

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, May 16, 2006**  
**7:00 p.m.**  
**Minutes**

1. The meeting was called to order by Chairman John Boldt at 7:00 pm.  
Commissioner's Ruth Atwood, Joan Peterson, Scott Davis, and Bob LeFebve were present. Also present, Town Planner Pat Meehan, Town Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Attorney Sue Sager, Petitioners and approximately 32 citizens. Larry Kelley was absent.
2. Approval of the Minutes:  
A motion was made by Ruth Atwood and was seconded by Scott Davis to approve the minutes of the April 18, 2006 Plan Commission Meeting. The motion was carried with 4 Ayes and Chairman Boldt abstaining because he did not attend the meeting. The May 11, 2006 Special Meeting was cancelled due to a lack of quorum.
3. Chairperson's Comments: None.
4. Citizen's Comments: None.
5. Unfinished Business: None.
6. New Business:
  - a. Consider this Moratorium Exemption request for Ted and Karen Sakalowski.  
  
A motion was made by Joan Peterson and was seconded by Scott Davis to accept the moratorium exemption request and to form a recommendation to the Town Board to determine if there is a demonstrated hardship and a compelling public interest and circumstances of necessity or fairness and equity for considering or approving the moratorium exception request prior to the expiration date of the moratorium. The motion was carried with 5 Ayes and 0 Nays.
    1. Consider the request of Ted and Karen Sakalowski (Applicant) 9801 200<sup>th</sup> Avenue, Bristol, WI 53104 and Helen Sakalowski (Owner) 9601 212<sup>th</sup> Avenue, Bristol, WI 53104 requesting a Conditional Use Permit and Certified Survey Map to build a single family home on tax parcel #35-4-121-192-0400. Property is zoned A-1 (Agricultural Preservation District). This property is located on the northeast corner of 98<sup>th</sup> street and 212<sup>th</sup> avenue. For informational purposes this property is located in the Southeast Quarter and the Southwest Quarter of the Northwest Quarter of section 19, Township 1 North, Range 21, East of the 4<sup>th</sup> Principal Meridian, Town of Bristol, Kenosha County, Wisconsin.

A motion was made by Joan Peterson and was seconded by Scott Davis to approve the construction of a second single-family farm-related residential dwelling proposed Conditional Use and conditionally approve the proposed Certified Survey Map subject to conditions numbered 1 through 11 of this memorandum and also based upon the Town Board's approval of the moratorium exemption and the approval of the Conditional Use. The motion was carried with 5 Ayes and 0 Nays.

- b. Consider the request of Frank Dobbs/Neumann Homes (Applicant) 9000 76<sup>th</sup> Street, Pleasant Prairie, WI 53158 and Theodore Karavidas (Owner) 3326 Eltadale, Glenview, IL 60025 requesting a Land Use Plan Amendment to change parcel #35-4-121-184-0100 from R-3 (Suburban/Estate Single Family Residential District) A-1 (Agricultural Preservation District) Land Use Districts to R-3 (Suburban/Estate Single Family Residential District) A-1 (Agricultural Preservation District) PR-1 (Park and Recreation District) Land Use Districts. This property is located on the west side of Hwy. 45, north of Hwy. C and south of Hwy. AH.

Dan Lawitts feels that Hwy 45 should be made into a 4 lane road with a crossover bridge over the road or under the road for pedestrians.

Mark Taylor of LandCraft Surveying stated that a 50' landscape buffer would be built between the right of way and the houses.

JoAnn Bolton voiced her concerns over people coming onto her property from the gun club and is concerned about where the park will be placed in relation to Hwy 45.

Amy Fockler voiced her concerns over the park being placed along Hwy 45 and that children could be injured crossing the road with all the garbage trucks that travel down Hwy 45.

Sue Rogers stated that she would like it written into the Developer's Agreement that the trees and bushes remain intact along the fence line to her property and that a fence like the one at Central High School be built along the development.

Joan Peterson stated that we need a park plan that won't have the potential for kids to be killed and that the problem won't be resolved until it is rezoned.

Scott Davis feels the Developer's Agreement should mention the gun club, noise and park lights.

Bob LeFebve feels that safety is a big concern and should be addressed by finding a means for children to cross the highway safely.

John Boldt stated that he would like assurance from the town that a pedestrian crossing is looked into.

Pat Meehan stated that the trail system update includes a pedestrian crossing.

Gordon Sobey from the Conservation Club wants to keep the A-1 as it is and possibly plant trees on it.

A motion was made by Ruth Atwood and was seconded by Joan Peterson to approve the TOWN OF BRISTOL PLAN COMMISSION RESOLUTION #6-06 RECOMMENDING THE ADOPTION OF AN AMENDMENT TO

THE TOWN OF BRISTOL MASTER PLAN FOR TAX KEY PARCEL 35-4-121-184-0100 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF THE SW CORNER OF THE INTERSECTION OF CTH AH/85<sup>TH</sup> STREET AND USH 45/200<sup>TH</sup> AVENUE. The motion was carried with 5 Ayes and 0 Nays.

- c. Public Hearing to hear public comments on Town of Bristol Land Use Plan. Town Planner Pat Meehan gave a brief overview of the changes made to the Town Land Use Plan since the last public hearing. He explained about Smart Growth by 2035 and the three phases in the plan as well as the agricultural districts. Phase I – 2006-2015; Phase II – 2015-2025; and Phase III – 2025-2035.
- Joan Peterson asked what happens if you don't meet the phase growth. Pat Meehan stated that you revisit the plan as to what it needs in the county. Dan Lawitts asked what we have in place so that the City of Kenosha cannot take any more land. Pat Meehan said that a boundary agreement is in place and he showed the boundaries on the map. Chairman Boldt opened the public hearing for comments at 8:13 p.m. Attorney Mike Masnica who is representing Christ Aralis would like the village hamlet district expanded a little more (approx. 100') to the west of Mr. Aralis property on MB & Hwy 50. Sue Rogers objects to the zoning of her property and would like to be treated the same as other property owners. She would like to see R-2 (1 acre lots). Lon Wienke representing Bristol Farm and Merges would like to see one home per five acres. John Merges wants to keep the farm within the family so they could all build homes on the property. Mike Nelson commented on what he feels should go in north of Hwy C and east of Hwy MB to the interstate. He also asked about things that were approved and not on the map. Carolyn Owens stated that she feels the board is flexible and people should come in and pitch their plan. Amy Fockler asked if the town is in talks with DPI about adding another High School. Also what about a traffic study, she feels we need a four lane highway first. Margaret McCabe questioned Mike Nelson's comments about things that were approved and not on the map. She asked when will the Town Land Use Plan be voted on and approved and can residents get a list of the six points in the current Land Use Plan when people come in with requests. Mary Ring voiced her concerns over the traffic on Hwys 45 & C. The public hearing was closed at 8:55 p.m.

7. The next Regular Plan Commission Meeting is scheduled for June 20, 2006 and a Planning Workshop is scheduled for June 6, 2006 at 7:00 p.m..

8. A motion was made by Ruth Atwood and was seconded by Bob LeFebve to adjourn the meeting at 8:58 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary