greeter
William Korducki
James Luedeke

Plan Commission Minutes

Call to order

Chairman Neal Czaplewski called to order the meeting of the Plan Commission at 6:30PM. Those in attendance recited the pledge of allegiance.

Roll Call:

Members present: Neal Czaplewski, Larry Lettow, Keith Nielsen, Joe Greeter, Bill Korducki, and Jim Luedeke.

Member Absent: Phil Peterson.

Approval of the minutes for the Planning & Zoning Committee meeting held on January 8, 2026

Luedeke motioned to approve the minutes as presented; Greeter seconded the motion. Motion carried.

Conceptual Land Division: Petitioner/Owner: Kurt Petrie

Parcels: 002-03-19-35-007-000 and 002-03-19-260-09-000 / 29286 Durand Ave

Kurt Petrie reviewed his 2 current parcels and his request to create 7 residential lots.

Bryce Hembrook, SEH, reviewed his report. He found that the proposed lots generally appear to meet Racine County zoning district requirements. The future land use map shows the majority of CSM W as being suitable for Residential-Unsewered. The majority of CSM E is shown as secondary Environmental Corridor in the future land use map. Lot 3 of CSM E has limited development potential. An access easement would likely be required. He also discussed dedicated land for right-of-way.

Robert Wielgos, raSmith, highlighted his report. He advised that the following be addressed before pursuing a land division: access provisions to Lot 3 of CSM E; dedicated right-of-way off existing Town roads should be coordinated with Town DPW and engineering to accommodate fire/EMS vehicles; and access to the existing parcels between Lots 3 and 4 of CSM W should be perpetuated via a cross-access easement.

The commission further discussed the application with Petrie, the engineer and the planner. Discussion included road frontage requirements and driveway access.

Conditional Use: Petitioner/Owner: Cretex Materials Parcel: 002-02-19-04-006-000 / 30561 Bushnell Rd

Cretex submitted a conditional use application to expand the existing on-site mining operation to the southwest corner of the property.

Robert Wielgos, raSmith, highlighted his report. He recommended a positive recommendation subject to the Town receiving written approval from the applicant demonstrating that Racine County approves the proposed work with the regulatory floodway.

Bryce Hembrook, SEH, reviewed his report, which highlighted the approval that has been received from the DNR and the 29 conditions to the original conditional use from Racine County. He recommended a positive recommendation to the town board for the proposed amendment subject

to any additional requirements from the town engineer, county DNR, and any other applicable jurisdictions.

The commission discussed the application with Cretex, Hembrook and Wielgos.

Korducki motioned to approve the conditional use as proposed; Nielsen seconded. Motion carried.

Plan Commission Ordinance Update

Administrator Naber and Chairman Czaplewski discussed the updates to the Town's current ordinance.

Korducki motioned to approve the ordinance update; Luedeke seconded. Motion carried.

Adjournment

Luedeke motioned to adjourn at 7:15 PM; Nielsen seconded the motion.
Motion carried.

Jeanne Rennie, Clerk
2026 March 12