

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, August 28, 2007**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Chairman Scott Davis at 7:00 pm.  
Commissioner's Ruth Atwood, Joan Peterson, Bob LeFebve, Don Biehn, Katie Horton, and Shirley Davidson were present. Also present Town Administrator Randy Kerkman, Town Planner Pat Meehan, Town Attorney Susan Sager, Plan Commission Secretary Amy Klemko and eighteen citizens.
2. Approval of the Minutes:  
A motion was made by Ruth Atwood and was seconded by Shirley Davidson to approve the minutes of the July 24, 2007 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: Doris Magwitz said that she hopes the newcomers that haven't been around as long as she has, have had a chance to identify the floodplains in the township.
5. Unfinished Business: None.
6. New Business:
  - a. Consider the request of Charles Goralczyk 8228 195<sup>th</sup> Avenue, Bristol, WI 53104 requesting a Land Use Plan Amendment from R-9 (Multi-Family Residential District) to R-5 (Urban single-Family Residential District) and a rezoning from R-11 (Multiple-Family Residential District) C-1 (Lowland Resource Conservancy District) to R-5 (Urban single-Family Residential District) C-1 (Lowland Resource Conservancy District) on tax parcel #35-4-121-083-0140. This property is part of the SW ¼ SEC 8 T 1 R 21 Lot 1, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the west side of 195<sup>th</sup> Avenue, 2<sup>nd</sup> house north of 83<sup>rd</sup> Street.  
*A motion was made by Shirley Davidson and was seconded by Joan Peterson to recommend to the Town Board to amend the Town Land Use Plan for the subject property from the R-9 (Multi-Family Residential Land Use District) to the R-5 (Urban Single-Family Residential Land Use District) under the adopted Town of Bristol Land Use Plan: 2035. The motion was carried unanimously.*  
*A motion was made by Shirley Davidson and was seconded by Ruth Atwood to recommend to the Town Board the rezoning of that area of the subject property currently zoned in the R-11 (Multiple-Family Residential District) to the R-5 (Urban Single-Family Residential District) zoning*

*classification on tax parcel #35-4-121-083-0140. The motion was carried unanimously.*

- b. Consider the request of Norman Nolen 13324 128<sup>th</sup> Street, Kenosha, Wisconsin 53104 requesting a Land Use Plan Amendment from R-1 (Countryside Single-Family District) to A-2 (General Agricultural District) and a rezoning from R-1 (Rural Residential District) to A-2 (General Agricultural District) on tax parcel #'s 35-4-121-363-0315 & 35-4-121-363-0320. This property (Lot 1) is part of the SW ¼ SEC 36, T 1 N, R 21 East, Town of Bristol, Kenosha County, Wisconsin (containing approx. 5.18 acres). This property (Lot 2) is part of the SW ¼ SEC 36, T 1 N, R 21 East, Town of Bristol, Kenosha County, Wisconsin (containing approx. 5.19 acres). For informational purposes these properties are on the north side of 128<sup>th</sup> Street east of Hwy. U.

*A motion was made by Shirley Davidson and was seconded by Bob LeFebvre to deny the request for a Land Use Plan Amendment from R-1 (Countryside Single-Family District) to A-2 (General Agricultural District).*

Chairman Scott Davis opened the floor for public comment.

Byron Aslett stated that he is against this for various reasons, and that all lots were R-1 when he moved their in 1978. The pond was not there and that the Nolen's driveway caused a dam that made the pond, because they didn't put culverts under the driveway. He said that the drainage runs through all their properties and the water backs up on the Siordia property. He also said that the property was dry before they moved their house there in 1989.

Tina Siordia who lives on the west side of the property also said that the property was dry in 1989 and a poorly built driveway caused the water to back up on their property. They offered to help put a culvert in under the driveway, but the Nolen's refused their help. In regards to out buildings on the property, she said that they have 2 large pole buildings being zoned R-1. Basically, she said they are sick of seeing all the junk cars on the Nolen property.

John Meyer who owns property east of the Nolen's property said that these are buildable R-1 lots and he doesn't see them as non-conforming. He said that if they were changed into agricultural they can put more junk on them. He feels it is the obligation of the Plan Commission to protect them.

William Cusenza shares a common boundary line to the south. He said that years ago Kenosha County removed the A-2 zoning and replaced it with R-1 zoning to better describe its current use. He feels that to change the zoning would spot zone 10 acres to A-2 in the midst of an R-1 residential zone area with the potential of creating mixed zoning nuisance problems down stream. Public comments were closed.

*The motion was carried unanimously.*

*A motion was made by Shirley Davidson and was seconded by Ruth Atwood to deny the request for rezoning from R-1 (Rural Residential District) to A-2 (General Agricultural District) on tax parcel #'s 35-4-121-363-0315 & 35-4-121-363-0320. The motion was carried unanimously.*

- b. Consider for recommendation the approval of the Draft for Chapter XIII of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035.  
*A motion was made by Ruth Atwood and was seconded by Katie Horton to approve Chapter XIII subject to the memorandum by Meehan & Company, Inc. dated July 29, 2007. (On file) The motion was carried unanimously.*

7. The next Regular Plan Commission Meeting is scheduled for September 25, 2007.

8. A motion was made by Bob LeFebve and was seconded by Ruth Atwood to adjourn the meeting at 8:20 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary