

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, March 24, 2009
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 Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Attorney Susan Sager and thirteen citizens.

2. Approval of the Minutes:

A motion was made by Shirley Davidson and was seconded by Don Biehn to approve the minutes of the February 24, 2009 Plan Commission Meeting. The motion was carried unanimously.

3. Chairperson's Comments: None.

4. Citizen's Comments: None.

5. Unfinished Business: None.

- a. Review and consider for approval the Hollister Hollow Developers, LLC request for the removal of the PUD Planned Unit Development Overlay District Zoning Classification from the Detached Single-Family Lots Portion of the Hollister Hollow Subdivision; and the Hollister Hollow Developers, LLC Proposed "Hollister Hollow Subdivision" Revised Final Subdivision Plat (7 Sheets, dated Revised 1/28/09 as prepared by Michael A. Greeson, RLS), "Hollister Hollow North" Revised Final Condominium Plat (16 Sheets, dated Revised 1/22/09 as prepared by Michael A. Greeson, RLS), and "Hollister Hollow South" Revised Final Condominium Plat (16 Sheets, dated Revised 1/22/09 as prepared by Michael A. Greeson, RLS) Generally located at the SW Corner of the Intersection of STH 50 and USH 45.

A motion was made by Shirley Davidson and was seconded by Patti Johnson to recommend to the Town Board the removal of the PUD Planned Unit Development Overlay District zoning classification from the Hollister Hollow Subdivision single-family dwelling unit area of the subdivision based upon the applicant's inclusion of the Town of Bristol's architectural guidelines within the proposed Hollister Hollow Subdivision protective covenants. The motion was carried unanimously.

A motion was made by Mike Farrell and was seconded by Shirley Davidson to recommend to the Town Board that the first phase of construction begin within a three year time frame of the execution of agreement and recording of the Final Plat and that subsequent phases begin in two years and then two year increments after that time. The motion was carried unanimously.

A motion was made by Bob LeFebve and was seconded by Shirley Davidson to recommend to the Town Board the conditional approval of the proposed "Hollister Hollow Subdivision" Final Subdivision Plat (7 Sheets, dated revised 1/28/09 as prepared by Michael A. Greeson, RLS) 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 15, 19 through 22, 24, 25, 27, 68, and 71 through 75 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009;*
- b. The Town Attorney addressing and commenting on numbered items 8, 13, 16, 18, 66i, and 72 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009;*
- c. The Town Engineer addressing and commenting on numbered items 6a(1) and 73 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009 and subject to the approval of all engineering plans by the Town Engineer as applicable.*

The motion was carried unanimously.

A motion was made by Ruth Atwood and was seconded by Shirley Davidson to recommend to the Town Board the conditional approval of the proposed "Hollister Hollow North" Final Condominium Plat (16 Sheets, dated revised 1/22/09 as prepared by Michael A. Greeson RLS) subject to:

- a. All of those documents submitted by the applicant and enumerated in of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009 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 34 through 43, 45, 63, 69, and 71 through 75 of the February 28, 2009 memorandum;*
- b. The Town Attorney addressing and commenting on numbered items 30, 32, 35 through 37, 48, and 72 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009;*
- c. The Town Engineer addressing and commenting on numbered item 73 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009 and subject to the approval of all engineering plans by the Town Engineer as applicable.*

The motion was carried unanimously.

A motion was made by Bob LeFebve and was seconded by Don Biehn to recommend to the Town Board the conditional approval of the proposed "Hollister Hollow South" Final Condominium Plat (2 Sheets, dated revised 1/22/09 as prepared by Michael A. Greeson, RLS) subject to:

- a. *All of those documents submitted by the applicant and enumerated in Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009 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 34, 38 through 43,45, 53, 63, 70, and 71 through 75 of the February 28, 2009 memorandum;*
 - b. *The Town Attorney addressing and commenting on numbered items 32, 35, 36, 37, and 72 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009;*
 - c. *The Town Engineer addressing and commenting on numbered item 73 of Meehan & Company, Inc.'s memorandum to the Plan Commission dated February 28, 2009; and subject to the approval of all engineering plans by the Town Engineer as applicable.*
- The motion was carried unanimously.*

6. New Business:

- a. Consider for approval the request of Jaimie and Julie Sokolski 21801 107th Street, Bristol, WI 53104 (Owners) requesting a Variance to build a new single-family residence with an attached garage on parcel #35-4-121-171-0130. This property is part of the NE ¼ of NE ¼ SEC 17 T1 R21, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 8656 184th Avenue and is on the West side of Highway D between Highway C and 83rd Street.
Ron Rober's stated that the animals on the Sokolski's property cause the problems. They cut a hole in the fence and the animals go through it into his yard and chew on the trees and bushes on his property. They do not take care of their animals, they put up shacks for the animals all over the property without permits and he is tired of the smell, noise and the animals in his yard. He stated that they have decreased his property and the Smart's property by \$150,000.
Elaine Smart stated that economic hardship is not the reason to grant a variance for this property. She stated that the property was up for sale from August 2008 to March 2009 and they couldn't sell it. She feels that they are building a house in hopes that they can sell it. The drain tile they had installed does not do anything to help with the drainage problems they have.
Greg Smart stated that all he wants is for the Sokolski's to abide by the ordinances and build his house and barns where the ordinance dictates.
Ron Rober's stated that before the Sokolski's had the property the Smart's pond was so crystal clear you could swim in it and now it is like a cesspool. A motion was made by Shirley Davidson and was seconded by Bob LeFebve to recommend approval for the variance because the frontage is not 300' and the buildings have to be set back because of this and the barn is already there. The motion was carried with 6 Ayes and 1 Nay (Mike Farrell).

- b. Consider for recommendation the approval of the Draft of Chapter XIV “Intergovernmental Cooperation Element” (dated 3/10/09) of SEWRPC Community Assistance Planning Report No. 299, A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035.

A motion was made by Mike Farrell and was seconded by Shirley Davidson to recommend to the town board that certain modifications be made to the referenced draft Chapter before it is finalized and adopted as outlined in the memorandum of Meehan & Company, Inc. dated March 16, 2009 (on file). The motion was carried unanimously.

7. A motion was made by Bob LeFebve and was seconded by Don Biehn to adjourn the meeting at 8:53 p.m. The motion was carried unanimously.

Minutes submitted by,

Amy Klemko, Plan Commission Secretary