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TOWN OF BRIGHTON-PLAN COMMISSION MEETING MINUTES MARCH 2, 2022

Plan Commissioners present: Sue Crane, Mark Schmidt, Robert Pieroni, Jeremiah Hackbarth, Neil Lakomiak

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

Robert Pieroni moved to approve minutes from 2-2-2022, Mark Schmidt-second, approved (7-0)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

2. **Informational: Thomas and Louise Daniels Living Trust, 1077-248th Ave, Kansasville, WI 53139 (Owner)** requests a variance to allow an accessory structure to be built in the side yard (current zoning requires rear yard) of 1071-248th Ave, Kansasville, WI 53139. Parcel #30-4-220-113-0400. Commissioners considered the following: distance of house from road, "curb appeal" (color, windows, roof pitch) Structure would be within current square footage allowed on R-2 and would meet set back requirements from property line and existing structures.
3. **Public Hearing: Dosedla Farms LLP, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" & "SEC" to "General Agricultural & Open Land", & "SEC" on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of **Brighton**. Deb Larson moved to recommend approval to the Town Board, Robert Pieroni-second, approved (7-0)
4. **Public Hearing: Dosedla Farms LLP, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a rezoning** from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of **Brighton**. Robert Pieroni moved to recommend approval to the Town Board, Jeremiah Hackbarth-second, approved (7-0)
5. **Public Hearing: Dosedla Farms LLP, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a Certified Survey Map** on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of

Brighton. Mark Schmidt moved to recommend approval to the Town Board with corrections to listed parcel size. Robert Pieroni-second, approved (7-0)

6. **Public Hearing: Dosedla Farms LLP**, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “General Agricultural & Open Land” & “SEC” to “General Agricultural & Open Land”, “Rural-Density Residential” & “SEC” on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**. Jeremiah Hackbarth moved to recommend approval to the Town Board, Deb Larson-second. A discussion of environmental corridor limitations took place. Approved (6-1) Mike Marchuk-opposed
7. **Public Hearing: Dosedla Farms LLP**, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-1 Rural Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**. Deb Larson moved to recommend approval to the Town Board, Neil Lakomiak-second, approved (6-1) Mike Marchuk-opposed
8. **Public Hearing: Dosedla Farms LLP**, 2021 Mealy Road, Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**. Jeremiah Hackbarth moved to recommend approval to the Town Board (R-O-W clarifications recommended) Neil Lakomiak-second, approved (6-1) Mike Marchuk-opposed
9. **Russell Weis Trust**, 273 Settlement Dr., Burlington, WI 53105 (Owner), Planning, Development & Extension Education Committee, 19600-75th St., Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from C-2 Upland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Parcel #30-4-220-071-0300. Robert Pieroni moved to recommend approval to the Town Board, Deb Larson-second (County sponsored updates do not require a Public Hearing) approved (7-0)
10. **Russell Weis Trust**, 273 Settlement Dr., Burlington, WI 53105 (Owner), Jeff Badtke, 1412-136th Ave., Union Grove, WI 53182 (Agent), requesting a Certified Survey Map on Parcel #30-4-220-071-0300. (CSMs do not require a Public Hearing) Robert Pieroni moved to recommend approval to the Town Board, Mark Schmidt-second, approved (7-0)
11. Deb Larson moved to remove the following item: Schedule a set day/time for concept meetings with County. Robert Pieroni-second, approved (7-0)
12. Deb Larson moved to Adjourn at 7:12 p.m. Jeremiah Hackbarth-second, approved (7-0)

Next regular meeting (as needed) is scheduled for Wednesday, March 2, 2022

Respectfully submitted

Linda Perona, Clerk-Treasurer, Town of Brighton