

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Thursday, February 23, 2006
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, Scott Davis, Larry Kelley, and Jim Eckhart were present. Also present, Town Planner Pat Meehan, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, Town Attorney Sue Sager, Town Engineer Jeff Rau, petitioners and approximately 48 citizens. Commissioner Guy Thayer was absent.
2. Approval of the Minutes:
A motion was made by Larry Kelley and was seconded by Jim Eckhart to approve the minutes of the January 17, 2006 Plan Commission Meeting and the February 2, 2006 Special 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 Jim Eckhart and was seconded by Ruth Atwood to remove the request of Todd Schlenz from the table (1-17-2006). The motion was carried unanimously.
Todd Schlenz sent a letter to the Commission asking that his request for a Conditional Use Permit be withdrawn.
A motion was made by Jim Eckhart and was seconded by Scott Davis to deny the request of Todd Schlenz 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 75th 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.
6. New Business: Public Hearing for Bristol Meadows Set Forth Below:
Rick Swanson gave a presentation of the proposed Bristol Meadows Development stating that it will consist of approximately 409.5 acres with 3.5 miles of trails and paths, 27 acres to be added on to the existing park with an additional 5 acres for a neighborhood park, 11 acres for a school, 3.5 acres for a community/senior center and the 42 acres of mature woodlands would be preserved.
Jim Eckhart asked how many entrances onto highway 45 and onto highway C there would be. Rick Swanson stated that there would be one entrance onto each road.
Joan Peterson asked how many parking spaces there would be for the fieldhouse and the park. Rick Swanson stated that there would be 400 spaces for the fieldhouse and

300 for the park.

At 7:50 p.m. Chairman John Boldt opened the hearing for public comments.

Doris Magwitz voiced her concerns over the street interior and width asking whether there would be sidewalks so that the residents don't have to walk in the streets. She also asked who will maintain the streets.

Rick Swanson stated that the roads will be town standard 26' and maintained by the Town, and that sidewalks will be on one side of the street.

Mary Ring questioned the commercial aspect of the development in regard to what kind of businesses there would be and whether there would be buffers between them and the residential areas.

Rick Swanson said that there is approximately 70 acres of commercial property that would possibly include retail and offices.

Bill Widen chairman of Living Waters explained the concept of Living Waters stating that it would be used for a day school, activities, retreat, vegetable gardens, nature paths, etc.

John McCabe questioned passing the Bristol Meadows Development without a traffic study being approved. He asked what the hours of operation for the fieldhouse would be and if the parking was adequate. If the parks would have stone sidewalks and structures as was shown in the presentation. Also what the cost of the houses would be.

Rick Swanson stated that they were looking at maybe 6 a.m. to 10:00 p.m. during the week and maybe until midnight on the weekend for the hours of operation for the fieldhouse. The stone sidewalks and structures were for demo purposes only and that the houses would range between \$380,000 - \$500,000.

Amy Fockler voiced her concerns over the disruption of the wetlands and what would happen to the wildlife.

Rick Swanson said that they are proposing to preserve high quality wetlands for wildlife.

A representative of Hay and Associates stated that the main corridor would be fully preserved.

Amy Fockler asked why the trails need to be paved, that asphalt creates pollution, and why can't they be made of stone or wood chips. She is also concerned with the runoff from the development and it flooding the north side of George Lake.

A representative of Black Engineering stated that detention will be required .04 CFS with a release rate of 0% per acre, so there will be more storage and less runoff from this development.

Amy Fockler asked if Living Waters was open to the public and Bill Widen stated yes.

Audrey VanSlochteren stated that in 1992 the commission did not want to handle the Dutch Gap Canal and to this day no one has control over taking care of it.

Carolyn Owens feels the fieldhouse is proposed for the wrong place and she would rather see berms or pine trees in its place. She asked that the fieldhouse be tabled.

Chairman John Boldt closed the Public Hearing at 8:30 p.m. He then asked Attorney Sue Sager to refresh the board on the steps for tonight's decisions.

Attorney Sager stated that they board was to give approval, conditional approval or rejection and to state the reasons why they voted the way they did.

- a. Consider the request of Everett Benedict and Pamela K. Benedict Revocable Trust, P.O. Box 125, Bristol, WI 53104-0125; Gary L. Krahn; Noreen S. Fullerton and Constance F. Johnson, 7330 156th Avenue, Bristol, WI 53104-0114; Vernon and Christine Faust, 8915 200th Avenue, Bristol, WI 53104-9523 and Bruce and Constance Johnson, 8939 200th Avenue, Bristol, WI 53104-9523 (Owners), Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Buyer/Agent) requesting rezoning from A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District and R-2 Suburban Single-Family Residential District to A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District, R-3 Urban Single-Family Residential District, R-4 Urban Single-Family Residential District, PR-1 Park and Recreation District and I-1 Institutional District, including a shoreland area re-delineation and the application of a FPO Floodplain Overlay District on Tax Parcels #35-4-121-171-0200, #35-4-121-171-0210, #35-4-121-171-0300, #35-4-121-171-0425, #35-4-121-172-0300, #35-4-121-174-0100 (all 6 owned by Everett Benedict and Pamela Benedict Revocable Trust); #35-4-121-173-0102 (Krahn, Fullerton and Johnson), #35-4-121-173-0202 (Faust) and #35-4-121-173-0220 (Bruce and Constance Johnson) all located in the northeast, northwest, southeast and southwest quarters of Section 17, Township 1 North, Range 21 East, Town of Bristol. For informational purposes only, these parcels are generally located between 87th Street on the north, US Highway 45 (200th Avenue) on the west, County Trunk Highway C on the south and the west side of County Trunk Highway "D"(184th Avenue) on the east.

Commissioner Ruth Atwood recused herself from voting.

A motion was made by Jim Eckhart and was seconded by Scott Davis to recommend to the Town Board the approval of the rezoning of the subject property into the A-1 Agricultural Preservation District, R-3 Urban Single-Family Residential District, R-4 Urban Single-Family Residential District, C-1 Lowland Conservancy District, C-2 Upland Conservancy District, PR-1 Park-Recreational District, I-1 Institutional District, and FPO Floodplain Overlay District zoning classifications from Pat Meehan's memo date February 15, 2006. On a vote of 3 Ayes and 2 Nays (Joan Peterson and Larry Kelley) the motion did not carry.

- b. Review and consider for approval the following Certified Survey Map for Bristol Development, LLC on tax parcel #'s 35-4-121-171-0425; 35-4-121-174-0100; 35-4-121-172-0300; 35-4-121-171-0200; 35-4-121-171-0300; 35-4-121-171-0210; 35-4-121-173-0102; 35-4-121-173-0220; 35-4-121-173-0202. The property is located on the North side of Hwy C, the east side of Hwy 45 and the west side of Hwy D. For informational purposes this property is part of the Section 17, Township 1 North, Range 21 East, Town of Bristol.

A motion was made by Scott Davis and was seconded by Jim Eckhart for the conditional approval of the Certified Survey Map (dated revised February 8, 2006) for the subject property subject to numbered items 1 through 18 of Meehan

& Company, Inc.'s memorandum to the Town Plan Commission dated February 14, 2006 and Strand Engineering's letter date January 27, 2006. On a vote of 3 Ayes and 2 Nays (Joan Peterson and Larry Kelley) the motion did not carry. Larry Kelley stated that he voted nay because he listens to the people of this town. Joan Peterson agreed and stated that with everything she has heard, she thinks that 90% of the people in this town are not in favor of the development and she personally feels it is wrong to go against what the people of this town want. Jim Eckhart disagrees and he does not believe that 90% of the people in the Town of Bristol are against this development.

Scott Davis said that he agreed and he has heard a lot of comments from a lot of people that feel this is a good development and he agrees that this is a good development, and that the developer is doing a good job. He also stated that there was a comment in the newspaper a couple of months ago from one of our neighboring communities talking about one of their developments that they wish was done as nicely as this development is being done in Bristol. He feels they are doing a very good job and it would be in the best interest of the community.

- c. Consider the request of Everett Benedict and Pamela K. Benedict Revocable Trust, P.O. Box 125, Bristol, WI 53104-0125, Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Buyer), MPM Property Management, Inc., 7600 75th Street, Suite 102, Kenosha, WI 53142 (Agent) requesting a Conditional Use Permit, Site Plan and Landscape Plan Review to allow an athletic fieldhouse for activities such as soccer, football, lacrosse, baseball, softball and volleyball in the PR-1 Park and Recreation District on part of Tax Parcel #35-4-121-172-0300 located in the northwest quarter of Section 17, Township 1 North, Range 21 East, Town of Bristol. For informational purposes only, this property is located on the east side of U.S. Highway 45 (200th Avenue) approximately 400' south of the intersection of 86th Place.

A motion was made by Scott Davis and was seconded by Jim Eckhart to approve the proposed Conditional Use for the Bristol Meadow's Fieldhouse subject to Pat Meehan's memorandum dated February 14, 2006:

- 1) The Town and Kenosha County's approval of the rezoning of the subject property (proposed Lot 1 of the proposed Certified Survey Map) into the PR-1 Park-Recreational district zoning classification.
- 2) Those site, landscape, and architectural plans pertaining to the proposed Bristol Meadows Fieldhouse identified and enumerated in Meehan & Company, Inc.'s memorandum to the Town Plan Commission dated February 14, 2006.
- 3) The conditions set forth under numbered items 37 and 38 set forth in Meehan & Company, Inc.'s memorandum to the Town Plan Commission dated February 14, 2006.
- 4) The Town and Kenosha County's approval of the "Certified Survey Map" (dated revised February 8, 2006) for the subject property.

On a vote of 3 Ayes and 2 Nays (Joan Peterson and Larry Kelley) the motion did not carry.

Joan Peterson feels the location is wrong and that Hwy 50 would be a much better location for a fieldhouse.

Larry Kelley stated that he mirrors that sentiment and that all the positive comments he got were from developers or people who had something to gain from development.

- d. Consider for approval the Preliminary Plat of Bristol Meadows Subdivision, Bristol Development LLC, 920 S. Waukegan Rd., Lake Forest, IL 60045 (Developer) located in the northeast, northwest, southeast and southwest quarters of Section 17, Township 1 North, Range 21 East, Town of Bristol on lands to be zoned A-1 Agricultural Preservation District, C-2 Upland Resource Conservancy District, C-1 Lowland Resource Conservancy District, R-3 Urban Single-Family Residential District, R-4 Urban Single-Family Residential District, PR-1 Park and Recreation District and I-1 Institutional District on Tax Parcels #35-4-121-171-0200, #35-4-121-171-0210, #35-4-121-171-0300, #35-4-121-171-0425, #35-4-121-172-0300, #35-4-121-174-0100 (all owned by Everett Benedict and Pamela Benedict Revocable Trust) and #35-4-121-173-0102 (Krahn, Fullerton and Johnson). For informational purposes only, this property is generally located between 87th Street on the north, US Highway 45 (200th Avenue) on the west, County Trunk Highway C on the south and the west side of County Trunk Highway "D" (184th Avenue) on the east.

A motion was made by Scott Davis and was seconded by Jim Eckhart to conditionally approve the "Preliminary Plat" (dated revised February 8, 2006) including the landscape and architectural plans for the subject property subject to numbered items 19 through 36 of Meehan & Company, Inc.'s memorandum to the Town Plan Commission dated February 14, 2006 and be subject to all of those plans and documents pertaining to the Preliminary Plat (dated revised February 8, 2006) submitted by the applicant and identified and enumerated in Meehan & Company, Inc.'s memorandum to the Town Plan Commission dated February 14, 2006 and to include the comments from Strand dated January 27, 2006. On a vote of 3 Ayes and 2 Nays (Joan Peterson and Larry Kelley) the motion did not carry.

Joan Peterson stated that she looked at the minutes from the previous Town Board and Plan Commission meetings and that 90% was the number of people against the development at those meetings. She also said that many of the people who were for this development had property for sale, or businessman who had something to gain by a development of this size. She stated that a petition with 250 people against the development was turned into the Plan Commission and she hadn't seen a petition with people for the development.

John Boldt stated that he feels this is one of the better developments he has seen and that with years of experience as an engineer we are probably not going to see anything better than this one.

7. The next Regular Plan Commission Meeting is scheduled for March 21, 2006 and a Planning Workshop is scheduled for March 2, 2006 at 7:00 p.m..
8. A motion was made by Scott Davis and was seconded by Joan Peterson to adjourn the meeting at 9:05 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary