

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Thursday, February 23, 2006**  
**7:00 p.m.**  
**AGENDA**

1. Call to Order:
2. Approval of Minutes for the January 17, 2005 Plan Commission Meeting and the February 2, 2006 Special Meeting:
3. Chairperson's Comments:
4. Citizen's Comments:
5. Unfinished Business:
  - a. Tabled from 1-17-2006: Consider the request of Todd Schlenz P.O. Box 4292 Antioch, IL 60002 requesting a Site Plan Review and a Conditional Use Permit for an addition to an existing automotive repair shop and new messenger service use on approximately 2 acres at 18624 75<sup>th</sup> Street, Bristol, WI 53104 on parcel #35-4-121-054-0425. For informational purposes this property is part of the East ½ SE ¼ Section 5 Town 1 Range 21, (¾ mile east of Hwy. 45 on the north side of Hwy. 50) Town of Bristol, Kenosha County, Wisconsin.
6. New Business: Public Hearing for Bristol Meadows Set Forth Below:
  - a. Consider the request of Everett Benedict and Pamela K. Benedict Revocable Trust, P.O. Box 125, Bristol, WI 53104-0125; Gary L. Krahn; Noreen S. Fullerton and Constance F. Johnson, 7330 156<sup>th</sup> Avenue, Bristol, WI 53104-0114; Vernon and Christine Faust, 8915 200<sup>th</sup> Avenue, Bristol, WI 53104-9523 and Bruce and Constance Johnson, 8939 200<sup>th</sup> Avenue, Bristol, WI 53104-9523 (Owners), Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Buyer/Agent) requesting rezoning from A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District and R-2 Suburban Single-Family Residential District to A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District, R-3 Urban Single-Family Residential District, R-4 Urban Single-Family Residential District, PR-1 Park and Recreation District and I-1 Institutional District, including a shoreland area re-delineation and the application of a FPO Floodplain Overlay District on Tax Parcels #35-4-121-171-0200, #35-4-121-171-0210, #35-4-121-171-0300, #35-4-121-171-0425, #35-4-121-172-0300, #35-4-121-174-0100 (all 6 owned by Everett Benedict and Pamela Benedict Revocable Trust); #35-4-121-173-0102 (Krahn, Fullerton and Johnson), #35-4-121-173-0202 (Faust) and #35-4-121-173-0220 (Bruce and Constance Johnson) all located in the northeast, northwest, southeast and

southwest quarters of Section 17, Township 1 North, Range 21 East, Town of Bristol. For informational purposes only, these parcels are generally located between 87<sup>th</sup> Street on the north, State Trunk Highway 45 (200<sup>th</sup> Avenue) on the west, County Trunk Highway C on the south and the west side of County Trunk Highway “D”(184<sup>th</sup> Avenue) on the east.

- b. Review and consider for approval the following Certified Survey Map for Bristol Development, LLC on tax parcel #'s 35-4-121-171-0425; 35-4-121-174-0100; 35-4-121-172-0300; 35-4-121-171-0200; 35-4-121-171-0300; 35-4-121-171-0210; 35-4-121-173-0102; 35-4-121-173-0220; 35-4-121-173-0202. The property is located on the North side of Hwy C, the east side of Hwy 45 and the west side of Hwy D. For informational purposes this property is part of the Section 17, Township 1 North, Range 2 East, Town of Bristol.
- c. Consider the request of Everett Benedict and Pamela K. Benedict Revocable Trust, P.O. Box 125, Bristol, WI 53104-0125, Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Buyer), MPM Property Management, Inc., 7600 75<sup>th</sup> Street, Suite 102, Kenosha, WI 53142 (Agent) requesting a Conditional Use Permit, Site Plan and Landscape Plan Review to allow an athletic fieldhouse for activities such as soccer, football, lacrosse, baseball, softball and volleyball in the PR-1 Park and Recreation District on part of Tax Parcel #35-4-121-172-0300 located in the northwest quarter of Section 17, Township 1 North, Range 21 East, Town of Bristol. For informational purposes only, this property is located on the east side of U.S. Highway 45 (200<sup>th</sup> Avenue) approximately 400' south of the intersection of 86<sup>th</sup> Place.
- d. Consider for approval the Preliminary Plat of Bristol Meadows Subdivision, Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Developer) located in the northeast, northwest, southeast and southwest quarters of Section 17, Township 1 North, Range 21 East, Town of Bristol on lands to be zoned A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District, R-3 Urban Single-Family Residential District, R-4 Urban Single-Family Residential District, PR-1 Park and Recreation District and F-1 Institutional District on Tax Parcels #35-4-121-171-0200, #35-4-121-171-0210, #35-4-121-171-0300, #35-4-121-171-0425, #35-4-121-172-0300, #35-4-121-174-0100 (all owned by Everett Benedict and Pamela Benedict Revocable Trust) and #35-4-121-173-0102 (Krahn, Fullerton and Johnson). For informational purposes only, this property is generally located between 87<sup>th</sup> Street on the north, State Trunk Highway 45 (200<sup>th</sup> Avenue) on the west, County Trunk Highway C on the south and the west side of County Trunk Highway “D” (184<sup>th</sup> Avenue) on the east.

7. Next Plan Commission Meeting is March 21, 2006.

8. Adjourn Meeting.

**NOTICE TO PETITIONERS:** You must be in attendance to have your request heard. If your request has been passed onto the Bristol Town Board, you must attend the **February 27, 2006 meeting at 7:00 p.m. at the Town Hall.** Town Board members may be in attendance for informational & discussion purposes only by order of the Chairperson of the Plan Commission.

Dated & posted this 17th day of February, 2006