



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 MEETING MINUTES

December 4<sup>h</sup> 2024

Plan Commissioners present: Susan Crane, Mark Schmidt, Jeremiah Hackbarth, Michael Marchuk , Neil Lakomiak, Deb Larson

Excused: Robert Pieroni

The meeting was called to order at 6:00 p.m. Deb Larson was asked to take minutes because Angie Axton, Clerk, was unable to attend meeting.

Neil Lakomiak moved to approve minutes from 11-6-2024 Jeremiah Hackbarth -second, approved (6-0)

### Unfinished Business:

1. **Mark Schmidt** motioned to **un-table #1-3** 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, **Mike Marchuk second, approved (6-0)**. **Chair explained the comprehensive land use plan that was adopted 2 ½ years ago, with the use of a professional planner. The board asked to table the request from Zirbel to allow time to work with the Town Planner and Kenosha County Planning and Zoning so every viewpoint can be examined. First order of business is to determine if Zirbel Concrete is a legal non-conforming business. Collette Sannaman 4705 301<sup>st</sup> Ave does not want to table the request and keep the "issue" going. Holly Moratta stated no one has issues with Zirbel Concrete, they just do not want growing businesses in a residential and agricultural area.**
2. **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**.
3. **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**.

### New Business:

1. Building Permits- November - **Presented by Chair**
2. Informational- Open Position for Westosha Central High School Board

3. **PUBLIC HEARING: Charles R. & Arlene Weyrauch**, 27210 60<sup>th</sup> St., Salem, WI 53168-9504 (Owner), 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. **Jeff Muenkel Town Planner reviewed the request, provided a letter to the Commissioners recommending approving this split because it aligns with the county zoning and does not need to go through the APUD checklist. Motion to recommend approval to the Town Board was made by Mike Marchuk, Neil Lakomiak second, approved (6-0).**
4. **Charles R. & Arlene Weyrauch**, 27210 60<sup>th</sup> St., Salem, WI 53168-9504 (Owner), 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.
5. **Deb Larson made motion to Adjourn at 6:45 p.m., Mike Marchuk -second, approved (6-0)**

Next regular meeting (as needed) is scheduled for January 13<sup>th</sup>, 2024

Respectfully submitted Deb Larson

Entered by Angela Axton, Clerk-Treasurer, Town of Brighton