

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, March 29, 2005**  
**Minutes**

The meeting was called to order at 7:00 pm by the Chairman. Present were Chairman John Boldt, Commissioners Ruth Atwood, Scott Davis, James Eckhart, Larry Kelley, Joan Peterson and Guy Thayer. Also present: Town Chairman Rich Gossling, Planner Patrick Meehan, Town Administrator Randy Kerkman petitioners and about twenty citizens,

The Minutes for the March 22, 2005 Meeting had not been received previously and approval was postponed until the April meeting.

There were no Chairman's comments nor citizen comments.

Unfinished Business: The request of Mary Jagodzinski remained tabled.

New Business:

Tom Werth as agent presented the request of Crossway Community Church 6021 56<sup>th</sup> Avenue Suite 5, Kenosha, WI 53142 for a Sketch Plan Review, Certified Survey Map and Rezoning from A-2, I-1 to I-1 on tax parcel #35-4-121-111-0115. Planner Meehan stated that this proposal was consistent with the Land Use Plan for this area. He recommended approval of the rezoning and conditional approval of the CSM providing the thirteen points outlined in his memo of March 21, 2005. The Site Plan is being reviewed by Strand Associates and must meet Town Storm Water and Erosion Control ordinances. Also, the City of Kenosha must agree to allow the use of a well and on-site sewer disposal system until the Sewer and Water Utilities can provide service. A Peterson/Eckhart motion to recommend approval of the rezoning from A-2 to I-1 excluding the Floodplain Zoning area carried on a vote of 7-0. A second motion to recommend conditional approval of the Certified Survey Map by Eckhart, seconded by Thayer carried unanimously. The Eckhart/Atwood motion to approve the Site Plan Review as presented carried 7-0.

Parker Milewski, Director of Land Development for Heritage Development of Wisconsin, LLC presented the Sketch Plan Review for Bristol Ridge Estates for tax parcel #35-4-121-111-0100; 35-4-121-122-0300; 35-4-121-123-0120; 35-4-121-122-0100. These properties are located at 12811 & 13533 75<sup>th</sup> Street Bristol, WI 53104. John Flatt with National Survey Engineering answered questions. Pat Meehan commented that the plan meets general approval for this area according to the Land Use Plan, but would need more plotting maps and recommended the use of several CSM's. The use of 128<sup>th</sup> Avenue as access to Phase One traffic was denied. The building of the road designated as "Phase 2 Commercial Road" should be built for Phase One of the project and 128<sup>th</sup> Avenue should not be used as an access or as a construction road. All units would be owner occupied and would be built with quality materials. Commissioner Davis

questioned the bulldozing of trees and asked that all remaining trees be saved. When asked about streetlights, the response was that most of the lighting would be on buildings and garages, with an occasional lamppost as needed in dark areas. Davis asked when they planned to begin construction and was told that they hoped to start construction in late summer Meehan asked if the type of architecture was satisfactory and was told by commissioners, that it seemed to be OK.

Next meeting was set for April 26, at 7:00 pm.

An Eckhart/Thayer motion to adjourn carried. Meeting adjourned at 8:25pm

Minutes recorded by Shirley Davidson