

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, May 17, 2005
7:00 p.m.
Minutes

1. The meeting was called to order by Chairman John Boldt at 7:05 pm. Commissioners Ruth Atwood, Scott Davis, Jim Eckhart, Joan Peterson and Guy Thayer were present, Larry Kelley was absent. Also present, Planner Pat Meehan, Administrator Randy Kerkman, Town Chairman Rich Gossling, Supervisor Shirley Davidson, Supervisor Colleen Murphy-Fisch, Clerk/Treasurer Amy Klemko, petitioners and a large number of citizens.
2. Chairman Boldt stated that Town Planner Pat Meehan would discuss the Land Use Amendment Plan and then Rick Swanson would give a short presentation of the Bristol Meadows Development at which time public comments would be heard.
3. Citizen's Comments: Doris Magwitz stated that she is concerned about the fate of the Westosha Sr.Center. She is not in favor of moving to a location that is out of the way and worries about the funding for sewer, water etc. since they don't have a slush fund to dip into.
4. Public Comments: Lois Burgess Director of the Sr. Center feels confident in what the town is doing and is in favor of building a new Center and would like to be a part of the project.
Anna Bollwork stated that she moved to Bristol one year ago and thought the Land Use Plan was a good one. She feels that to change it would be a negative impact on the Community and that such a rapid growth would be bad. She is totally against the development.
Amy Fockler stated that she was concerned about George Lake being flooded by all the new houses being built and displacing ground water. She doesn't want to see Bristol turning into another Gurnee, Illinois. She stated that she isn't against development but doesn't want it to raise the taxes more where the sr. citizen's can't afford to pay them and that we would need more impact fees to subsidize the Sheriff's Dept. and Fire/Rescue.
John Bollwork stated that the town doesn't fit the description in the Kenosha County Visitors Brochure of a unique rural atmosphere. He doesn't see the need for a fieldhouse when Pleasant Prairie has an IcePlex and RexPlex less than 15 miles away. Ed Delgadillo moved here from Mt. Prospect, IL 2 yrs. ago because there were too many gang problems where he lived. He wants to keep Bristol small and quiet and would rather see 75- 100 homes built rather than 400 homes or we should add more industrial area.
Laurie Anderson stated that she doesn't want to see the Land Use Plan changed in such a drastic way. She feels the developer's come in, build a big development and then leave not caring how they have completely changed the town, as long as they have made their fortune with the development.

Connie Johnson stated that her property is one in the proposed development. She has mixed feelings about selling but feels that the plan/proposal is a good one and that the developer's plans are beautiful. She feels that it would create more jobs for Bristol residents by adding to the public works, fire department, schools etc. making this a better town.

Joanne Bolton stated that she wants Bristol to slow down and not make too much of a drastic change by turning it into another Whitecaps.

Noel Elfering stated that he would like to see this go to a referendum and feels that 80% of the people would vote against the development. He wants to keep the Land Use Plan the way it is and thinks that the county should buy up the land for forest preserve.

Audrey VanSlochteren feels that this development will destroy Bristol. She doesn't want to see the Sr. Center moved and wonders where people will vote as it is one of two polling places in Bristol. She objects to the 1/3 acre lots and stated that the 5 acre lots on MB in Woodworth are more natural for our rural setting.

Dale Elfering stated that he is concerned with the drainage and silt in George Lake and the Dutch Gap canal issues. He feels that these issues need to be addressed so that they don't flood out all the farm land in the area with the new development.

John McCabe asked whether Bristol residents will get to use the fieldhouse and what impact there will be on the schools. He also wondered what would be done with the roads as traffic is already bad on highway C.

Carolyn Owens stated that she is against 425 homes being built and wants us to enforce the Land Use Plan as it is. If we build that many homes there will be no stopping the development coming into Bristol.

Ken Avalino stated that he is not against the development but would like to see the lot sizes made bigger than 1/3 acre.

Larry Fitzgerald is concerned with the traffic problems on highway C and the flooding problems on C & MB. He would also like to see 1 house per 5 acres.

Margaret McCabe also stated that she is concerned with the flooding and traffic along highway C.

Jim Schrandt stated that the town should be looking for a good school plan, as he feels that this plan is too dense. He stated that schools are the key to a good development.

Gayle Ryczek stated that the schools present enrollment is 591 and that the schools capacity is 650-700. There are 5 classrooms not being used full time so they are by no means overcrowded. In 2000 11.26 acres were purchased with the contingency plan to put an addition on in the future. The build-out plan for the golf course development is 7-10 years and Bristol Meadows will be at least 7 years in the building stage. If subdivisions are allowed a gradual growth of students, this could be tolerated for 3-5 years before there would be a dire need to build or add on to the school.

Pat Meehan stated that it is against the State Statues to impose an impact fee for schools. He also stated that it takes a 3/4 vote for the Plan Commission to change the Land Use Plan.

Joanne Bolton stated that she is happy to see we are not at capacity in the grade school, but doesn't know what we can expect in 3-5 years.

Audrey VanSlochteren stated that the plan was written so that Bristol would not become northern Illinois.

Joan Peterson asked if the park land is to be donated and not from impact fees.

She also questioned the one time revenues and expenditures to the town and what the impact fees can be used for.

Holly Beecham representing Westminister Swanson stated that it is up to the town as to how they allocate the impact fees.

John Boldt stated that impact fees are used to base the development.

Ruth Atwood asked what the school will do with the 11 acres if it is not needed.

Rick Swanson stated that they can sell it and have it as an investment for them.

5. The Public Hearing was closed at 8:27 p.m.

6. The Plan Commission returned to open session.

Ruth Atwood asked to be excused because she lives across from the proposed development. Chairman Boldt excused her and asked her to sit down in the audience.

A motion was made by Jim Eckhart and was seconded by Guy Thayer to table the proposed amendments to the Land Use Plan until the May 24, 2005 meeting. The motion was carried unanimously.

7. A motion was made by Jim Eckhart and was seconded by John Boldt to adjourn the meeting at 8:45 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary