

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, August 23, 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, Guy Thayer, Larry Kelley and Jim Eckhart were present. Also present, Planner Pat Meehan, Town Attorney Sue Sager, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, petitioners and approximately 150 citizens.

2. Approval of the Minutes:
Joan Peterson asked that agenda item #6 be corrected, she asked for the Resolution for amending the Master Plan to be tabled, not the public comments in the Public Hearing as was written in the minutes.
A motion was made by Jim Eckhart and seconded by Joan Peterson to approve the minutes of the July 26, 2005 Plan Commission Meeting with the added corrections. The motion was carried unanimously.

3. Chairperson's Comments: Chairman Boldt commented on the Plan Commission and the required voting per the statutes. It states that a form of commission business shall require 5 members, except at 2/3 majority of those present and eligible to vote shall be required for any formal action required by the commission agenda.

4. Citizen's Comments: Chairman Boldt asked for any citizen's that would like to address the commission on something that is not an agenda item.
Attorney Michael Masnica who is representing Christ Aralis owner of the egg farm on Hwy. 50, wanted to introduce himself to the commission as he is interested in developing this property, as a business retail type development.
Audrey VanSlochteren asked the commissioners to support their vote with comments as to why they are voting Aye or Nay.

5. Unfinished Business:
 - a. A motion was made by Scott Davis and was seconded by Larry Kelley to remove from the table the proposed amendments to the Town of Bristol Land Use Plan map for the area of the Town of Bristol located in U.S. Public Land Survey Section 17, TIN R21E, in the Town of Bristol. (Generally located north of CTH C and between USH 45 and CTH D). The motion was carried unanimously.
Chairman Boldt stated that since many of the notices went out stating this was to be a Public Hearing, the meeting would be conducted as one.
Rick Swanson of Westminister Swanson Land Partners Inc. presented the proposed changes he has made to the Land Use Plan Map for the Bristol Meadows Development.
Jim Eckhart asked if the commercial was changed to go onto Hwy 45 instead of

Hwy C as was reflected in the last development proposal.

Town Planner Pat Meehan went through the difference in numbers of dwelling units since the last proposal for the development. He also went through the phasing plan for the development, stating that it was a 15 year plan. Phase 1 – Fall 2005-Fall 2008; Phase 2 – Summer 2007-Fall 2009; Phase 3 – Spring 2008-Fall 2015; and Phase 4 – Spring 2015-Fall 2020.

Joan Peterson had questions regarding the study Virchow Krause did on the impact to the schools. Mike Ley and Rob LeFeber from Virchow Krause were present to answer any questions concerning there study. The study states that the grade school can absorb the amount of new students to the school, whereas the high school can't.

Pat Meehan asked if Virchow Krause did a debt analysis of what the town would incur if they didn't have the land for a neighborhood park or to add on to Hansen park.

Mike Ley stated that the analysis done wasn't that specific because parkland was part of the plan for the town, but the park is part of the parks plan and a needed resource for the town and would cost the town some money as a capital expense if they were to purchase the land on there own..

Jon Lindert of Strand Associates the towns engineer gave a presentation on the traffic impact study that was done. He stated that by 2020 there would be approximately 3000 trips during peak hours on Hwys. 45 & C. He showed drawings of different traffic patterns that could be used to help with traffic flow.

Jim Eckhart asked Sheriff Beth to clarify how many squads patrol the county during the day.

Sheriff Beth stated that there are a minimum of 6 marked squads on patrol at any one time Monday – Thursday on all shifts, and on Friday – Saturday it will raise to a minimum of 7 squads on second and third shifts.

Chairman Boldt opened the floor to citizen's comments.

Dale Horton had comments regarding the addition to Hansen Park. He supports the development and would like to see the addition to the park as park space is greatly needed.

Robert Bain feels that a road should be made into the development for the fire department. He also questioned who would be plowing the roads. Randy Kerkman stated that Bristol Public Works would be plowing the roads.

Colby Cousineau is concerned that taxes will go up because of the development and wondered what kind of impact study was done on this.

Kay Sharp commented on her concerns over the density of the development as well as the impact it will have on the schools. She stated that she and a number of people circulated a petition on the weekend and had 208 signatures against the Land Use change and 14 for it.

Christine Perona had general comments about all aspects of the development, including what the commercial part of the development would be.

Julie Paulasky asked how the study has changed regarding the impact of children going to the school. She is also concerned about the traffic generated

from the fieldhouse and who would be able to use it, whether it would be private or for Bristol residents. She was also concerned over construction traffic for the next fifteen years.

Mike Ley from Virchow Krause explained that the state school aid formula rewards growth in enrollments, so the growth will be picked up 50% by the state aids school formula and approximately 50% by property taxes.

Ruth Walter voiced her concerns over a raise in property taxes and feels that property values will go down with this development. She is also concerned with traffic congestion in the area.

Fire Chief Michael Moran stated that this development will not cause the Town to need a full time fire department, and in fact it may bring more volunteers to the department.

Donald Biehn stated that he supports the Bristol Meadows development.

Cindy Schaufler stated that she supports the development and feels it is a really nice one and is giving a lot back to the community.

Bob LeFebve stated that you can't fight change and progress is going to come whether we like it or not so he supports the proposal.

Kathleen Jakubisin questioned membership fee or cost to Bristol residents for use of the fieldhouse.

Karen Dietz commented on the traffic impact study and said that she feels the location for the fieldhouse is not the right place. She is also worried about lots that are too small and too high a density.

Jody Frederking asked what effects to Lake George will come thru this development regarding public access to the lake etc.

Bob Helfferich stated that he supports the development and is in favor of the rec facility, he doesn't feel that traffic will be a problem.

John Davidson said that he supports the project, that it is the best all around development and project to come to Bristol.

John Bollwark stated that if we change the Land Use Plan for Bristol Meadows what's next. He feels it will just open the door for other developments.

Andrzej Stypula inquired as to whether there would be access from 87th Street into the development and if the board is working with the DOT on the parking and traffic. He is also concerned with traffic congestion and road maintenance.

The Public Hearing was closed for comment at 9 :05 p.m.

Jim Eckhart stated that he supports the proposed development as it has a lot of benefits for the town.

Joan Peterson stated that there are good things and benefits to the development, but she still feels there is too much density as well as the fieldhouse not being right for the location.

A motion was made by Jim Eckhart and was seconded by Scott Davis to approve RESOLUTION #6-05 TOWN PLAN COMMISSION RESOLUTION FOR AMENDING THE TOWN OF BRISTOL MASTER PLAN for part of U. S. Public Land Survey Section 17. For informational purposes this property is located north of Hwy C, west of Hwy D and east of Hwy 45. The motion was

carried with 4 Ayes, and 2 Nays (Larry Kelley and Joan Peterson).

6. New Business:

- a. A motion was made by Scott Davis and was seconded by Ruth Atwood to table the request of Chandler Bathrick P.O. Box 580241 Pleasant Prairie, WI 53158 requesting a Land Use Plan Amendment and a Rezoning from I-1 Institutional to M-2 Heavy Manufacturing District (3.95 acres) on tax parcel #35-4-121-121-083-0331, property address 8330 196th Avenue, Bristol, WI 53104. For informational purposes this property is part of the SW Qtr. of Sec. 8, town 1 North, Range 21 East of the 4th Principal Meridian, lying and being in the Town of Bristol, Kenosha County, Wisconsin. The motion was carried unanimously.
- b. A motion was made by Scott Davis and was seconded by Larry Kelley to recommend to the Town Board the Moratorium Exemption request of First Christian Church 13022 Wilmot Rd., Kenosha, WI 53142 and Michael Nelson (property owner) 8795 136th Avenue, Kenosha, WI 53142 requesting a Rezoning from A-1 Agricultural Preservation District & I-1 Institutional District to I-1 Institutional District & A-1 Agricultural Preservation District and a Lot Line Adjustment on tax parcel #35-4-121-133-0110. For informational purposes this property is part of the SW Qtr. of Sec. 13, Town 1 North, Range 21 East of the 4th Principal Meridian, lying and being in the Town of Bristol, Kenosha County, Wisconsin. The motion was carried unanimously.

A motion was made by Larry Kelley and was seconded by Joan Peterson to approve the Rezoning from A-1 Agricultural Preservation District & I-1 Institutional District to I-1 Institutional District & A-1 Agricultural Preservation District and a Lot Line Adjustment on tax parcel #35-4-121-133-0110. The motion was carried unanimously.

- c. A motion was made by Scott Davis and was seconded by Larry Kelley to conditionally approve the request of Kurt Andrae, President of Red Wing Land Co. & Chaucer Woods Development, SWC of Hwy 45 & Hwy AH requesting the review and approval of a Final Plat of Subdivision, Declaration of Restrictions and Covenants for Chaucer Woods. Based on the foregoing analyses and findings, Meehan & Company, Inc. recommends that the "Final Plat" (2 sheets, dated 7/28/05 as prepared by Eric R. Sturm, RLS of National Survey & Engineering) be conditionally approved by the Town Board subject to the numbered items 5, 6, 7c, 7g, 8, 11 through 24, and 26 through 28 of his memorandum along with Strand & Associates the town reports, letters and or memos dated August 16 & August 19, 2005. The motion was carried unanimously.
- d. This is a Moratorium Exemption Request:
A motion was made by Ruth Atwood and was seconded by Scott Davis to deny the moratorium exemption request. The motion was carried unanimously.

The request was withdrawn by the petitioner on August 10, 2005.
Consider the request of Douglas & Donna Clem 21112 119th Street,
Bristol, WI 53104 requesting a temporary mobile home due to their house
being destroyed by fire on tax parcel #35-4-121-312-0526. For
informational purposes this property is part of Sec. 31, Town 1, Range 21
1103-B Lots 11 & 12, BLK 11 Lake Shangri-La Beach 2nd Add.

- e. Consider the request of Antti Kangas 1830 Delaney Road, Gurnee, IL 60031
and Tempel Smith Jr. of TSC-Ferrite International (agent) requesting
a Sketch Plan Review on parcel #'s 35-4-121-333-0100; 35-4-121-334-0200;
35-4-121-334-0300 & 35-4-121-334-0420. For informational purposes these
properties are part of SE and SW Qtrs. of Sec. 33, Town 1 North, Range 21
East of the 4th Principal Meridian, lying and being in the Town of Bristol,
Kenosha County, Wisconsin and, Part of the West Half of Sec. 33, Town 1
North, Range 21 East of the 4th Principal Meridian, lying and being in the Town
of Bristol, Kenosha County, Wisconsin and, Part of the Northwest Qtr. of the
SW Qtr. of Sec. 33, Town 1 North, Range 21 East of the 4th Principal Meridian,
lying and being in the Town of Bristol, Kenosha County, Wisconsin and, Part
of the Southeast Qtr. of the SE Qtr. of Sec. 33, Town 1 North, Range 21 East of
the 4th Principal Meridian, lying and being in the Town of Bristol, Kenosha
County, Wisconsin.
Meehan & company, Inc. recommends that the Plan Commission encourages
the applicant to address all the various issues raised in his memorandum dated
August 11, 2005.

7. The next Regular Plan Commission Meeting is September 27, 2005.

8. A motion was made by Larry Kelley and was seconded by Scott Davis to adjourn
the meeting at 9:56 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary