

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, March 22, 2005**  
**7:00 p.m.**  
**Minutes**

The meeting was called to order at 7:00pm by Chairman John Boldt with Plan Commissioners Ruth Atwood, James Eckhart, Scott Davis, Larry Kelley, Joan Peterson and Guy Thayer in attendance. Also present Town Chairman Rich Gossling, Supervisor Shirley Davidson, Town Planner Patrick Meehan, petitioners and members of the community.

The minutes of the February 22, 2005 meeting were approved as written on a motion by Ruth Atwood, seconded by James Eckhart and carried on a vote of 7-0.

There were no citizen's comments.

The tabled request of Mary Jagodzinski remained tabled on a Kelley/Thayer motion, and carried by a vote of 7-0.

**New Business:**

**Sketch Plan Review:** Larry Holst, 8744 Lakeshore Drive, Pleasant Prairie, WI, 53158 presented his Sketch Plan for Bristol Trails Estates on Tax Parcels #35-4-121-091-0205; 35-4-121-091-0300; 34-4-121-094-0100 and 35-4-121-093-0410. His plan shows 14 Equestrian Estate lots, with a community barn and open space. Pat Meehan stated that no Land Use Plan amendment was needed, and said a re-zoning to the new R-C Rural Cluster Home Overlay District and a variance to address the proposed 3,000 foot driveway and cul-de-sac was necessary. He suggested that three or more boulevard sections be added. Asked about the number of horses, Holst stated that each homeowner would be restricted to two. A question of how this would affect the proposed Town trail system was answered that the Town's trail is on the other side of the river. Any development proposed for trail system areas would need an easement. Pat Meehan said that his next step would be to meet with Town Staff to address zoning, wetland mitigation and the variance for the 3,000 foot driveway.

**Concept Plan:** Richard Swanson, Bristol Meadows, LLC 920 South Waukegan Road, Lake Forest, IL 60045 and Kenneth Moore, MPM Property Management, Inc. presented their Concept Plan for Tax Parcels 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; and 35-4-121-173-0202. Pat Meehan referred to the reply to his memo dated March 18, that the Town's Land Use Plan calls for fewer residential units and for lot sizes to be 40000 sq. ft. He also stated that the Land Use Plan called for only 91 acres residential and about 178 acres in the M-1 district with another 10 acres to be Community Business.

The Concept plan has 112 acres Business/Commercial Park, plus 20 acres set aside for a field house and 20 acres for Neighborhood Commercial, and 230 acres for Residential development. He noted that the sewer service area would need to be expanded. Plan Commissioners all agreed about the large number of residential units – density was a big problem, but agreed that the plan was workable.

The next Plan Commission meeting is March 29, 2005 ant 7:00 pm with the April meeting set for Tuesday, April 26 at 7:00 pm.

A Davis/Kelley motion to adjourn passed on a vote of 7-0. Meeting adjourned at 8:50pm.

Minutes recorded by Shirley Davidson