

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, October 18, 2005**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Vice-Chairman Larry Kelley at 7:15 pm. Commissioners Ruth Atwood, Joan Peterson and Jim Eckhart were present. Also present, Town Planner Pat Meehan, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, petitioners and approximately 54 citizens.
2. Approval of the Minutes:  
A motion was made by Joan Peterson and seconded by Ruth Atwood to approve the minutes of the September 27, 2005 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: David Barnes a partner of Bristol Oaks spoke about a cluster development he is proposing for a site adjacent to the golf course.
5. Unfinished Business: None.
6. New Business:
  - a. A motion was made by Jim Eckhart and was seconded by Ruth Atwood to approve the request of TDC Bristol, LLC for a Rezoning of the entire subject property into the PUD (Planned Unit Development Overlay District) subject to the various plans submitted by the applicant as identified in Pat Meehan's memorandum and also subject to conditions 1 through 12 of his memorandum as provided under the provisions of Section 12,26-4(i) of the Kenosha County General Zoning and Shoreland/ Floodplain Zoning Ordinance. Also the clock is to be placed on all four sides above the sign and near the peak of the roof. The motion was carried unanimously.  
A motion was made by Joan Peterson and was seconded by Jim Eckhart to approve a grant waiver for landscape surface ratio on the Ashley Furniture parcel from 35% to 28% since it is a redevelopment project. The motion was carried unanimously.
  - b. A motion was made by Ruth Atwood and was seconded by Joan Peterson to table for a public hearing the request of Great Northern (Owner) 5200 Washington Avenue, Suite 200 Racine, WI 53406 requesting a Sketch Plan Review and a Land Use Plan Amendment from R-2 (Estate Single Family Residential District) to R-1 (Countryside Single Family Residential District) for a Rural Cluster Development on approximately 59.6 acres (Hwy. K) on parcel #35-4-121-062-0300. For informational purposes this property is part of the NW ¼ and SW ¼ of Section 6, Town 1 North, Range 21 East, Town of Bristol,

Kenosha County Wisconsin. The motion was carried unanimously.

- c. A motion was made by Ruth Atwood and was seconded by Joan Peterson to deny per Pat Meehan's memorandum the request of Michael Nelson (Owner) 8795 136<sup>th</sup> Avenue, Kenosha, WI 53142 (Bristol Township) requesting a Land Use Plan Amendment, a Rezoning from A-1 (Agricultural Preservation District) to A-2 (General Agricultural District), a Land Division Ordinance Variance and a Certified Survey Map on approximately 10+ acres on parcel #35-4-121-132-0101. For informational purposes this property is part of the NW ¼ Section 13, Town 1, Range 21, Town of Bristol, Kenosha County Wisconsin. The motion was carried unanimously.
  - d. A motion was made by Joan Peterson and was seconded by Ruth Atwood to table for a public hearing on the proposed Town Land Use Plan Amendment and its Exhibit A as an element of the Town Land Use Plan the request of Michael Nelson (Owner) 8795 136<sup>th</sup> Avenue, Kenosha, WI 53142 (Bristol Township) requesting a Sketch Plan Review, and a Land Use Plan Amendment from A-1 (Agricultural Preservation District) to R-1 (Rural Single Family District) for a Rural Cluster Development on approximately 180 acres on parcel #35-4-121-151-0120 & 35-4-121-142-0300. For informational purposes the is property is part of the NE ¼ Section of 15 & SW ¼ Section of the NW ¼ Section 14 both Town 1, Range 21 East located of the east side of Hwy MB about ½ mile north of Hwy C, Town of Bristol, Kenosha County Wisconsin. the motion was carried unanimously.
7. The next Regular Plan Commission Meeting is November 15, 2005.
  8. A motion was made by Ruth Atwood and was seconded by Joan Peterson to adjourn the meeting at 8:20 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary