



25000 Burlington Road, P.O. Box 249 Kansasville, WI 53139

Phone: 262-878-2218

E-mail: [clerk-treasurer@brightonwi.org](mailto:clerk-treasurer@brightonwi.org) Web site: [www.brightonwi.org](http://www.brightonwi.org)

## TOWN OF BRIGHTON - PLAN COMMISSION AGENDA

PUBLIC NOTICE of a meeting of the Plan Commission for the Town of Brighton, Kenosha County, State of Wisconsin. This meeting will convene on **Wednesday March 5, 2025** at **6:00 p.m.** at the Brighton Town Hall, 25000 Burlington Rd, Kansasville, WI 53139. Pursuant to S.S 19.84 notice is hereby given to the Public and the Kenosha News that the Plan Commission will meet to consider the following:

### 1. Public Hearings

- a. **Public hearing.** Charles R. & Arlene Weyrauch, 27210 60<sup>th</sup> St., Salem, WI 53168-9504 (Owner), Ashley Lee, 1240 Winged Foot Dr., Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from C-2 Upland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-333-0100, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton**.

### 2. Close Public Hearings.

### 3. Call to Order

### 4. Pledge of Allegiance

### 5. Roll Call

### 6. Approval of meeting minutes of 12-4-2024

### 7. Public Comments

### 8. New Business Requested to be Tabled

- a. **Discussion, possible action on Brent M., Megan K. & Deanna L. Zirbel**, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Rural-Density Residential" to "Industrial" on Tax Parcel #30-4-220-312-0460, located in the northwest ¼ of Section 31, T2N, R20E, Town of **Brighton**.
- b. **Discussion, possible action on Brent M., Megan K. & Deanna L. Zirbel**, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting a **rezoning** from R-1 Rural Residential Dist. to B-5 Wholesale Trade & Warehousing Dist. on Tax Parcel #30-4-220-312-0460, located in the northwest ¼ of Section 31, T2N, R20E, Town of **Brighton**.
- c. **Discussion, possible action on Brent M., Megan K. & Deanna L. Zirbel**, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting a **conditional use permit** to allow a construction contractor's business w/ outside storage B-5- Wholesale Trade & Warehousing Dist. on Tax Parcel #30-4-220-312-0460, located in the northwest ¼ of Section 31, T2N, R20E, Town of **Brighton**.

### 9. New Business

- a. **Discussion, possible action on Charles R. & Arlene Weyrauch**, 27210 60<sup>th</sup> St., Salem, WI 53168-9504 (Owner), Ashley Lee, 1240 Winged Foot Dr., Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from C-2 Upland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. and requesting a **Certified Survey Map** on Tax Parcel #30-4-220-333-0100, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton**.

- b. **Conceptual Discussion on Randy & Gayle Newholm Trust**, 27309 1<sup>st</sup> Street, Kansasville, WI 53139 (Owner), Matt Newholm, 4121 Stormy Drive, Kansasville, WI 53139 (Agent), requesting a **possible future Agricultural Planned Development land division** on Tax Parcel #30-4-220-042-0200, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton**.
- c. **Discussion** on adding “Conservation Land” language to the Kenosha County Agricultural Planned Development code.

**10. 2025 Plan Commission Dates**

**11. Building Permits- Presented by Clerk**

**12. Adjourn**

The Town requests persons requiring assistance to enable attendance and participation to provide at least 24hour notice.

Notices posted: Town Hall, Town Website [www.brightonwi.org](http://www.brightonwi.org)

Attest: Angela Axton Date: 02/26/25

Angela Axton, Clerk-Treasurer