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TOWN OF BRIGHTON - PLAN COMMISSION MEETING MINUTES

March 5th 2025

The meeting was called to order at 6:00 p.m.

Public Hearings

a. **Public hearing.** Charles R. & Arlene Weyrauch, 27210 60th 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.

No comments made.

2. **Close Public Hearings.** – Chair Crane closed Public Hearings.

3. **Call to Order**

4. **Pledge of Allegiance**

5. **Roll Call** -Plan Commissioners present: Susan Crane, Mark Schmidt, Jeremiah Hackbarth, Michael Marchuk, Neil Lakomiak, Deb Larson

Excused: Robert Pieroni

Clerk: Angie Axton

Jeff Muenkel from Foth was Present as the Town Planner

6. **Approval of meeting minutes of 12-4-2024** – Jeremiah Hackbarth made motion to approve 12-4-2024 minutes, Michael Marchuk second, approved (6-0).

7. **Public Comments** – None.

8. **New Business Requested to be Tabled** – Michael Marchuk made motion to table following a.,b.,c., items regarding New Business of #8, Deb Larson second, approved (5-1).

a. **Discussion, possible action on Brent M., Megan K. & Deanna L. Zirbel**, 5216 266th Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266th 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 266th Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266th 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 266th Ave., Burlington, WI 53105 (Owner), Brent Zirbel, 5216 266th 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 60th 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. **Neil Lakomiak made motion to recommend approval to the Town Board, Jeremiah Hackbarth second, approved (6-0).**

b. Conceptual Discussion on Randy & Gayle Newholm Trust, 27309 1st 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. **Commissioners gave the Newholm's a positive indicating factor to move forward with this land division.**

c. **Discussion** on adding "Conservation Land" language to the Kenosha County Agricultural Planned Development code. **Recommendation from the Plan Commission for the Town Board to move forward with adding "Conversation Land" to the Development code.**

10. 2025 Plan Commission Dates – July 14th to be the July Plan Commission date at 6:00 p.m. September 8th to be the September Plan Commission date at 6:00 p.m.

11. Building Permits- Presented by Clerk

12. Deb Larson made motion to adjourn at 6:59 p.m. Michael Marchuk second, approved (6-0).

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

Attest: Angela Axton Date: 03/06/25

Angela Axton, Clerk-Treasurer

Next regular meeting (as needed) is scheduled for April 2nd, 2025

Respectfully submitted by Angela Axton, Clerk-Treasurer, Town of Brighton