

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, March 20, 2007
7:00 p.m.
AGENDA

1. Call to Order:
2. Approval of Minutes for the February 20, 2007 Plan Commission Meeting.
3. Chairperson's Comments:
4. Citizen's Comments:
5. Unfinished Business:
 - a. Tabled from 2/20/2007: Consider the request of Rastol Investments, LLC 5434 70th Court, Kenosha, WI 53144 requesting a Rezoning from A-1 (Agricultural Preservation District)/ A-2 (General Agricultural District) to R-1 (Rural Residential District) and a CSM on approximately 39 acres on tax parcel #35-4-121-293-0100. This property is part of the 904-B-2 PT SW 1/4 & PT NW 1/4 SEC 29 T 1 R 21 COM 200 FT S OF CEN SEC 29 TO BEG TH S 789.00 FT W 1325.21 FT N 990.85 FT TH N 4 DEG 07'46" W 553.47 FT E 457.26 FT TH S 43 DEG 41'42.5" E 504.84 FT TH N 46 DEG 18'17.5" E 740 FT TO W'RLY ROW LN HY "45" TH SER'LY ALONG ROW 66 FT TH S 46 DEG 18'17.5" W 740 FT TH S 43 DEG 41'42.5" E 332.84 FT TH S 72 DG E 302.16 FT TO POB 1986 V 1045 P 636-37 39.09 AC. For informational purposes this property is located on the west side of Bristol Road south of Hwy JS.
6. New Business:
 - a. Consider the request of Chuck Schuren 988 West Main Street, Genoa City, WI 53128 (Agent) and William Benson 3509 203rd Avenue, Bristol, WI 53104 (Owner) requesting a Rezoning from A-1 (Agricultural Preservation District) to B-3 (Highway Business District) and a CSM (Certified Survey Map) on tax parcel #35-4-121-064-0450. This property is part of the SW 1/4 SEC 5 & SE 1/4 SEC 6 T1 R21 BEG 166.94 FT N OF SE COR SEC 6 ON N ROW LN HY 50 TH W ALG ROW 1071.12 FT TH N 369.96 FT TH E 1066.63 FT TO PT 370 FT N OF POB TH CONT E 384.80 FT TH S 370 FT TO N ROW TH W ALG ROW 384.73 FT TO POB (1993 PT 35-4-121-064-0400-1 & -053-0300-1) 12.35 AC. For informational purposes this property is located on the north side of Hwy 50 west of Hwy 45 at 19998 75th Street (Benson Corners).

- b. Consider the request of Kevin Zeoli 11445 136th Avenue, Kenosha, WI 53142 (Bristol Township) requesting a Rezoning and a Conditional Use Permit for a wildlife pond on tax parcel #35-4-121-253-0311. This property is part of LOT 1 CSM #2472 DOC #1434378 PT SW 1/4 SEC 25 T 1 R 21 5.40 AC EX ROW (2006 SPLIT 35-4-121-253-0310 INTO 35-4-121-253-0311 & -0312). For informational purposes this property is located on the east side of 136th Avenue (Hwy U) south of Hwy CJ (Horton Rd).
- c. Consider the request of Ronald and Judith Gillmore 15001 Horton Rd., Kenosha, WI 53142 (Bristol Township) requesting a Land Use Plan Amendment, Rezoning of 10+ acres from A-1 (Agricultural Preservation District) to A-2 (General Agricultural District), CSM (Certified Survey Map) and a Sketch Plan Review on tax parcel #35-4-121-352-0301. This property is part of the 980-B W 1/2 OF NW 1/4 SEC 35 T 1 R 21 EX THAT PT LYING NW'LY OF CT HY C-J ALSO EX 871-583 ALSO EXC CSM #2322 DOC #1280154 V 1144 P 373 68.72 AC. For informational purposes this property is located on the south side of Hwy CJ (Horton Rd) east of Hwy MB.
- d. Consider the request of Attorney Michael Kelly PO Box 700 Burlington, WI 53105 (Agent) and Jim Minogue and Dave Pfeiffer (Purchasers on Land Contract) and Lyle and Marianne Schaetzel (Owners) 12400 Wilmot Rd. Kenosha, WI 53142 requesting a Conditional Use Permit for outside storage on tax parcel #35-4-121-134-0201. The property is currently zoned C-1 (Lowland Resource Conservancy District), M-2 (Heavy Manufacturing District) and A-2 (General Agricultural District). This property is part of LOT 2 CSM# 1724 (V1646 P267) PT SE 1/4 SEC 13 T1 R21 10.127 AC (1994 PT 35-4-121-134-0200). For informational purposes this property is located on the north side of Hwy C west of the Frontage Rd.
- e. Consider the request of the Pikeville Group, LLC 862 Kathryn Court, Grayslake, IL 60030 John Doetsch (Owner) requesting a Land Use Plan Amendment change from A-1 (Agricultural Preservation District) to A-2 (General Agricultural District), Rezoning and a lot line adjustment on tax parcels #35-4-121-331-0400 & 35-4-121-342-0310. This property is part of the SE 1/4 OF NE 1/4 SEC 33 T 1 R 21 COM E 1/4 COR OF NE 1/4 SD SEC & CT OF HY TH SW'LY ALONG CT OF HY 131.28 FT TO POB TH S 374.39 FT TH E 129 FT S 919.9 FT TO E 1/4 SEC LN TH W ALONG SEC LN 1325.28 FT TH N 1023.9 FT TH N 75 DEG 48' 40" E 260.82 FT TH CONT N 77 DEG 40' 40" E 959.72 FT TO POB SUBJ TO H Y ON N. For informational purposes this property is located at 16831 Horton Rd., Kenosha, WI 53142 on the south side of Hwy CJ (Horton Rd) east of Hwy 45.

f. Consider the request of Contact Rubber 8635 198th Avenue, Bristol, WI 53104 (Owner) and Town of Bristol 19801 83rd Street, Bristol, WI 53104 (Developer) requesting a Land Use Plan Amendment, Rezoning from M-2 (Heavy Manufacturing District) to I-1 (Institutional District) Conditional Use Permit, and a CSM (Certified Survey Map) for a water tower. This property is part of the NW ¼ SEC 17 T 1 R 21 BEG NW COR 1/4 S 449 FT E 693 FT S 200 FT TO BEG S 361.5 FT E 661.85 FT N 361.5 FT W 661.85 FT TO POB. For informational purposes this property is located on the east side of 198th Avenue and 86th Street in the Bristol Industrial park.

7. Next Plan Commission Meeting is April 17, 2007.

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 **March 26, 2007 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 **16th** day of **March, 2007.**