

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, January 17, 2006
7:00 p.m.
Minutes

1. The meeting was called to order by Chairman John Boldt at 7:00 pm. Commissioners Joan Peterson, Scott Davis, Larry Kelley, Guy Thayer and Jim Eckhart were present. Also present, Town Planner Pat Meehan, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, Town Attorney Sue Sager, petitioners and approximately 49 citizens.
2. Approval of the Minutes:
A motion was made by Jim Eckhart and was seconded by Larry Kelley to approve the minutes of the December 20, 2005 Plan Commission Meeting and the January 5, 2006 Special Meeting. The motion was carried unanimously.
3. Chairperson's Comments: Chairman Boldt asked that the February 21, 2006 meeting date be changed to February 23, 2006 because there is a primary election on the 21st. He also scheduled a workshop to be held on February 2, 2006 at 7:00 p.m.
4. Citizen's Comments: None.
5. Unfinished Business:
 - a. A motion was made by Jim Eckhart and was seconded by Larry Kelley to remove the request of Todd Schlenz from the table (11-15-2005). The motion was carried unanimously.
A motion was made by Scott Davis and was seconded by Joan Peterson to table the request of Todd Schlenz requesting a Site Plan Review and a Conditional Use Permit for an addition to an existing automotive repair shop on approximately 2 acres at 18624 75th 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. The motion was carried unanimously.
 - b. A motion was made by Joan Peterson and was seconded by Scott Davis to remove from the table (12-20-2005) to consider adopting Resolution # 23-05 for Adopting the Land Use Plan for the Town of Bristol Southeast IH-94 Planning Area as an Element for the Town of Bristol Master Plan. The motion was carried unanimously.

Randy Kerkman gave a brief overview of the changes made to the Land Use Plan.

A motion was made by Jim Eckhart and was seconded by Scott Davis to adopt

Resolution # 23-05 for Adopting the Land Use Plan for the Town of Bristol Southeast IH-94 Planning Area as an Element for the Town of Bristol Master Plan with the following additions: 1) the existing Methodist Church is to be shown as I1 (Institutional District). 2) on pg. 8 BP District change LSR to 0.35% and delete MFAR. 3) change maximum building height to range of 1-5 stories. On a vote of 6-0 the motion was carried unanimously.

Dan Palmer stated that he is concerned about the grade of his property and the surrounding properties in regard to water flow all going to his property and how it will affect him. He is also concerned about the 100 ft. buffer planned for the business park.

6. New Business:

a. Discussion of Town Land Use Plan.

Chairman Boldt stated that one of the items to be discussed is whether we should expand the sewer service area in the town. Randy Kerkman presented a map showing the five sewer service districts and explained just how they work.

Chairman Boldt asked for public discussion.

Al Namath commented on the 48+ acres of property he is in the process of purchasing on JS & 45 where approximately 15 lots will be developed for single family housing.

Attorney Bruno Rizzo who is representing Christ and Tom Aralis commented on approximately 140 acres they own on Hwy's. 50 & MB, stating that they would like to develop the properties possibly for retail distribution and would like to consider rezoning that corridor along Hwy 50 for commercial use.

Lon Wienke representing Robert and Julia Pringle commented on their 100 acre farm on Q & MB that he is proposing to be developed into R-1.

He is also representing Bristol Farm and is proposing that to be developed into R-1. And he is representing James Rogers farm on Hwy C which he is proposing for R-2 development.

Frank Dobbs representing Neumann Homes is proposing R-3 on property located on Hwy 45 and south of AH.

Ed Paramski commented on the 86 acres he purchased on the northside of Hwy V west of Hwy 45 where he would like to develop a mobile home park.

Jill Andersen asked if all this is written in stone and can any of it be changed in the new Land Use Plan. She also questioned the Smarth Growth concept.

John McCabe stated that he would like to see new development staying like R-1 (5-10 acre lots).

Stephanie Nieves had comments on what she could do with her 35 acres zoned R-1 and whether she was in the moratorium area.

JoAnn Bolton stated that she does not want the sewer district expanded down Hwy. 45.

Michael Nelson would like to see the sewer service area expanded a mile west of I-94.

Laurie Anderson stated that she would like to see a transfer tax implemented for the developer's and if a Bristol resident sold to a Bristol resident they would get a rebate.

Attorney Sue Sager stated that this would have to come from the state.

7. The next Regular Plan Commission Meeting was changed to February 23, 2006 and a Planning Workshop is scheduled for February 2, 2006 at 7:00 p.m..
8. A motion was made by Scott Davis and was seconded by Larry Kelley to adjourn the meeting at 8:35 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary