

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, September 27, 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, Guy Thayer, and Jim Eckhart were present. Also present, Planner Pat Meehan, Town Attorney William White, Town Administrator Randy Kerkman, Town Clerk/Treasurer Amy Klemko, petitioners and approximately 45 citizens.

2. Approval of the Minutes:
Joan Peterson stated that she had a call from Kay Sharp and she requested that a change be made to the minutes, to state that she had submitted a petition with 207 signatures to Chairman Boldt, and she would like the fact that they were given to Chairman Boldt to be reflected in the minutes. And also a correction to the fact that they said that they were all collected by her and in fact they were collected by a number of different people. She also asked where the petition is and Chairman Boldt stated that he had given it to the town chairman.
A motion was made by Jim Eckhart and seconded by Ruth Atwood to approve the minutes of the August 23, 2005 Plan Commission Meeting with the added corrections. The motion was carried unanimously.
A motion was made by Ruth Atwood and seconded by Guy Thayer to approve the minutes of the September 6, 2005 Special Plan Commission Meeting. The motion was carried unanimously.

3. Chairperson's Comments: None.

4. Citizen's Comments: John Sharp commented on the fact that not all the Plan Board expressed why they voted the way they did for Bristol Meadows. He also had concerns about control at meetings, and he stated that he feels the petition that was presented to the Plan Commission should be recorded with the minutes

5. Unfinished Business: None.

6. Town Attorney Bill White explained the procedure for the Public Hearing regarding the Land Use Plan for the Pleasant Prairie Drainage Area and how we came to be at this point in the process.
Town Planner Pat Meehan gave a brief background history of the Town Land Use Plan in 1992.
Chairman Boldt opened the Public Hearing at 7:25 p.m.
Mary Ellen Pearsall stated that they were never told that the Land Use Plan map would change as they were told it was all agricultural. She was disappointed that the map sent to the residents was not complete or labeled. She does not want to live in the middle of an office or light manufacturing district.

Karen Dietz voiced her concerns over the M-1 designation planned for the area surrounding her home. She stated that the M-1 zoning could let many things such as processing plants, fur goods or leather tanneries into the area or even retail like beauty shops or food service. She feels that these things are not appropriate for this location and it should all be residential. She also stated that the intersection should be looked at as it has been the scene of a number of accidents over the years.

Pat Meehan stated that the retail uses are incorrect for that district.

Delia Daba had questions as to what is actually going to happen with the Land Use Plan and if this is the beginning or the end to public comments.

Pat Meehan stated that the Plan Commission and the Town are here to get direction from the public and there will be more meetings regarding these changes.

Bill White stated that communities look 10, 20 or 30 years down the road to see what balanced growth would be good for the town.

Pat Meehan suggested that copies be made available at the town office for people to borrow and look at.

Bill Cusenza questioned whether Pleasant Prairie has control over this area.

Bill White stated that the Storm Management Area is governed by Ordinances and not totally controlled by Pleasant Prairie. The area is controlled by Bristol, and Pleasant Prairie can review stormwater in Pleasant Prairie Sewer Drainage Area.

Anisur Rahman stated that he would like to see development done right and well organized with the right buffers and design to enhance all the other surrounding properties. He hopes the town is looking at the future and how it will make it work for the town and the residents, and to make sure that if sewer comes in it doesn't depreciate the value of their homes.

Phil May stated that he would like to see the Plan Commission and the Town cooperate with the citizen's in the area as to how the area will be enhanced to suit the neighbors surrounded by this plan.

Amy Fockler questioned how this proposal came about and she asked to have the present and proposed Land Use Plan maps available for the people to look at.

Pat Meehan stated that we have been discussing the boundary agreement for the last eight years with Pleasant Prairie and we need to finalize this agreement.

Judy Royce inquired as to what HC - Highway Corridor would encompass.

Pat Meehan stated that HC stands for Highway Commercial not Corridor.

Judy Royce also said that she doesn't want to be forced into something by Pleasant Prairie and to please consider enhancing the value of the surrounding properties. She also said she would like to know what the plans are for the rest of Bristol.

John Sharp stated that he feels that the people who are doing the planning have a sense that there should be a mix of industry, residential, retail, some homes and trees.

He feels that instead of there being an assumption as to what should be in Bristol, we should sit down and decide just how much industry do we want and need and how much green space do we want and need. And until this is addressed we are not going to get any place with this.

Audrey VanSlochteren stated that people need to know what all the abbreviations mean referring to the zoning districts. She also said that the people who own the properties will decide what will happen. If they don't sell then there will not be any M-1 or PO etc. It will stay the way it is until the landowner decides to sell.

Mike Landolt asked if there was something going on that the residents didn't know about. He is concerned that we are trying to slip something in that will affect the residents in maybe 5 or 10 years.

Randy Kerkman stated that in about 1986 Pleasant Prairie oversized the sewer pipes out to the interstate to incorporate that area for the sewer service area. It was approved by the DNR and if we don't finalize this boundary agreement, Pleasant Prairie will and that is why we are here to finish this plan so that the town can keep the remainder of this land in Bristol.

Colleen Murphy-Fisch stated that she feels we are all here to do this properly and there is a need to finalize this.

Karen Dietz asked what rights she has as a property owner, and do the homeowners have to hook up to sewer and water if its laid in front of their houses.

Bill White stated that there are different circumstances as to who hooks up to sewer and water.

Joan Peterson feels that we need to have another public hearing and have the information available for the people to look at.

7. The Public Hearing was closed for comment at 9:02 p.m.

8. New Business:

- a. A motion was made by Joan Peterson and was seconded by Ruth Atwood based upon the applicant's demonstrating hardship and a compelling public interest and circumstances of necessity or fairness and equity to except the moratorium exemption request of Duane and Sue Habjan (Red School Café) 12320 Bristol Rd., Bristol, WI 53104 requesting a Rezoning, and a Certified Survey Map on parcel #35-4-121-333-0215; Lot #62; parcel #35-4-121-332-0263 & Lot #63; parcel #35-4-121-332-0266 Cherri-Vista Dells. For informational purposes this property is part of the NW ¼ SW ¼ SEC 33 T 1R 21 BEG CT HWY #45, Town of Bristol, Kenosha County Wisconsin. The motion was carried unanimously.

A motion was made by Ruth Atwood and was seconded by Jim Eckhart to approve the zoning of the entire proposed Lot 3 into the B-3 Highway Business District under the provisions of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The motion was carried unanimously.

A motion was made by Joan Peterson and was seconded by Ruth Atwood to conditionally approve the proposed Certified Survey Map subject to conditions numbered 1 through 10 of Pat Meehan's memorandum. The motion was carried unanimously.

- b. A motion was made by Joan Peterson and was seconded by Ruth Atwood to approve the zoning of the entire property into B-4 Planned Business District under the provisions of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance for the request of TDC Bristol, LLC 799 Central Avenue, Suite 300, Highland Park, IL 60035 requesting a Rezoning from B-3 Highway Business District to B-4 Planned Business

District on parcel #35-4-121-121-0400; 7700 120th Avenue, Kenosha, WI 53142 (Bristol Township). The motion was carried unanimously.

A motion was made by Joan Peterson and was seconded by Ruth Atwood to conditionally approve the proposed Certified Survey Map subject to conditions numbered 1 through 7 of Pat Meehan's memorandum for parcel #35-4-121-121-0400; 7700 120th Avenue, Kenosha, WI 53142 (Bristol Township). For informational purposes this property is part of the southeast $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, in Town 1 North, Range 21 East, in the Town of Bristol, Kenosha County, Wisconsin. The motion was carried unanimously.

9. The next Regular Plan Commission Meeting is October 18, 2005.
10. A motion was made by Ruth Atwood and was seconded by Joan Peterson to adjourn the meeting at 9:26 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, acting secretary