



Neal Czaplewski, Chairman
Ben Kerr
Keith Nielsen
Philip Peterson
Joseph Greeter
William Korducki
James Luedeke

Plan Commission Minutes

May 14, 2026

Call to order: Roll Call / Pledge to the flag / Verification of Posting

Chairman Czaplewski called the meeting of the Town of Burlington Plan Commission to order at 6:30PM. The meeting was held in the auditorium of the Town Hall at 32288 Bushnell Road, Burlington Wisconsin. Those in attendance stood and recited the pledge of allegiance.

Members Present: Neal Czaplewski, Ben Kerr, Keith Nielsen, Phil Peterson, Joe Greeter, Bill Korducki, and Jim Luedeke.

Also present: Town Engineer Robert Wielgos, raSmith (via telephone).

Approval of the minutes for the Plan Commission meeting held on March 12, 2026

Korducki moved to approve the minutes from the March 12, 2026 meeting as presented; Greeter seconded the motion. Kerr abstained. Motion carried.

Land Division: Petitioner: Dylan Rusch / Owner: Kathleen Mundo

Parcel: 002-02-19-11-032-010 / Wheatland Rd

Land Use Variance: Petitioner Dylan Rusch / Owner: Kathleen Mundo

Parcel: 002-02-19-11-032-010 / Wheatland Rd

The applications for parcel 002-02-19-11-032-010 were discussed together.

Dylan Rusch presented a land use plan waiver and a land division request on behalf of the petitioner, Kathleen Mundo. He is under contract to purchase the parcel. The request is to approve the land use plan waiver and to divide the parcel into 3 parcels varying in size from 5.11 acres to 7.46 acres.

Robert Wielgos, raSmith, reviewed his written report and recommended tabling the land division until such time that documentation can be furnished that demonstrates direct driveway access to the proposed lots off Wheatland Rd complies fully with the Town driveway ordinance for design controls for the location of the driveway access point.

Bryce Hembrook, SEH, provided a written report which included some considerations for the commission and several possible actions.

The commission discussed the applications with the petitioner, the engineer and town staff members. The discussion included flooding issues and the ability for emergency services to access each of the proposed parcels.

MOTION: Korducki moved to approve the land use plan waiver from agricultural preservation to agricultural estate. There was no second.

MOTION: Peterson moved to deny the land use plan waiver; Greeter seconded the motion. Motion carried 6-1

MOTION: Peterson moved to deny the land division; Greeter seconded the motion. Motion carried unanimously.

Adjournment

Greeter motioned to adjourn at 7:05PM; Peterson seconded the motion. Motion carried.

Approved 2026 July 9
Jeanne Rennie, Clerk