

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, July 22, 2008**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Chairman Scott Davis at 7:00 pm. Commissioner's Ruth Atwood, Mike Farrell, Bob LeFebve, Patti Johnson, Don Biehn, and Shirley Davidson were present. Also present Town Planner Pat Meehan, Town Attorney Susan Sager, Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, alternate Bill Glembocki and nine citizens.
2. Approval of the Minutes:  
A motion was made by Ruth Atwood and was seconded by Patti Johnson to approve the minutes of the June 24, 2008 Plan Commission Meeting. Mike Farrell asked that the word except in 6c be changed to accept. The motion was carried unanimously.
3. Chairperson's Comments: Chairman Scott Davis stated that Agenda item 5.b would remain tabled.
4. Citizen's Comments: None.
5. Unfinished Business:
  - a. Tabled from 4-22-2008: Review and consider for approval the Phase I Final Plat of Bristol Meadows Subdivision, Westminster Swanson Land Partners, 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. For informational purposes only, this property is generally located between 87<sup>th</sup> Street on the north, US Highway 45 (200<sup>th</sup> Ave) on the west, County Trunk Highway C on the south and the west side of County Trunk Highway "D"(184<sup>th</sup> Avenue) on the east.  
*A motion was made by Shirley Davidson and was seconded by Bob LeFebve to remove from table. The motion was carried unanimously.*  
*Rick Swanson gave a brief presentation and update on the project.*  
*Scott Davis asked if things are set financially for things to move forward.*  
*Rick Swanson said they are committed to this project and it is in their best interest for them to move forward.*  
*Shirley Davidson asked if they are still planning this development over a fifteen year time period or will it be extended.*  
*Rick Swanson stated that it will probably be extended as they are putting it on hold until the economy changes. He said that the field house will be moving forward and that they are committed on seeing this through.*  
*Pat Meehan went over his memorandum dated March 31, 2008 (Corrected "Copies to:" page 1 on 4/16/08) and in particular conditions 1-17.*  
*Susan Sager commented on the Developer's Agreement stating that they could*

*add a resolution of the foreclosure action at the time of execution of the Developer's Agreement.*

*Mary Ring feels we are premature discussing an issue that is still in bankruptcy and thinks that people from the bank should be here to discuss this.*

*Rick Swanson said that they are not bankrupt but are in forbearance and that they are following the Town Ordinances time frame with this project.*

*Kay Sharp stated that this is a messy situation and getting messier. We can't trust Mr. Swanson and it is time to sever the relationship with him. She said that it is big plans, all talk and no money and feels we should scrap the project and deny Bristol Meadows. She also commented that in the past perks were promised if this were passed.*

*Don Biehn stated that he thinks it is a beautiful development and would hate to see it not go through.*

*Mike Farrell asked for clarification on what a foreclosure action means in regards to the approval of the final plat.*

*Sue Sager stated that there are various timelines that have to be acted on and that we have to act on a application whether there is a foreclosure in place or not.*

*Scott Davis said that we have to act on what is submitted to us and our roll is to act on just what we have received from the petitioner and that is to approve or deny the final plat that was submitted to us.*

*Bob LeFebve commented on Mrs. Sharps accusations of the Plan Commission members getting perks if they were approved. He was very offended at this and stated that he hasn't received any perks nor will he accept anything if offered.*

*A motion was made by Bob LeFebve and was seconded by Don Biehn to recommend to the Town Board the conditional approval for the proposed "Final Plat" (dated revised 2/15/08) subject to:*

- a. All of those documents submitted by the applicant and enumerated earlier in this memorandum and as said documents may be required by the Town of Bristol to be revised and resubmitted and subject to conditions set forth as numbered items 2a, 3 through 15, 17, 18, 19a, 19b, 19c1, 19c2 and 20 through 41 of this memorandum of Meehan & Company, Inc. dated March 31, 2008 (Corrected "Copies to:" page 1 on 4/16/08);*
- b. The Town Attorney addressing and commenting on numbered items 3, 7, 14, 26, 34, and 38 of this memorandum of Meehan & Company, Inc. dated March 31, 2008 (Corrected "Copies to:" page 1 on 4/16/08);*
- c. The Town Engineer addressing and commenting on numbered items 4, 14, 19a, 19b, 20, 22, 27, and 39 of this memorandum of Meehan & Company, Inc. dated March 31, 2008 (Corrected "Copies to:" page 1 on 4/16/08); and subject to the approval of all engineering plans by the Town Engineer as applicable.*
- d. Resolution of the foreclosure by the time of execution of the Developer's Agreement.*

*The motion was carried unanimously.*

- b. Tabled from 6/24/2008: Review and consider for approval the request of Andrew Kolomayets 59 Falcon Drive, Hawthorn Woods, IL 60047 (Owner) and Nikolay & Eva Senchishak (Owners) requesting a Land Use Plan Amendment change from A-1 (Agricultural Preservation District) to A-2 (General Agricultural District) a Zoning Map Amendment change from A-1 (Agricultural Preservation District) C-2 (Upland Resource Conservancy District) to A-2 (General Agricultural District) C-2 (Upland Resource Conservancy District) C-1 (Lowland Resource Conservancy District) and a Certified Survey Map on tax parcels #35-4-121-274-0401 and 35-4-121-274-0402. This property is located in the Southeast ¼ of U. S. Public Land Survey Section 27, T1N, R21E, in the Town of Bristol, Kenosha County Wisconsin. For informational purposes this property is located on the West side of CTH MB.  
*Remains tabled.*

6. New Business:

7. Next Plan Commission Meeting is scheduled for August 26, 2008.

8. A motion was made by Shirley Davidson and was seconded by Patti Johnson to adjourn the meeting at 7:45 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Plan Commission Secretary