

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, March 21, 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, Bob LeFebve, and Jim Eckhart were present. Also present, Town Planner Pat Meehan, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, petitioners and approximately 58 citizens. Commissioner Larry Kelley was absent.
2. Approval of the Minutes:
A motion was made by Jim Eckhart and was seconded by Scott Davis to approve the minutes of the February 23, 2006 Plan Commission Meeting. The motion was carried unanimously. A motion was made by Ruth Atwood and was seconded by Joan Peterson to approve the minutes of the March 2, 2006 Special Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: None.
5. Unfinished Business: None.
6. New Business:
 - a. A motion was made by Ruth Atwood and was seconded by Joan Peterson to accept the Moratorium Exemption request for Waukegan Bowmen. The motion was carried unanimously.
 1. Consider the request of Waukegan Bowmen (Owner) 11510 14th Avenue, Pleasant Prairie, WI 53158. Property is located at 21300 107th Street, Bristol, WI 53104 requesting a Rezoning from R-1 (Rural Residential District)/Conservancy (Lowland Resource Conservancy District) to PR-1 (Park and Recreational District)/Conservancy (Lowland Resource Conservancy District); a Land Use Plan Amendment from R-1 (Rural Residential District)/Conservancy (Lowland Resource Conservancy District) to PR-1 (Park and Recreational District)/Conservancy (Lowland Resource Conservancy District) and a Conditional Use Permit on 24.9 acres on tax parcel #35-4-121-302-0100. For informational purposes this property is part of the Northeast Quarter and part of the Northwest Quarter Section 30 in Town 1 North of Range 21 East of the fourth Principal Meridian, lying and being in the Town of Bristol, Kenosha County, Wisconsin.A motion was made by Scott Davis and was seconded by Jim Eckhart to approve the request for a Rezoning from R-1 (Rural Residential District)/Conservancy (Lowland Resource Conservancy District) to PR-1 (Park and Recreational District)/Conservancy

(Lowland Resource Conservancy District). The motion was carried unanimously. A motion was made by Joan Peterson and was seconded by Scott Davis to approve the Conditional Use Permit on 24.9 acres on tax parcel #35-4-121-302-0100. The motion was carried unanimously.

b. Review of Sketch Plan for Neumann's Bristol Estates.

c. Review of sketch Plan for Hollister Hollow.

d. Public Hearing for Town Land Use Plan.

Pat Meehan gave a brief overview of the Town Land Use Plan.

Chairman Boldt opened the Public Hearing for public comment at 9:35 p.m.

Patrick Waite one of the owners for Rainbow Lake Manor commented on a proposed expansion project to the existing mobile home park.

Paul Kempf stated that he would like a zoning change from R3-R2 on his property.

Al Namath who has property on Hwy's 45 & JS would like the back piece or flag lot zoned R1.

Jeff Coultrip questioned the setbacks for the grazing of livestock on R1 in the lake district. He would like a 75' setback requirement with buffer strips for all lake or watershed areas.

John McCabe thinks that when we adopt the Land Use Plan we should stick with it.

Mary Ring had comments regarding the location of a high school, stating that she is not happy with the high school in her back yard.

Amy Fockler feels that the high school is in a bad spot and should be on Hwy 50 on a four lane highway.

Lon Wienke stated that the DNR will come out and stake wetlands for free, but you have to have it platted on your own. As a representative of Bristol Farms and the Pringles he would like to see R1 (5 acre densities) follow through on the properties in the area.

Carolyn Owens feels that Hwy 45 & C is one of the worst places to put a high school. She is also concerned with Neumann's plans, and wants to see trees and berms of substantial heights.

Lon Wienke representing Horton Farms would like to see 5 acre parcels on CJ and commercial on AH & 45.

Carolyn Owens is opposed to commercial on 45 & AH.

Larry Fitzgerald asked what was going in on C & V in Salem.

Mike Nelson had comments regarding the zoning of his properties. He stated that 5 acre densities are more beneficial to farmers. He also wondered if they are going to extend the Village Planning District.

JoAnn Bolton doesn't want to see the sewer district expanded and feels the high school is in a bad location, that it should be closer to Hwy 75.

7. The next Regular Plan Commission Meeting is scheduled for April 18, 2006 and a Planning Workshop is scheduled for April 6, 2006 at 7:00 p.m..

8. A motion was made by Scott Davis and was seconded by Bob LeFebve to adjourn the meeting at 10:35 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary