

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, January 16, 2007**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Chairman John Boldt at 7:00 pm. Commissioner's Ruth Atwood, Scott Davis, Bob LeFebve and Shirley Davidson were present. Also present, Town Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Planner Pat Meehan, Town Attorney Sue Sager, Town Engineer Jeff Rau, petitioners and 21 citizens. Commissioner's Peterson and Kelley were absent.
2. Approval of the Minutes:

A motion was made by Shirley Davidson and was seconded by Ruth Atwood to approve the minutes of the December 19, 2006 Plan Commission Meeting. The motion was carried unanimously.

A motion was made by Shirley Davidson and was seconded by bob LeFebve to approve the minutes of the tabled December 5, 2006 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: None.
5. Unfinished Business:
  - a. Tabled from October 17, 2006: Consider the request of Patricia Sharpe-Gregg 332 W. Lake Street, Libertyville, IL 60048 requesting a sketch plan review and rezoning from A-1 (Agricultural Preservation District) to I-1 (Institutional District) on 5 acres of the 69 acres on tax parcel #35-4-121-282-0210. This property is part of the West ½ of Northwest ¼ Section 28, Town 1, Range 21. Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 18120 Winfield Rd. (Winfield Airport).

*A motion was made by Ruth Atwood and was seconded by Scott Davis to remove the request from the table. The motion was carried unanimously. Patricia Sharpe-Gregg made the presentation on what they are proposing for their property.*

*Colby Cousineau stated that he is against the rezoning and doesn't want to see any more expansion to the airport. He is concerned with the noise as well as the low flying planes over his house.*

*Jack Spencer has no objection to the request and enjoys watching the ultralights flying over his house.*

*Glenn Kurylo is concerned with what will happen 10-15 years from now if it is zoned institutional. He is worried that bigger planes could start using the airport causing more air traffic in the area.*

*Bernadine Kurylo is concerned about a flying school at the airport and the possibility of planes crashing as has happened in the past. With the amount of children in the area she doesn't want to see a school for teaching people how to fly at an airport of this size.*

*A motion was made by Bob LeFebve and was seconded by Shirley Davidson to deny the request for rezoning. The motion was carried unanimously.*

- b. Tabled from October 17, 2006: Discussion of Residential Design Guidelines  
The item will remain tabled.

6. New Business:

*Attorney Susan Sager recused herself from the following request as Michael Best and Friedrich also represents Bristol Rainbow Lake LLC.*

- a. Consider the request of Bristol Rainbow Lake LLC. 2 N. Riverside Plaza, Suite 1400, Chicago, IL 60606 requesting a Conditional Use Permit on Parcel #35-4-121-314-0106; 35-4-121-314-0110; 35-4-121-323-0202; 35-4-121-323-0300 & 35-4-121-323-0305. The property is located at 19900 128<sup>th</sup> Street, Bristol, WI 53104. For informational purposes this property is approximately one and one quarter miles west of Hwy 45 on the north side of 128<sup>th</sup> Street.

*A motion was made by Ruth Atwood and was seconded by Scott Davis to grant a Conditional Use Permit on the request of Bristol Rainbow Lake LLC. The motion was carried unanimously.*

- b. Review and consider for approval the Final Condominium Plat Addendum II for Bristol Bay Condominiums Development located in the Northwest 1/4 of U.S. Public Land Survey Section 8, T1N, R21E, Town of Bristol.

*Doug Stanich presented the Final Condominium Plat Addendum II for Phase II of Bristol Bay Development.*

*A motion was made by Ruth Atwood and was seconded by Bob LeFebve to recommend to the Town Board the conditional approval of the final Condominium Plat Addendum II for the Bristol Bay condominiums for the subject property subject to numbered items 1 through 3, 4b(3), 4b(4), 6, 7, 9, 11 through 22, 24 through 31, and 37 through 43 of Meehan & Company, Inc.'s memorandum to the Town Plan Commission dated January 5, 2007.*

*The Town Engineer's review and comment upon numbered items 1, 2, 3, 6, 7, 9, 15, and 18.*

*The Town Attorney's review and comment upon numbered items 11, 12, 13, 14, 18, 19b through 19e, and 31. (All on file)*

*The motion was carried unanimously.*

- c. Consider the request of Anis Rahman on behalf of Amana Properties, LLC 10113 136<sup>th</sup> Avenue, Kenosha, WI 53142 requesting a rezoning from A-1 (Agricultural Preservation District) to R-2 (Suburban Single-Family Residential District) and Preliminary Plat on 10.53 acres on tax parcel #35-4-121-054-0400. This property is part of the Southeast ¼ of Section 5, Town 1, Range 21. Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 7300 184<sup>th</sup> Avenue, (North of Hwy 50 on the West side of Hwy. D) Bristol, WI 53104.

*Anis Rahman presented his rezoning request and preliminary plat to the Plan Commission.*

*Doris Magwitz asked if they will be town roads or private and will they be on sewer and water.*

*Anis Rahman stated that the roads will be town roads and they will be on private well and mound or septic.*

*Ranae Hansen feels the zoning should be R-1 to compliment the surrounding area. And that the people who purchased in the area did so because they are five acre lots and not smaller.*

*Laurie Bringsosen wants it to stay R-1 (5 acre parcels) also.*

*A motion was made by Shirley Davidson and was seconded by Scott Davis to recommend to the Town Board the rezoning of the subject property into the R-2 Suburban Single-Family Residential District zoning classification by Kenosha County. The motion was carried unanimously.*

*A motion was made by Shirley Davidson and was seconded by Scott Davis to recommend to the Town Board a waiver of the requirements of Section 15.1221 of the Town of Bristol Land Division for the provision of a mini-park located in the proposed subdivision under the provisions of Section 15.1401 "Variances" of the Town Land Division Ordinance and that all the following facts and conditions exist:*

*"1. Exceptional Circumstances.*

*a. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship.*

*b. Such hardships shall not apply generally to other properties or be of such a recurrent nature as to suggest that the Land Division Ordinance should be changed.*

*2. Preservation of Property Rights. Such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.*

*3. Absence of Detriment. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest."*

*The motion was carried unanimously.*

*A motion was made by Shirley Davidson and was seconded by Ruth Atwood to recommend to the Town Board the conditional approval of the proposed Preliminary Plat (dated 12/1/06) subject to conditions numbered 1 through 7 and 9 through 28 of Meehan & Company, Inc.'s memorandum. Also per the Town Attorney's request under number 14 the second sentence is to be eliminated and replaced with: Architectural design documents be submitted for review and appropriate approval prior to Final Plat Submission. The motion was carried unanimously. (All on file).*

*d. A motion was made by Scott Davis and was seconded by Ruth Atwood to recommend approval to the Town Board the Draft for Chapter 1 and Chapter 2 of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 of Meehan & Company Inc.'s memorandum (dated 1/7/07) and the review of the Public Participation Plan. The motion was carried unanimously.*

7. The next Regular Plan Commission Meeting is scheduled for February 20, 2007.

8. A motion was made by Scott Davis and was seconded by Shirley Davidson to adjourn the meeting at 8:55 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary