

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, November 15, 2005**  
**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 46 citizens.
2. Approval of the Minutes:  
A motion was made by Joan Peterson and seconded by Guy Thayer to approve the minutes of the October 18, 2005 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: Chairman Boldt suggested that agenda item 8.b. be heard first before the public hearing. A motion was made by Larry Kelley and was seconded by Scott Davis to hear agenda item 8.b. first before the public hearing. The motion was carried unanimously.
4. Citizen's Comments: None.
- 8.b. A motion was made by Scott Davis and was seconded by Larry Kelley to table until they get further information 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 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, Town of Bristol, Kenosha County, Wisconsin. The motion was carried unanimously.
5. The Public Hearing was opened at 7:16 p.m.
  - a. Great Northern gave a brief overview of their development.  
Larry Brevitz voiced his concerns over the access into the development from Hwy K. His property is on the east side adjacent to the proposed development. He stated that the grade is only 10-12 feet their and that grading and storm water access all need to be taken care of.  
Pat Meehan stated that this is not a rezoning hearing but a Land Use Plan Amendment and that these issues would be addressed later.  
John McCabe asked what the actual size of the lots would be and feels that they should all be 5 acre lots.  
Great Northern stated that they will be between 1.37-2.4 acres in size.  
Pat Meehan stated that the current plan calls for 1 acre parcels.  
Robert Helfferich stated that his property is to the west of the proposed development and he is in favor of it as it is in keeping with what he has.

John Boldt questioned the connection to 205<sup>th</sup> Avenue.

Pat Meehan stated that the cul-de-sac would be too long without a connecting road to 205<sup>th</sup> Avenue.

The Public Hearing was closed at 7:35 p.m.

- b. Karl Christensen and Michael Nelson gave a brief overview of the Breezy Meadows development showing 29 lots on 180 acres.  
Mary Ring questioned the access road to a farm and asked for it to be tabled.  
Roger Jernigan asked where this proposed development is in relation to his property.  
John McCabe is concerned with flooding in the area and he doesn't want to look out his house on other houses, and looking like the city instead of the country.  
Dawn Daniszewski asked is this will be an equestrian development with trails open to the public.  
Mike Nelson stated that it will probably be private.  
Clarence Clausen state that he is against this and doesn't feel we are suited for this type of development.  
Jeff Miller is concerned with flooding and runoff and how it will affect his house.  
Audrey VanSlochteren feels that it may be called a cluster development but looks like a subdivision to her.  
Margaret McCabe asked how many of the 180 acres is not in the floodplain.  
Mike Nelson said approximately 150 acres.  
Colleen Murphy-Fisch feels this is too dense and too many homes.  
Larry Fitzgerald asked who at the county said to make this a cluster development. What kind of sewer system will there be and he asked if maps could be up before the meetings and left up after the meetings for people to see.  
He also talked about the flooding problems on C & MB.  
Joan Peterson has reservations and would be in favor of an A-2 overlay district in that area.  
The Public Hearing was closed at 8:13 p.m.
- c. Glen Christiansen gave a brief overview of the Tempel Smith development showing a lot size of 80,000 sq. ft. minimum (2 acres) and larger.  
Donna Comber asked how busy will the road be that's coming out onto Hwy CJ.  
Glen Christiansen stated that approximately 9 trips over a 24 hr. period.  
Regina LaForge asked who would be able to use the trails and the stables.  
Larry Kelley feels that this is the best cluster development that has come before this board.  
Jim Eckhart questioned as to why they don't need retention ponds.  
The Public Hearing was closed at 8:35 p.m.

6. Public Hearings closed.

- 8.a. Attorney Sue Sager recommends that an adoption be added to the Resolution.  
A motion was made by Joan Peterson and was seconded by Larry Kelley to approve the Sketch Plan Review and Land Use Plan Amendment including a Land Use Plan Text Amendment for Antti Kangas 1830 Delaney Road, Gurnee, IL 60031 and Tempel Smith Jr. of TSC-Ferrite International (agent) on parcel #'s 35-4-121-333-0100; 35-4-121-334-0200; 35-4-121-334-0300 & 35-4-121-334-0420. The motion was carried unanimously.  
A motion was made by Joan Peterson and was seconded by Scott Davis to approve a RC Rural Cluster Development Single Family Residential Land Use District on parcel #'s 35-4-121-333-0100; 35-4-121-334-0200; 35-4-121-334-0300 & 35-4-121-334-0420. The motion was carried unanimously.
- 7.a. A motion was made by Larry Kelley and was seconded by Scott Davis to remove the request of Great Northern from the table. The motion was carried unanimously.  
A motion was made by Joan Peterson and was seconded by Scott Davis to approve the Land Use Plan Amendment for 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 failed with 2 Ayes and 4 Nays.
- b. A motion was made by Joan Peterson and was seconded by Larry Kelly to remove the request of Michael Nelson from the table. The motion was carried unanimously.  
A motion was made by Jim Eckhart and was seconded by Joan Peterson to deny 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.
9. The next Regular Plan Commission Meeting is December 20, 2005.
10. A motion was made by Larry Kelley and was seconded by Scott Davis to adjourn the meeting at 8:58 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary