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## TOWN OF BRIGHTON-PLAN COMMISSION MEETING MINUTES JULY 6, 2022

Plan Commissioners present: Sue Crane, Deb Larson, Robert Pieroni, Michael Marchuk, Jeremiah Hackbarth (Neil Lakomiak arrived at 6:15)

Excused: Mark Schmidt

The meeting was called to order at 6:02 p.m.

Robert Pieroni moved to approve minutes from 6-1-2022, Mike Marchuk-second, approved (5-0)

### UNFINISHED BUSINESS

- 1. Tabled from May: Public Hearing: Shirley F. Kasperek Family Trust and Keith LaMeer Family Trust and Deborah A. LaMeer Family Trust**, 4510 Town Rd., Salem, WI 53168-9233 (Owner), Deborah LaMeer, 4510 Town Rd., Salem, WI 53168-9233 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Farmland Protection”, “Rural-Density Residential”, “SEC” & “Non-Farmed Wetland” to “Farmland Protection”, “General Agricultural & Open Land”, “SEC” & “Non-Farmed Wetland” on Tax Parcels #30-4-220-331-0101 & 30-4-220-331-0150 \*Deb Larson moved to un-table. Mike Marchuk-second, approved (5-0) Three lots to be created (Lot 1=31.52 net acres, Lot 2=50.24 net acres, Lot 3=37.17 acres. Road Right-Of-Way will “bump out” one foot around pump house, granary, and foundation. Remainder to be 66’ Robert Pieroni moved to recommend approval to the Town Board, Jeremiah Hackbarth-second, approved (5-0)
- 2. Tabled from May: Public Hearing: Shirley F. Kasperek Family Trust and Keith LaMeer Family Trust and Deborah A. LaMeer Family Trust**, 4510 Town Rd., Salem, WI 53168-9233 (Owner), Deborah LaMeer, 4510 Town Rd., Salem, WI 53168-9233 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist., R-1 Rural-Density Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #30-4-220-331-0101 & 30-4-220-331-0150 \*Robert Pieroni moved to un-table, Deb Larson-second, approved (6-0) Based on discussion during item 1, Jeremiah Hackbarth moved to recommend approval to the Town Board, Neil Lakomiak-second, approved (6-0)
- 3. Tabled from May: Public Hearing: Shirley F. Kasperek Family Trust and Keith LaMeer Family Trust and Deborah A. LaMeer Family Trust**, 4510 Town Rd., Salem, WI 53168-9233 (Owner), Deborah LaMeer, 4510 Town Rd., Salem, WI 53168-9233 (Agent), requesting a **Certified Survey Map** on Tax Parcels #30-4-220-331-0101 & 30-4-220-331-0150 \* Robert Pieroni moved to un-table, Neil Lakomiak-second, approved (6-0) Robert Pieroni moved to recommend approval to the Town Board, Deb Larson-second, approved (6-0)

## NEW BUSINESS

1. **Public Hearing: Perry Real Estate LLC**, 6505 368<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Steven Perry, 6505 368<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 “Medium-Density Residential” to “Commercial” on Tax Parcel #30-4-220-144-0110 Due to changes to application, Petitioner requested item be removed. Robert Pieroni moved to remove agenda item, Mike Marchuk-second, approved (6-0)
2. **Public Hearing: Perry Real Estate LLC**, 6505 368<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Steven Perry, 6505 368<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting a **rezoning** from R-3 Urban Single-Family Residential Dist. to B-2 Community Business Dist. on Tax Parcel #30-4-220-144-0110 Based on item 1 being removed which negates the need for item 2, Neil Lakomiak moved to remove agenda item, Jeremiah Hackbarth-second, approved (6-0)
3. **Public Hearing: Perry Real Estate LLC**, 6505 368<sup>th</sup> Ave., Burlington, WI 53105 (Owner), Steven Perry, 6505 368<sup>th</sup> Ave., Burlington, WI 53105 (Agent), requesting an amendment to an existing **Conditional Use Permit** to construct (2) outdoor volleyball pits in the B-2 Community Business Dist. on Tax Parcels #30-4-220-143-0650, 30-4-220-143-0660 & 30-4-220-144-0110. Request will be amended to one volleyball pit in conjunction with other changes. Deb Larson moved to TABLE item until updated information is received from Petitioner. Neil Lakomiak-second, approved (6-0)
4. Informational: Daniels Living Trust 801-248th Ave., Kansasville, WI 53139 (Owner) Dale and Donna, Thomas and Louise Daniels (Agent) requesting Comprehensive Plan Map Amendment, Rezone, and CSM to create 3 parcels from Parcel #30-4-220-261-0101. Property located on 232<sup>nd</sup> Avenue (CTH “EW”) Petitioner presented draft of splits creating 2 parcels of 10 acres with remainder 20+ acres fronting both 232<sup>nd</sup> Ave (CTH “EW) and 31<sup>st</sup> St. (CTH “JB”) Discussion of placement of/shared driveway. Options to be determined. Petitioner to file application with Kenosha County. No motion made
5. Informational: Spoerlein Revocable Trust 25222-52<sup>nd</sup> St, Salem, WI 53168 (Owner) requesting Comprehensive Plan Map Amendment, Rezone, and CSM to create a residential parcel from Parcel #30-4-220-124-0120. Property address 975-224<sup>th</sup> Ave. Prior to meeting, Petitioner contacted Chair and Clerk to request item be removed at this time.
6. Deb Larson moved to Adjourn at 6:39 p.m. Robert Pieroni-second, approved (6-0)  
Discussion with Foth Planner, Jeff Muenkel and Plan Commissioners took place after meeting regarding SEWRPC 2050

Next regular meeting (as needed) is scheduled for Wednesday, August 3, 2022

Respectfully submitted

Linda Perona, Clerk-Treasurer, Town of Brighton