

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, September 19, 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, Bob LeFebve and Shirley Davidson were present. Commissioner Larry Kelley arrived at 7:22 p.m. Also present, Town Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Attorney Sue Sager, Town Engineer Jeff Rau and approximately 23 citizens.
2. Approval of the Minutes:  
A motion was made by Shirley Davidson and was seconded by Ruth Atwood to approve the minutes of the August 15, 2006 Plan Commission Meeting. The motion was carried unanimously.  
A motion was made by Ruth Atwood and was seconded by Shirley Davidson to approve the minutes of the August 29, 2006 Special Plan Commission Meeting and Public Hearing. The motion was carried unanimously.  
A motion was made by Joan Peterson and was seconded by Ruth Atwood to approve the minutes of the September 8, 2006 Special Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: Chairman Boldt suggested that the agenda be rearranged with the Variance placed 1<sup>st</sup>, Hollister Hollow 2<sup>nd</sup>, Brighton Creek 3<sup>rd</sup> and the Land Use Plan 4<sup>th</sup>.
4. Citizen's Comments: Lori Anderson stated that she would like to be on record as saying that your public meetings are indeed not comfortable to your Bristol public. It's a sham! You make it very apparent that comments are not welcome, even considered an interruption in your day. Your knowledge is beyond anything a citizen might have to offer. Your attitude is condescending, at best.  
Examples would include the B. M. meeting where a full 90% of our citizen's were against moving on with the proposal as presented and verbalized that position, you passed it. Again the same situation at the last meeting.  
Our citizen's are discouraged from attending and I feel that is your full intention.  
Audrey VanSlochteren urges the Plan Commission to move forward by adopting the Land Use Plan. Pat Meehan is among the best in South East Wisconsin and he is looking out for what's best in Bristol.
5. Unfinished Business: (Moved to the end of the agenda).  
A motion was made by Scott Davis and was seconded by Joan Peterson to rearrange the agenda in the order suggested by Chairman Boldt. The motion was carried unanimously.

6. New Business:

- a. Consider the request of Arleigh Bostrom (Agent) 113 West Hunt Avenue, Twin Lakes, WI 53181, and Alice Essling (Owner) 862 Poplar Avenue, Elmhurst, IL 60126 requesting a Variance to build a single family home with an attached garage on tax parcel #35-4-121-312-0326. Property is zoned R-6 (Urban single-Family Residential District). For informational purposes this property is in Section 31 Town 1 Range 21 of 1042-B Lot 10 Block 4 Lake Shangri-La Beach 2<sup>nd</sup> Addition Town of Bristol, Kenosha County, Wisconsin.

Jeff Rau of Strand gave a brief review of the storm water plan stating that the storm water issues needed to be resolved.

Bob LeFebve stated that he looked at the site and the grade was about 2-3' below the street level and he would feel more comfortable with only one home built on the property instead of two. He also wondered where the water would run off.

Joan Peterson feels there is more pertinent information needed before a decision is made.

A motion was made by Ruth Atwood and was seconded by Shirley Davidson to table the request until they get storm water management questions answered. The motion was carried unanimously.

- c. Consider the request of Hollister Hollow Developers, LLC 4011 80<sup>th</sup> Street, Kenosha, WI 53142 (Owner) of Hollister Hollow Development, requesting a rezoning from A-2 (General Agricultural District) & R-2 (Estate Single-Family Residential District) to R-3/PUD (Suburban/ Estate Single-Family Residential District) (Planned Unit Development Overlay District), R-8 (Medium Density Urban Residential District), R-9 (High Density Urban Residential District) and PR-1 (Park and Recreation District) on parcels #'s 35-4-121-071-0110, 35-4-121-071-0407 and 35-4-121-082-0205. This property is part of the NE ¼ of Section 7, Town 1 North, Range 21 East, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the southwest corner of STH 50 and STH 45.

Review and consider the "Hollister Hollow Subdivision" Preliminary Subdivision Plat, the "Hollister Hollow East" Preliminary Condominium Plat, the "Hollister Hollow North" Preliminary Condominium Plat and the "Hollister Hollow South" Preliminary Condominium Plat.

A motion was made by Shirley Davidson and was seconded by Joan Peterson to table the request due to insufficient application submittal. The motion was carried unanimously.

- b. Review the Preliminary Plat for Brighton Creek Highlands Subdivision (Rural Cluster Development), Great Northern (Owner) 5200 Washington Avenue, Racine, WI 53406 and the request for a rezoning from A-1 (Agricultural Preservation District), C-1 (Lowland Resource Conservancy District) and C-2

(Upland Resource Conservancy District) to R-1 (Rural Residential District), C-2 (Upland Resource Conservancy District), C-1 (Lowland Resource Conservancy District) and A-2 (General Agricultural District) on parcel #35-4-121-062-0300. This property is part of the NW ¼ and SW ¼ of Section 6, Town 1 North, Range 21 East. Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the south side of CTH K in the Northeast Corner of the Town of Bristol.

Jim Blomberg of Great Northern gave an overview of the progress on the development.

Engineer Al Jesky stated that Kenosha County is reviewing a passing lane on Hwy. K at the present time. He talked about public road B into the Brown property and public road C into the Helfferich property and 2 mini parks with 1.3 miles of trails.

Attorney Robert Leibsle stated that this is a conservation style subdivision similar to Chaucer Woods.

Randy Kerkman commented on Pat Meehan's review.

Joan Peterson is concerned about trees being cut down or moved.

Shirley Davidson questioned sewer/sanitary and wells on page 6 of Pat Meehan's memorandum.

John Boldt wondered why public road B was designated a cul-de-sac.

Randy Kerkman said it would be used as access to the east for future development and that Town Ordinance requires a turn around.

A motion was made by Joan Peterson and seconded by Ruth Atwood to conditionally approve the Preliminary Plat request per Pat Meehan's Memorandum (dated 8/1/06) subject to:

- 1) Conditions numbered 1 through 5 and 9 through 27; and
- 2) Kenosha County's rezoning of the subject property into the applicable A-2 General Agricultural District, the R-1 Rural Residential District, the C-1 Lowland Resource Conservancy District, the C-2 Upland Resource Conservancy District, and FPO Floodplain Overlay District with the RC Rural Cluster Development Overlay District zoning classifications as deemed appropriate by the Kenosha County Department of Planning and Development.

The motion was carried unanimously.

A motion was made by Joan Peterson and seconded by Scott Davis to recommend to the Town Board the rezoning of the subject property into the applicable A-2 General Agricultural District, the R-1 Rural Residential District, the C-1 Lowland Resource Conservancy District, the C-2 Upland Resource Conservancy district, and FPO Floodplain Overlay District with the RC Rural Cluster Development Overlay District zoning classifications as deemed appropriate by the Kenosha County Department of Planning and Development. The motion was carried unanimously.

##### 5. Unfinished business:

- a. Discuss and take possible action on the recommendation to the Town Board for the adoption of the new Town of Bristol Land Use Plan.

Chairman Boldt opened the discussion with public comments.

Ruth Atwood commented about the school site.

Randy Kerkman said the I-1 will be designated for a school site only or it is to remain A-1 or A-2.

Joan Peterson feels we need to introduce growth more slowly and it should be phased differently. She would like to see more of a cluster development on 10 acre lots. She also mentioned that the NE ¼ of town (the egg farm property) looks like spot zoning, and she would like to see slightly less density by changing R-1 into A-2.

Michael Nelson commented on his 180 acres on MB that is R-1/RC on the front half and A-2 on the back half.

A motion was made by Shirley Davidson and seconded by Ruth Atwood to approve the Land Use Plan as currently presented and incorporating clarifications and adjustments set forth with Town Planner Pat Meehan as reflected in the 8/29/2006 minutes; and Rainbow Manor property adjacent to 80 acres is left as is; and Hwy 45 and CTH V from A-1 to RC/A-2; and I-1 future school site designated for school site only; and Neumann property park designated as park use.

Shirley Davidson amended her motion to incorporate Resolution #16-06 and was seconded by Ruth Atwood.

The motion was carried with 6 Ayes and 1 Nay (Joan Peterson). She feels we could have done a different plan phased with less density. She also feels this was a hard plan to work on.

7. The next Regular Plan Commission Meeting is scheduled for October 17, 2006.
8. A motion was made by Larry Kelley and was seconded by Shirley Davidson to adjourn the meeting at 9:00 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary