

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, December 19, 2006
7:00 p.m.
Minutes

1. The meeting was called to order by Chairman John Boldt at 7:00 pm.
Commissioner's Ruth Atwood, Joan Peterson, 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 25 citizens.
2. Approval of the Minutes:
A motion was made by Joan Peterson and was seconded by Shirley Davidson to table the approval of the minutes of the December 5, 2006 Plan Commission Meeting so that the discussion on CSM's could be added in the minutes. 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).

The request will remain tabled until January 16, 2007 upon the request of the petitioner.
 - b. Chairman Boldt asked that this item be moved to the end of the agenda.
Tabled from October 17, 2006: Discussion of Residential Design Guidelines
The item will remain tabled.
6. New Business:
 - a. Consider 90-day extension for conditional approval of revised Preliminary Plat for Brighton Creek Highlands.
Brandon Pickett from Great Northern requested a 120-day extension to rectify storm water issues.
A motion was made by Shirley Davidson and was seconded by Ruth Atwood to grant a 120-day extension for conditional approval of revised Preliminary Plat for Brighton Creek Highlands.

- b. Consider the request of David Blankenship (Agent) 10929 152nd Avenue, Kenosha, WI 53142 (Bristol Township) and William Wann (Owner) 13205 W. Hidden Springs Trail, Wadsworth, IL 60083 requesting a height Variance for a detached garage on parcel #35-4-121-292-0410. The property is zoned A-1 (General Agricultural District) and is part of the Northwest ¼ of Section 29, Township 1, Range 21 in the Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 10780 Bristol Rd. Bristol, WI 53104 on the West side of CTH 45 and South of CTH JS (107th St.).

A motion was made by Shirley Davidson and was seconded by Joan Peterson to approve the variance request for a detached garage. The motion was carried unanimously.

- c. Consider the request of Mike Kerton (Owner) 31745 N. Alleghany Rd. Grayslake, IL 60030 and Joseph Bellisario (Agent) P.O. Box 702 Gurnee, IL 60031 requesting a Conditional Use Permit on 39.42 acres to allow a caretakers dwelling within an existing dairy barn which has been converted into two dwelling units on parcel #35-4-121-233-0310. The second dwelling unit shall be used by the owner and is not currently his primary residence. The property is zoned A-2 (General Agricultural District) & C-2 (Upland Resource Conservancy District). For informational purposes this property is part of the Northwest ¼ and the Southwest ¼ of Section 23, Township 1 North, Range 21 East of the Fourth Principal Meridian, in the Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 15010 104th Street on the North side of CTH. Q (104th St.) east of CTH. MB.

A motion was made by Ruth Atwood and was seconded by Joan Peterson to approve the conditional use request for a caretakers dwelling within an existing dairy barn which has been converted into two dwelling units and a three (3) person limit living in the caretakers dwelling is to be added to the motion. The motion was carried unanimously.

- d. Consider the request of Steven Rasmussen d/b/a Rastol Investments LLC 5434 70th Court Kenosha, WI 53144 requesting a Sketch Plan Review on parcel #35-4-121-293-0100 on approximately 40+ acres. The property is zoned A-1 (Agricultural Preservation District) and are proposing a change to A-2 (General Agricultural District) then to R-1 (Rural Residential District) with CSM. For informational purposes this property is located on the West side of CTH 45 south of CTH JS.

Pat Meehan recommended that under the provisions of Section 15.0302, no approval action is taken by the Plan Commission regarding Sketch Plans. However, Meehan & Company, Inc. recommends that the Town Plan Commission deem the plan submitted as incomplete and not meeting the

requirements of a “Sketch Plan” as set forth under the provisions of Sections 15.0601 and 15.0602 of the Town Land Division Ordinance.

It is further recommended that the Plan Commission request that the applicant address all of those issues set forth in this memorandum under numbered items 1 through 11 in conjunction with the submission of a revised “Sketch Plan” for the subject property which meets Town “Sketch Plan” requirements. (On file)

Engineer Jeff Rau had a few brief comments on the topography and grading of the property.

Kevin Weeks who owns Lot 3 on JS asked what they can be split into size wise. Richard Mulder is concerned about what is going to be done and stated that he will be attending all the meetings regarding the property.

John McCabe asked about keeping horses off of the property.

Al Namath said that they have a deed restriction that states no horses allowed.

- e. Consider the request of Hollister Hollow Developers, LLC 4011 80th Street, Kenosha, WI 53142 (Owner) of Hollister Hollow Development requesting a preliminary plat and rezoning from A-2 (General Agricultural District) & R-2 (Estate Single-Family Residential District) to A-2 (General Agricultural District) C-1 (Lowland Resource Conservancy District) R-3/PUD (Suburban/ Estate Single-Family Residential District) (Planned Unit Development Overlay District), R-8 (Medium Density Urban Residential District), R-9 (High Density Urban Residential District) and PR-1 (Park and Recreation District) on parcels #'s 35-4-121-071-0110, 35-4-121-071-0407 and 35-4-121-082-0205. This property is part of the NE ¼ of Section 7, Town , North, Range 21 East, Town of Bristol Kenosha County, Wisconsin. For informational purposes this property is located at the southwest corner of STH 50 and STH 45.

Representatives of Hollister Hollow gave a presentation on the development. Town Engineer Jeff Rau presented his second review comments on the proposed development (On file).

Doris Magwitz questioned why they are platting a street extension to the west on this plan where there is presently no development and ignoring the logical connection to the rest of the village at 205th Avenue.

Barb Lang questioned whether a road would go through on 205th Avenue.

Roy Anderson asked to see the property line as he owns the property to the west of the proposed development. He also wondered if there would be a barricade.

Doris Magwitz asked what the cost would be to put in the streets.

John McCabe stated that he likes the idea of the developer paying for the streets.

- 1) *A motion was made by Joan Peterson and was seconded by Bob LeFebve that they approve the proposed rezoning of the subject property to the R-3*

Urban Single-Family Residential District, the R-3 Urban Single-Family Residential District with the PUD Planned Unit Development Overlay District, the R-8 Urban Two-Family Residential District with the PUD Planned Unit Development Overlay District, the R-9 Multiple-Family Residential District with the PUD Planned Unit Development Overlay District, and the PR-1 Park-Recreational District zoning classifications as depicted on the one (1) page "Hollister Hollow Rezone Exhibit" drawing as prepared by RSV Engineering, Inc. dated 12/5/06. (On file) The motion was carried unanimously.

2) A motion was made by Joan Peterson and was seconded by Ruth Atwood to give conditional approval of the "Hollister Hollow Subdivision" Preliminary Subdivision Plat (3 Sheets, dated revised 11/3/06 as prepared by Michael A. Greeson, RLS) subject to numbered items 1 through 4, and 6 through 27 as set forth in this memorandum. (On file)

Also added in the motion on the request of the Town Attorney is the deletion of the last sentence in number 12 with the following verbage to be added. Therefore, it is recommended that the applicant submit the required documents for appropriate review and approval prior to final plat approval. The motion was carried unanimously.

3) A motion was made by Joan Peterson and was seconded by Scott Davis to give conditional approval of the "Hollister Hollow East" Preliminary Condominium Plat (10 Sheets, dated revised 11/3/06 as prepared by Michael A. Greeson, RLS) subject to numbered items 28 through 47 as set forth in this memorandum. (On file) The motion was carried unanimously.

4) A motion was made by Joan Peterson and was seconded by Scott Davis to give conditional approval of the "Hollister Hollow North" Preliminary Condominium Plat (6 Sheets dated revised 11-3-06 as prepared by Michael A. Greeson, RLS) subject to numbered items 48 through 51 as set forth in this memorandum. (On file) The motion was carried unanimously.

5) A motion was made by Joan Peterson and was seconded by Ruth Atwood to give conditional approval of the "Hollister Hollow South" Preliminary Condominium Plat (2 Sheets, dated and revised 11/3/06 as prepared by Michael A. Greeson, RLS) subject to numbered items 52 through 56 as set forth in this memorandum. (On file) The motion was carried unanimously.

A motion was made by Joan Peterson and was seconded by Ruth Atwood to ask the town staff to work on road and other affected sites. The motion was carried unanimously.

7. The next Regular Plan Commission Meeting is scheduled for January 16, 2007.

8. A motion was made by Scott Davis and was seconded by Ruth Atwood to adjourn the meeting at 9:00 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary