

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, December 20, 2005**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Chairman John Boldt at 7:00 pm. Commissioners Ruth Atwood, Joan Peterson, 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 52 citizens.
2. Approval of the Minutes:  
A motion was made by Jim Eckhart and was seconded by Joan Peterson to approve the minutes of the November 15, 2005 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: None.
5. Unfinished Business:
  - a. A motion was made by Ruth Atwood and was seconded by Guy Thayer to have the tabled (from 11-15-2005) request of Todd Schlenz remain tabled. He is 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, (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 Jim Eckhart and was seconded by Joan Peterson to reconsider the request of Great Northern (Owner) 5200 Washington Avenue, Suite 200 Racine, WI 53406 requesting a Sketch Plan Review and Resolution #15-05 for 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, (Hwy. K ¾ miles west of Hwy 45) Town of Bristol, Kenosha County Wisconsin. The motion was carried unanimously.

Larry Brevitz stated that he has an issue with the road coming out on Hwy. K. The road would be next to his property and Brighton Creek. The developer/planner stated that these issues are being looked at by the County and the DNR.

Jim Eckhart asked how many acres are planned for this development. Debbie Brown stated that she doesn't have any problems with this development. She has seen other developments that they have built, that there homes are beautiful and this plan is a nice one for the area. Jim Eckhart stated that he has talked to a couple residents in that area and they didn't have a problem with the plan.

A motion was made by Joan Peterson and was seconded by Jim Eckhart to recommend to the Town Board to amend the 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 for lots 1, 2 3 and 4 of exhibit A and excluding the eastern most cul-de-sac on parcel 3. The motion was carried unanimously.

6. Chairman Boldt opened the Public Hearing's on Resolution's #21-05 and #23-05 at 7:36 p.m.
  - a. Chairman Boldt asked if the Plan Commission could have pictures of a business park somewhere in SE Wisconsin or Northern Illinois to show the people what it would look like as he thought it might help with there decision. Pat Meehan suggested that maybe pictures or sketches and illustrations would be helpful. Joan Peterson read comments from Colleen Murphy-Fisch regarding lighting, trees, landscaping, berming, residential and agricultural buffer zones, as well as multi-use trails that would include horses. Joan Peterson read comments from a professional planner who reviewed the business park guidelines regarding landscaping, pedestrian sidewalks, fencing, building elevations as well as building materials. Carolyn Owens shared her concerns over landscape buffers.
  - b. Scott Garbarino asked what the plans were for around his property located just west of Hwy MB on Hwy Q. Mary Ellen Pearsall stated that she is disappointed in the new Land Use Plan and is convinced that it will take away the value of her property making it impossible to ever sell. She would like to see the area remain residential and is worried about traffic issues if it is turned into a business park or highway corridor. Judy Royce is concerned with what could be placed in her front yard if the land were to be designated highway corridor as it would be the equivalent to B-3 zoning in the county. She also feels that this would bring down the value of her property as well as her neighbors. She asks that the plan commission consider retaining the R-2 zoning for this area and up to and including 128<sup>th</sup> Avenue. Revise the buffer setback to be 75 feet between R-2 and HC zoning. Ask for neighborhood input before the town sets the plan design guideline relative to landscape plans and lighting plans in this area. And consider the appropriate rezoning for that area if a large company were to purchase all the properties in the R-2 area by making a lucrative offer to the homeowners.

Jim Kempf stated that he is in favor of the new plan.  
Anisur Rahman stated that he has talked to Pleasant Prairie on what there plan for the area would be and feels that this is also a good plan.  
Marilyn Garbarino feels that the community will suffer from this plan in the future as it will look like a mini Pleasant Prairie. She encourages looking at Hwy. 50 and the frontage road for this type of plan.  
Phillip May stated that he is also in favor of the plan.  
Mike Nelson commented on the Regional Water Plan (SEWRPC) from 2000, the Land Use Plan and asked what the plans are for the I94 corridor.  
Laurie Anderson asked for more explanation so that the residents would understand more of what is being proposed.  
Attorney Sue Sager commented on the Smart Growth Law.  
Phillip May asked what it would cost the town to come up with a sewer system.  
Kevin Lonnegran stated that he doesn't want to see a business park in his backyard.  
Dehila Daba asked if the residents who own homes would now be blighted.  
Mary Ellen Pearsall stated that the plan says BP which could mean strip malls.

7. Chairman Boldt closed the Public Hearing for comments a 9:07 p.m.
8. A motion was made by Jim Eckhart and was seconded by Guy Thayer 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. On a vote of 2 Ayes and 3 Nays the motion failed.  
A motion was made by Ruth Atwood and was seconded by Joan Peterson to reconsider adopting Resolution # 23-05. The motion was carried with 4 Ayes and 1 Nay.  
A motion was made by Ruth Atwood and was seconded by Joan Peterson to table Resolution #23-05. The motion was carried with 4 Ayes and 1 Nay.
9. The next Regular Plan Commission Meeting is January 17, 2006.
10. A motion was made by Ruth Atwood and was seconded by Jim Eckhart to adjourn the meeting at 9:20 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary