

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, February 22, 2005
7:00 p.m.
Minutes

The meeting was called to order by Vice-President Larry Kelley with Plan Commissioners Ruth Atwood, James Eckhart, Joan Peterson and Guy Thayer in attendance. Also present Town Chairman Rich Gossling, Supervisor Shirley Davidson, Town Administrator Randy Kerkman, Town Planner Patrick Meehan and several petitioners. John Boldt was absent and Commissioner Scott Davis arrived later.

The minutes of the January 25, 2005 meeting were approved as written on a motion by Eckhart, seconded by Atwood and carried on a vote of 5-0

There were no Citizen Comments.

There was no unfinished business.

New Business:

1. Consider the request of Mary Jagodzinski P.O. Box 46 Greendale, WI 53129 requesting a Land Use Plan Amendment change from A3 to C1, A2 and a rezoning from C1, A2, A3 to C1, A2 and a Certified Survey Map on tax parcel #35-4-121-271-0400. The property is located ¼ mile south of Hwy. Q on the west side of Cty Hwy. MB. For informational purposes this property is all of the SE ¼ of the NE ¼ of Section 27, Township 01 North, Range 21 East, situated in the township of Bristol.

Agent Lon Wienke representing Mary Jagodzinski stated that all information necessary for this petition had not been received and that this matter be tabled. An Atwood/Peterson motion to table was approved on a vote of 5-0.

(Commissioner Davis arrived)

2. Consider the request of Robert Pringle 10510 152nd Avenue, Kenosha, WI 53142 requesting a rezoning from A2 to R1 a Land Use Plan Amendment change from PO, R3 to R1, and a Certified Survey Map on tax parcel #35-4-121-253-0310. The property is located on the NE corner of CTH "U" and 116th St. For informational purposes this property is part of the Southwest ¼ of the Southwest ¼ of Section 25, Township 1 North, Range 21 East, Town of Bristol.

Agent Lon Wienke representing Robert Pringle presented the proposals for 2 lots and the request for Land Use Plan Amendment, Rezoning and approval of the Certified Survey Map. Pat Meehan stated that in his opinion a plan amendment was not needed. The Boundary Agreement between Bristol and Pleasant Prairie would not be adversely

affected by this rezoning. An Eckhart/Thayer motion to recommend approval of the request to rezone two lots from A-2 to R-1 passed on a vote of 6-0. The CSM was presented and recommended for approval on a motion by J. Eckhart, seconded by R. Atwood and passed on a vote of 6-0.

3. Consider the request of George Pratikakis, Kenosha Holding, LLC. 8908 Mamora, Morton Grove, IL 60053 requesting a Site Plan Review, Certified Survey Map, and Rezoning from A1-B4 for tax parcel #35-4-121-121-0171. The property is located on 125th Avenue and 77 Street. For informational purposes this property is part of the Northeast ¼ of Section 12, Town 1 North Range 21 East of the fourth Principal Meridian, Bristol Township.

George Pratikakis presented his proposal for a retail shopping center at 125th AV and 77th ST. site plan and showed the Architect's sketch of the proposed building. Commissioners Peterson and Eckhart asked what type of retail would be considered since the nearby Outlet Mall seemed to be failing. Answer: This is convenience store geared to the needs of nearby residential areas i.e. Blockbusters Video, Automotive. An Atwood/Eckhart motion to recommend rezoning from A-1 to B-4 passed on a vote of 6-0. The motion to recommend conditional approval of the CSM providing that the 10' street reservation be changed to 10' street dedication along 125th ST. was made by J. Peterson and seconded by R. Atwood. Motion passed 6-0.

Next Plan Commission Meeting was set for March 22, 2005 with a second meeting scheduled for March 29 if needed.

An Atwood/Thayer motion to adjourn passed 6-0. Meeting adjourned at 7:25 p.m.

Minutes recorded by Shirley Davidson