

March 2, 2010

TOWN/VILLAGE OF BRISTOL

SPECIAL TOWN/VILLAGE PLAN COMMISSIONS AND
TOWN/VILLAGE BOARDS MEETING

1. 6:00 p.m. Open House.
2. The meeting was called to order at 7:00 p.m. by Town Plan Commission Chairman Scott Davis, Village Plan Commission Chairman Bob Lefebve, Town Chairman Colleen Fisch and Village President Rich Gossling. Village Plan Commission Chairman Bob Lefebve led in the pledge of allegiance to the flag.
In attendance at the meeting were Town Plan Commission members Carolyn Kakuska, Patti Johnson and Don Biehn.
Village Plan Commission members Dean Hendricks, Katie Horton, JoAnn Bolton and Sharon Calvillo.
Town Board Supervisors Joan Peterson, Noel Elfering, Alex Destefano and John McCabe.
Village Board Trustees Ruth Atwood, Mike Farrell, Carolyn Owens, Lisa Hendricks and Bill Glembocki.
Administrator Randy Kerkman, Clerk/Treasurer Amy Klemko, Attorney Susan Sager, Planner Patrick Meehan, Rick Kania of SEWRPC and eleven constituents. Chairman Lefebve introduced Town Plan Commission Chairman Scott Davis who gave a little background on what is taking place here this evening.
Chairman Davis stated that in 1999 Wisconsin State Legislature enacted a Comprehensive Planning Law Section 66.1001. In 2005 the Town of Bristol passed Resolution #11-05 in cooperation with Kenosha County and SEWRPC to participate in the Multi-Jurisdictional Comprehensive Plan.
Over the past four years the Plan Commission and the Town Board have been reviewing chapters with the aid and assistance of Planner Pat Meehan, Randy Kerkman, Attorney Sue Sager and Amy Klemko.
3. Chairman Davis opened the Public Hearing at 7:05 p.m. and introduced Rick Kania of SEWRPC who presented the Multi-Jurisdictional Comprehensive Plan and maps for Kenosha County.
Glenn Christensen of Manhard Consulting and Sr. Planner/Landscape Architect for Sunflower Farms spoke on their behalf requesting that as part of the adoption of the Town Land Use Plan that a new category AE-1 (Agricultural Equestrian Cluster Single Family District) be placed as a land use category and to change the Sunflower Farm property to that AE-1 District.
Robert Wagner asked what Bristol is going to benefit from this.
Glenn Christensen stated that it will preserve a farm that is already there and with

the homesites you will have a deed restricted property that there will always be an equestrian property there.

Sharon Calvillo asked in reference to if the homes weren't there the facility would go away, then why did they build it in the first place.

Glenn Christensen stated that the owner intended to build a horse facility and then bring the homes on later.

Robert Wagner asked how many homes will there be.

Glenn Christensen stated that there will be 25 homes on 170 acres.

Supervisor Elfering asked if they have gotten the permits from the DNR and Army Core of Engineers for the roadway over the wetlands.

Glenn Christensen stated that they cannot go for permits without a viable project.

4. Chairman LeFebve closed the Public Hearing at 7:25 p.m.
5. No comments were received in regard to the Comprehensive Plan.
6. A motion was made by Patti Johnson and was seconded by Don Biehn to approve the change in the land use plan to include AE-1 planned land use designation in the Comprehensive Plan. On a roll call vote of 4 Ayes and 0 Nays the motion was carried unanimously.
A motion was made by Patti Johnson and was seconded by Carolyn Kakuska to approve the change in the land use plan for all of the tax key parcels comprising the property known as Sunflower Farms to the AE-1 land use designation in the Comprehensive Plan. On a roll call vote of 4 Ayes and 0 Nays the motion was carried unanimously.
A motion was made by Scott Davis and was seconded by Don Biehn to approve the non support of the KRM line or RTA that would support a KRM line. On a roll call vote of 4 Ayes and 0 Nays the motion was carried unanimously.
A motion was made by Scott Davis and was seconded by Patti Johnson to approve Resolution T.3-10 adopting the Mulit-Jurisdictional Comprehensive Plan for Kenosha County as the Town of Bristol Comprehensive Plan with the approved changes. On a roll call vote of 4 Ayes and 0 Nays the motion was carried unanimously.

Chairman Bob Lefebve asked if there were any questions or comments from the Village.

JoAnn Bolton asked how many horses are going to be there.

Glenn Christensen stated that the AE-1 district is very specific and you have to have at least 100 horses and they have 125 now.

JoAnn Bolton stated that when she looks at there plan she only sees two little pastures, where are you going to keep all these horses.

Glenn Christensen stated that there are lots of pastures around the facility that aren't labeled.

7. A motion was made by Katie Horton and was seconded by Bob Lefebve to approve Resolution V.9-10 adopting the Mulit-Jurisdictional Comprehensive Plan for Kenosha County as the Village of Bristol Comprehensive Plan with the following changes:

1. Non support of the KRM line or RTA that would support a KRM line.
2. Change the land use plan to include AE-1 planned land use designation in the Comprehensive Plan.

On a roll call vote of 3 Ayes and 2 Nays (Bolton & Calvillo) the motion was carried.

8. Chairman Fisch asked if there were any questions or comments from the Town. Supervisor Peterson stated that she was not very clear on the legal definition for the new AE-1 zoning and what it consists of. Supervisor Destefano asked what the maximum number of horses the equestrian facility could manage. Phil May the farm manager stated that they have 140 stalls and they always have open stalls for horses coming out for horse clinics etc. They are at about 10-15% of there capacity at present. Supervisor McCabe stated that this could come up as a really good thing for Kenosha, and that he's had a few calls from Jim Kreuser our County Executive and has actually met with him and Chairman Fisch to talk about the AE-1 zoning and what Sunflower Farms could bring to the community and he thinks it will be a good tax base for our community and schools. A motion was made by Supervisor McCabe and was seconded by Supervisor Elfering to approve Ordinance No.16 adopting the Multi-Jurisdictional Comprehensive Plan with the following changes:
 1. Non support of the KRM line or RTA that would support a KRM line.
 2. Change the land use plan to include AE-1 planned land use designation in the Comprehensive Plan.
 3. Change the land use plan for all of the tax key parcels comprising the property known as Sunflower Farms to the AE-1 land use designation in the Comprehensive Plan.Supervisor McCabe asked if this AE-1 covers all 3 phases that Sunflower Farms had purposed before. Rick Kania stated that yes it does. On a roll call vote of 5 Ayes and 0 Nays the motion was carried unanimously.
9. A motion was made by Trustee Hendricks and was seconded by Trustee Atwood to approve Ordinance No.16 adopting the Multi-Jurisdictional Comprehensive Plan with the following changes:
 1. Non support of the KRM line or RTA that would support a KRM line.
 2. Change the land use plan to include AE-1 planned land use designation in the Comprehensive Plan.Trustee Farrell asked that in regard to density and the AE-1 designation what the minimum residential lot size would have to be. Planner Pat Meehan stated that it could be a condominium development so there wouldn't be any minnimum lot, but there would be a minimum building pad of about 50 x 50. Trustee Owens commented that it was referenced that in July 2009 this was denied

by the Town Board and she feels that the reason it was denied still holds true. That it was a rural cluster, small lots, still the same thing and she still has several issues with this.

On a roll call vote of 4 Ayes and 2 Nays (Owens & Glembocki) the motion was carried.

10. A motion was made by Patti Johnson and was seconded by Don Biehn to adjourn the Town Plan Commission meeting at 7:58 p.m. The motion was carried unanimously. A motion was made by Katie Horton and was seconded by Sharon Calvillo to adjourn the Village Plan Commission meeting at 7:58 p.m. The motion was carried unanimously. A motion was made by Supervisor McCabe and was seconded by Supervisor Destefano to adjourn the Town Board meeting at 7:59 p.m. The motion was carried unanimously. A motion was made by Trustee Owens and was seconded by Trustee Glembocki to adjourn the Village Board meeting at 7:59 p.m. The motion was carried unanimously.

Respectfully Submitted,

Amy E. Klemko, Clerk/Treasurer WCMC