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TOWN OF BRIGHTON-PLAN COMMISSION MEETING MINUTES
MARCH 1, 2023

Plan Commissioners present: Robert Pieroni, Susan Crane, Mark Schmidt, Jeremiah Hackbarth, Deb Larson
Michael Marchuk, Neil Lakomiak,
Excused: None

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

Robert Pieroni moved to approve minutes from 2-1-2023 Deb Larson-second, approved (7-0)

UNFINISHED BUSINESS

1. Results of concept meeting for: Proposed Conditional Use Permit requested by Nichole Smith (Owner) 22600-60th St, Bristol WI 53104 to operate an event venue and a Lot Line Adjustment Parcel #30-4-220-363-0112. Sue Crane, Ben Fiebelkorn (Kenosha Co. P&D) and Owner held a conference call. Discussion about allowable area of property (i.e. only inside, or some outside) needs to be confirmed with Andy Beuhler (Ken. Co. P&D) Awaiting report before further discussion or decision. Jeremiah moved to TABLE the item. Robert Pieroni-second, approved (7-0)

NEW BUSINESS

1. Public Hearing: Brightonwoods Orchard, William H. Stone (Owner) 1072-288th Ave, Burlington WI 53105 requesting a Temporary Use Permit to host several events in the A-3 zoned portion of Parcel #30-4-220-083-0301. As there was no owner or representative present, Neil Lakomiak moved to TABLE the item. Robert Pieroni-second, approved (7-0)
2. Informational: Dale and Rick Spoerlein Trust (Owner) 25222-52nd St, Salem, WI 53168 requesting Comp. Land Use Plan Map Amendment, Rezone, and Certified Survey map on subject property address 975-224th Ave, Kansasville, WI 53139 Parcel #30-4-220-124-0120. Representative Caela L was present. A lengthy discussion took place explaining that this request falls under Brighton's updated Land Division Ordinance and therefore, a meeting with Planner Jeff Muenkel will be scheduled before moving forward. Dates to be determined. No motion
3. Informational: Calzada, Omar (Owner) 28343-41st St, Salem, WI 53168 requesting approval of a Temporary Use Permit to temporarily operate Rodeo events in the A-2 General Agricultural District on Parcel #30-4-220-294-0300. As there was no owner or representative present, Deb Larson moved to TABLE the item. Mark Schmidt-second, approved (7-0)
4. Discussion: Shared driveways/easements. Deb Larson provided information from an attorney and a realtor that outlines some best practices to make property owner aware of when entering into an agreement with an adjacent property owner. Robert Pieroni mentioned a driveway covenant. Discussion of adding verbiage to a deed so all parties sign off on the agreement. Sue will check with the Town's Attorney. No motion made, Item to remain on agenda for April
5. Mark Schmidt moved to Adjourn at 6:46 p.m., Deb Larson-second, approved (7-0)

Next regular meeting (as needed) is scheduled for Wednesday, April 5, 2023

Respectfully submitted

Linda Perona, Clerk-Treasurer, Town of Brighton