

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, May 24, 2005
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, Larry Kelley, Guy Thayer and Jim Eckhart were present. Also present, Planner Pat Meehan, Town Attorney Susan Segar, Town Engineer Jon Lindert, Administrator Randy Kerkman, Town Chairman Rich Gossling, Supervisor Shirley Davidson, Clerk/Treasurer Amy Klemko, petitioners and approximately 46 citizens.
2. Approval of the Minutes:

A motion was made by Ruth Atwood and seconded by Scott Davis to approve the minutes of the April 26, 2005 Plan Commission Meeting. The motion was carried unanimously.

A motion was made by Scott Davis and was seconded by Joan Peterson to approve the minutes of the May 17, 2005 Public Hearing/Special Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments:

Citizen Shirley Davidson addressed comments that were made at the Town Board meeting regarding the Land Use Plan and Amendments. She stated that the Chapter on Amendments and Updates recommends that the plan be reevaluated at least on an annual basis or more frequently as changing conditions in the community may warrant. Also that a comprehensive plan review is necessary every five years. She feels that if the plan is not reviewed on a regular basis and amended as needed it is not a good plan. Laurie Anderson asked that the commission listen to the citizen's of the town and make their decision based on that.
5. Unfinished Business:
 - a. A motion was made by Ruth Atwood and was seconded by Scott Davis to have the request of AAA Tent Masters remain tabled. The motion was carried unanimously.
 - b. A motion was made by Jim Eckhart and was seconded by Larry Kelley to remove Resolution #6-05 TOWN PLAN COMMISSION RESOLUTION FOR AMENDING THE TOWN OF BRISTOL MASTER PLAN from the table. The motion was carried unanimously.

At this time Ruth Atwood reclused herself from the board and sat in the audience.

Joan Peterson commented on the Public Hearing on May 17, 2005. She also explained what impact fees are and what impact fees the town has i.e.

sewer/water, parks/recreation. She also stated her pros and cons for the proposed Bristol Meadows development stating that she is not sure if this is the right development for our town..

Jim Eckhart asked what the cost per unit is of the residences going up. The developer stated that it is about \$425,000 for a single family unit, about \$325,000 for a multi unit or duplex and approximately \$175,000- \$200,000 for the villas. He also stated that he believes this is a win-win situation for the Town of Bristol. The impact fees will take care of the sewer problems and the donation of land to the school will help.

Scott Davis stated that he feels this is very positive for the town and that a lot of work has gone into this plan, not only by the developers but by the Plan Commission, Town Planner, Town Administrator etc.

John Boldt stated that he believes this is one of the best plans that the Plan Commission will see, but he feels we still need a comprehensive update to our master plan.

A motion was made by Scott Davis and was seconded by Jim Eckhart to amend the Bristol Master Plan per Resolution #6-05 TOWN PLAN COMMISSION RESOLUTION FOR AMENDING THE TOWN OF BRISTOL MASTER PLAN. Scott Davis, Jim Eckhart and Guy Thayer voted Aye, Joan Peterson, Larry Kelley and John Boldt voted Nay and Ruth Atwood abstained. The motion did not carry.

6. New Business: Ruth Atwood rejoined the Plan Commission.

- a. A motion was made by Joan Peterson and was seconded by Scott Davis to approve the request of Alfred Smith 6427 205th Avenue, Bristol, WI 53104 requesting a large animal variance to keep four newborn calves on parcel #35-4-121-061-0330. The property is located in the Dyke Johnson subdivision. For informational purposes this property is part of the Northeast ¼ section 6 T1 R 21 Beg 520.7 FT E from SW COR TH E 400 FT TH N 1068.56 FT To S'LY LN 205th Ave TH W'LY 40 FT along curve TH S. The variance was granted from now until September 30, 2005 only. The motion was carried with 5 Ayes and 2 Nays (Kelley/Eckhart).
- b. Review and possible approval of a Land Use Plan Amendment from R-3 suburban/estate single-family residential land use district to the R-4 suburban single-family land use district, rezoning from the A-2 general agricultural district to the R-4 urban single-family residential district, and Preliminary Plat for Chaucer Woods on parcel #35-4-121-181-0100. This property is located in the NE ¼ of U.S. Public Land Survey 18 Town of Bristol and generally located at the SW corner of the intersection of CTH AH (85th street) and USH 45.
Kurt Andrae developer for Chaucer Woods presented the plans for a 42 lot Development. Planner Pat Meehan stated that he doesn't recommend a Land Use Plan Amendment for this parcel, but recommends the rezoning from A-2 to R-4. Kurt Andrae requested that item #7 of Pat Meehan's memorandum be approved pending recommendation by the Town's attorney. Pat Meehan also

requests a revised preliminary plat be presented to the Plan Commission within 90 days of the Town Boards conditional approval of the preliminary plat. Jon Lindert of Strand and Associates commented on his concerns regarding item #16 of Pat Meehan's memorandum regarding wetland issues also NR151. A motion was made by Larry Kelley and was seconded by Ruth Atwood to not amend the Land Use Plan Amendment from R-3 suburban/estate single-family residential land use district to the R-4 suburban single-family land use district. The motion was carried unanimously. A motion was made by Larry Kelley and was seconded by Joan Peterson to approve the rezoning from the A-2 general agricultural district to the R-4 urban single-family residential district. The motion was carried unanimously. A motion was made by Larry Kelley and was seconded by Ruth Atwood to approve the Preliminary Plat for Chaucer Woods on parcel #35-4-121-181-100. The motion was carried unanimously.

7. The next Plan Commission Meeting is June 28, 2005.
8. A motion was made by Ruth Atwood and was seconded by Joan Peterson to adjourn the meeting at 7:55 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary