

Town of Wheaton Plan Commission
Tuesday, September 2, 2025

1. Affidavit of Notice of Meeting per Wisconsin Statute 19.84
2. Call the Meeting to Order/Pledge of Allegiance/Moment of Silence
3. Present: Dale Hayden, Mike McGinley, Mary Rudd, Jessi Jones, Sara Holte and Ron Kragness
Absent: Tom Piercy
4. Consent Agenda: Motion made by S. Holte/J. Jones to accept the agenda and approve the minutes from the August 5, 2025 meeting. Motion passed 6/0.
5. Public Comment: None
6. New Business
 1. Review/Discuss: Erickson Concept 3 lot land division – Divide Parcel 22809-2933-00020003 into three lots: Discussion of using the current easement. Discussed that three lots would make a subdivision and would need a private road for access. No action taken.
 2. Review/Discuss/Act: CUP request 2025-0005 – Request to operate a home based, online, retail business at 3064 31st Ave, Elk Mound, WI – Parcel 22810-2133-73029004: Discussion on safety issues and classification of the structure. Discussion regarding plan review by DSPS (Department of Safety and Professional Services due to explosive materials. Motion to recommend approval of the CUP by the Town Board with the condition to have DSPS do a plan review approval for change of use from Residential classification to the proposed use by S. Holte/R. Kragness. Motion passed 6/0.
7. Old Business
 1. Review/Discuss/Act: Piercy CSM - Add land to existing parcel 22810-3312-01250000: Discussion whether or not changing removes the grandfathering clause, but not addressed in the ordinance. Motion to recommend approval by the Town Board by D. Hayden/S. Holte. Motion passed 6/0
 2. Review/Discuss/Act: Town of Wheaton Ordinance Review – Ordinance 38 – Notice of Records Access: Discussion regarding changes/corrections. Motion to recommend approval by the Town Board with changes/corrections by S. Holte/J. Jones. Motion passed 6/0
 3. Review/Discuss/Act: Town of Wheaton Ordinance Review – Ordinance 40 – Plan Commission: Discussion regarding changes/corrections. Motion to recommend approval by the Town Board with changes/corrections by J. Jones/R. Kragness. Motion passed 6/0
8. Set agenda items for the next WPC meeting on Tuesday, October 7, 2025: Ordinance #8-Driveway, Roadway, Mailbox and Ordinance #28-Harmful and Exotic Animal.

9. Adjourn: Motion made to adjourn by M. Rudd/R. Kragness. Motion passed 6/0. The meeting was adjourned at 7:00 pm.