

March 2026 MINUTES

Note: These are the draft minutes. The approved minutes will be signed at the next meeting.

Town of Sharon Plan Commission Meeting Tuesday, March 3, 2026 6:30 p.m. Town Hall

1. Call to Order: Chairman Gibbs called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance
3. Roll Call: Chairman Gibbs and Commissioners Brooks, Cychosz, Gagas, Rombalski, and Wisniewski present. Commissioner Somers was absent
4. Notice of Meeting Postings: Notice of the meeting was posted in three places in the Town of Sharon and also on the town website and Facebook.
5. Approval of Agenda: Motion by Commissioner Wisniewski to approve the agenda. Second by Commissioner Cychosz.

Motion carried by voice vote = 5-0-0

6. Approval of Minutes of Tuesday, August 5, 2025: Motion by Commissioner Cychosz to approve the minutes after striking "Gagas" from the roll call as present. Second by Commissioner Rombalski.

Motion carried by voice vote = 5-0-0

7. Discussion/Action for Scott Gile, 5233 Hampton Road, Stevens Point, WI. 54482 (Agent: Jerry DeKay was present) Scott is requesting a zoning and land use change for the following property: Parcel # 032240904-09, Approx. 40 acres. Scott would like to create 4 lots total from the 40 acre parcel. Currently zoned: A2, Land use: L2.

Motion by Commissioner Gagas to recommend:

- Amending the Town of Sharon Comprehensive Plan by changing the future land use map designation of parcel 032-24-0904-09 from L2 - Intermediate Agriculture to L3 - Limited Agriculture/Mixed Use.
- Rezoning parcel 032-24-0904-09 from A2 -Agricultural Transition to A3 - Low Density Agriculture.

Second by Commissioner Wisniewski.

Motion carried by voice vote = 5-0-0

8. Discussion/Action for Allen Richter, 8659 County Road OO, Rosholt, WI.54473 (Agent: Josh Richter was not present) Allen is requesting a zoning change and land use change for the following property: Parcel # 032250936-12.01, Approx. 39.55 acres. Allen would like to create a 2.5-acre lot for future home construction. Currently zoned: A1, Land use:L2

Motion by Commissioner Cychosz to recommend:

- Amending the Town of Sharon Comprehensive Plan by changing the future land use map designation of parcel 032-25-0936-12.01 from L2 - Intermediate Agriculture to L3 - Limited Agriculture/Mixed Use.
- Rezoning 2.5 acres in the southwest portion of parcel 032-25-0936-12.01, referenced as Lot 1 in the unidentified map from Gremmer & Associates, from A1 - Exclusive Agricultural to A3 - Low Density Agriculture.

Second by Commissioner Brooks.

Motion carried by voice vote = 5-0-0

9. Discussion/Action for Alex Wojtalewicz, 7596 Merryland Drive, Rosholt, WI 54473 (Agent: Emma Wojtalewicz was present) Alex is requesting a zoning and Land use change for the following property: Parcel # 032240903-05.07, Approx. 5+/- acres. Alex would like to rezone .69 acres of this parcel to create access to parcel # 032240903-05.08. Parcel # 032240903-05.07 is currently zoned C4.

Motion by Commissioner Cychosz to recommend:

- Amending the Town of Sharon Comprehensive Plan by changing the future land use map designation of parcel 032-24-0903-05.07 from Commercial to L3 - Limited Agriculture/Mixed Use.
- Rezoning 0.69 acres (~66 feet) along the west property line portion of parcel 032-24-0903-05.07, referenced as the northern portion of Lot 2 in the unidentified map from Rutzen Survey Services, from C4 - Highway Commercial to A3 - Low Density Agriculture.

Second by Commissioner Wisniewski.

Motion carried by voice vote = 5-0-0

10. Discussion/Action for Diane Glodowski, 7749 Merryland Drive, Rosholt, WI. 54473 (Agent: Emma Wojalewicz was present) Diane is requesting a zoning change for the following property: Parcel # 032240903-05.08. Approx. 32.94 acres. Diane would like to rezone 3.22 acres of this parcel to A3. Currently zoned C4.

Motion by Commissioner Cychosz to recommend:

- Amending the Town of Sharon Comprehensive Plan by changing the future land use map designation of parcel 032-24-0903-05.08 from Commercial to L3 - Limited Agriculture/Mixed Use.
- Rezoning 3.22 acres of parcel 032-24-0903-05.08 from C4 - Highway Commercial to A3 - Low Density Agriculture.

Second by Commissioner Rombalski.

Motion carried by voice vote = 5-0-0

- The Plan Commission also recommends the ~0.75 acres west of State Road 66 of parcel 032-24-0903-02.01 be reclassified on the future land use map from Commercial to L3 - Limited Agriculture/Mixed Use and rezoned from C4 - Highway Commercial to A3 - Low Density Agriculture.

11. Discussion/Action for Diane Glodowski, 7749 Merryland Drive, Rosholt, WI. 54473 (Agent: Emma Wojalewicz was present) Diane is requesting a zoning change for the following property: Parcel # 032240903-05.08. Approx. 29.72 acres. Diane would like to rezone 29.72 acres of this parcel to A3, currently zoned A1.

Motion by Commissioner Cychosz to recommend:

- For the purpose of creating Lot 2 of 5 acres as drawn in the unidentified map from Rutzen Survey Services:
- Amending the Town of Sharon Comprehensive Plan by changing the future land use map designation of the remaining portion of parcel 032-24-0903-05.08 (~29.72) from L2 - Intermediate Agriculture to L3 - Limited Agriculture/Mixed Use.
- Rezoning ~29.72 acres of parcel 032-24-0903-05.08 from A1 - Exclusive Agricultural to A3 - Low Density Agriculture.

Second by Commissioner Rombalski.

Motion carried by voice vote = 5-0-0

12. Chairman's Report: None

13. Public Comment: None

14. Next Meeting: Wednesday, April 8, 2026 at 6:30 p.m. at the Town Hall

15. Adjournment: Motion by Commissioner Gagas to adjourn. Second by Commissioner Brooks. The meeting adjourned at 7:33 p.m.

Minutes approved on _____, signed by:

Brian J. Cychosz, Town of Sharon Plan Commission Secretary