

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, December 5, 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 20 citizens.
2. Approval of the Minutes:
A motion was made by Shirley Davidson and was seconded by Scott Davis to approve the minutes of the October 17, 2006 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: Rich Gossling commented on Smart Growth and asked that a Public Hearing be held in January passing the Resolution for Smart Growth.
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.

6. New Business:
 - a. Consider the request of Anis Rahman on behalf of Amana Properties, LLC 10113 136th Avenue, Kenosha, WI 53142 requesting a sketch plan review and rezoning from A-1 (Agricultural Preservation District) to R-2 (Suburban Single-Family Residential District) on 10.53 acres on tax parcel #35-4-121-054-0400. This property is part of the Southeast ¼ of Section 5, Town 1, Range 21. Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 7300 184th Avenue, (North of Hwy 50 on the West side of Hwy. D) Bristol, WI 53104.

Jeff Rau of Strand & Associates stated that his main concern is access for the storm water pond easement. Also the 60' right of way is very narrow for

development and should be 100', as well as the size of the pond meeting runoff requirements. He will address these concerns in a letter to be dated December 5, 2006.

No action was taken on the sketch plan review. However, Meehan & Company, Inc. recommends that the applicant address items 1 through 9 of the memorandum dated November 9, 2006 in any forthcoming submitted preliminary plat and/or final plat for the proposed subdivision. (On file) The preliminary plat and rezoning will be considered at the January 16, 2006 Plan Commission meeting.

- b. Consider the request of Michael Nelson 8795 136th Avenue, Kenosha, WI 53142 requesting a rezoning from A-1 (Agricultural Preservation District) to R-1 (Rural Residential District) for Lots 1, 2, 3, & 4 of proposed CSM and R-2 (Suburban Single-Family Residential District) for 20 ft. strip on North end of CSM #1142 to be detached from parcel #35-4-121-151-0120 and added on to tax parcel #35-4-121-152-0401 (well site). The proposed 20 ft. lot line adjustment is to move the lot line North so that the owner of tax parcel #35-4-121-151-0200 will own property that will include a row of pine trees that were planted on the other side of his lot line. The R-2 request is only for the 20 ft. and will match his current zoning of R-2, so that his whole property will be zoned the same. This property is part of the Northeast Quarter of Section 15, Town 1 North, Range 21 East. Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the East side of Hwy MB, one mile South of Hwy 50.

There was a discussion concerning the frequent use of Certified Survey Maps (CSM) instead of subdivision plats for the creation of multi-lot land divisions. It was concluded that there is not much that the Town of Bristol can do about the use of CSM's since all such CSM's that have been submitted follow the provisions of Chapter 236 of the Wisconsin Statutes.

A motion was made by Scott Davis and was seconded by Bob LeFebve to recommend the proposed rezoning of the subject property into both the R-1 district (for the Certified Survey Map portion of the subject property) and the R-2 District (the lot line adjustment portion of the subject property) be recommended by the Plan commission for approval by the Town Board. The motion was carried unanimously.

A motion was made by Scott Davis and was seconded by Ruth Atwood to recommend conditional approval by the Town Board subject to the conditions set forth in the above numbered paragraphs 1 through 22 of Meehan & Company, Inc. memorandum dated November 10, 2006 (On file) and the Town Engineers letter to be dated December 5, 2006. The motion was carried unanimously.

7. The next Regular Plan Commission Meeting is scheduled for December 19, 2006.
8. A motion was made by Ruth Atwood and was seconded by Scott Davis to adjourn the meeting at 8:08 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary