

**Town of Bristol Plan Commission Meeting**  
**Bristol Town Hall 19801 83<sup>rd</sup> Street, Bristol, WI 53104**  
**Tuesday, April 17, 2007**  
**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, Don Biehn, Bob LeFebve, and Shirley Davidson were present. Also present, Town Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Planner Pat Meehan, Town Attorney Sue Sager, Town Engineer Jeff Rau, petitioners and 30 citizens.
2. Approval of the Minutes:  
A motion was made by Joan Peterson and was seconded by Ruth Atwood to approve the revised minutes of the March 20, 2007 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: Chairman Boldt stated that this was his last meeting as he is retiring from the Plan Commission and he thanked everyone for putting up with him for many years. He also stated that he had to recuse himself from item 6.f. as he is a principal owner in Clark Dietz and they are doing work for the petitioner.
4. Citizen's Comments:  
Joan Peterson requested that in the future not so many items be placed on the agenda, as it is hard to do justice to this many things before the meeting and then once you get to the meeting if there is a lot of discussion it is hard to do justice with this many items on any single agenda. She also had questions for the lawyer from the town board meeting on the 9<sup>th</sup> when she talked about how town board members should conduct themselves appropriately when they attend plan commission meetings, and how it probably wasn't appropriate for a town board member to come to a plan commission meeting and speak on items on the agenda, nor was it probably appropriate for plan commission members to go to the town board and do the same. This made her wonder how we deal with our position of the town board member that sits on the plan commission and how does it fit into that situation.  
Attorney Sue Sager stated that the town board member that sits on the plan commission can be an active participant and that it is completely different.  
Joan Peterson asked only because she has heard citizen's comments in the past when the person who sat on the plan commission would vote differently on the plan commission versus their vote on the town board and with good reason they felt that they had additional information.  
Sue Sager stated that she this is not a question she can answer right now without more information and that the situation depends on a number of factors.  
Randy Kerkman stated that we cannot refuse peoples requests for the plan commission meeting.  
Sue Sager stated that generally people are working under certain time frames and can't be pushed back to later meetings because of time constraints.

5. Unfinished Business:

- a. Tabled from 3/20/2007: Consider the request of Ronald and Judith Gillmore 15001 Horton Rd., Kenosha WI 53142 (Bristol Township) requesting a Land Use Plan Amendment, Rezoning of 10+ acres from A-1 ( Agricultural Preservation District) to A-2 (General Agricultural District), CSM (Certified Survey Map) and a Sketch Plan Review on tax parcel #35-4-121-352-0301. This property is part of the 980-B W 1/2 OF NW 1/4 SEC 35 T 1 R 21EX THAT PT LYING NW'LY OF CT HY C-J ALSO EX 871-583 ALSO EXC CSM #2322 DOC #1280154 V 1144 P 373 68.72 AC. For informational purposes this property is located on the south side of Hwy CJ (Horton Rd) east of Hwy MB.  
*A motion was made by Ruth Atwood and was seconded by Scott Davis to remove the item form table. The motion was carried unanimously.*  
*A motion was made by Ruth Atwood and was seconded by Shirley Davidson to deny the Land Use Plan Amendment. The motion was carried with 6 Ayes and 1 Nay (Don Biehn).*  
*A motion was made by Ruth Atwood and was seconded by Shirley Davidson to deny the Rezoning of 10+ acres from A-1 ( Agricultural Preservation District) to A-2 (General Agricultural District). The motion was carried with 6 Ayes and 1 Nay (Don Biehn).*  
*A motion was made by Ruth Atwood and was seconded by Scott Davis to deny the CSM (Certified Survey Map) because it was incomplete. The motion was carried unanimously.*
  
- b. Tabled from 3/20/2007: Consider the request of Attorney Michael Kelly PO Box 700 Burlington, WI 53105 (Agent) and Jim Minogue and Dave Pfeiffer (Purchasers on Land Contract) and Lyle and Marianne Schaetzel (Owners) 12400 Wilmot Rd. Kenosha, WI 53142 requesting a Conditional Use Permit for outside storage on tax parcel #35-4-121-134-0201. The property is currently zoned C-1 (Lowland Resource Conservancy District ), M-2 (Heavy Manufacturing District) and A-2 (General Agricultural District). This property is part of LOT 2 CSM# 1724 (V1646 P267) PT SE ¼ SEC 13 T1 R21 10.127 AC (1994 PT 35-4-121-134-0200). For informational purposes this property is located on the north side of Hwy C west of the Frontage Rd.  
*A motion was made by Shirley Davidson and was seconded by Scott Davis to remove the item from table. The motion was carried unanimously.*  
*A motion was made by Shirley Davidson and was seconded by Ruth Atwood to withdraw the item upon the written request of the petitioner. The motion was carried unanimously.*

6. New Business:

- a. Review and consider for approval the Final Plat, Variance Request and Landscape Plan for the Crosswinds Subdivision (Amana Properties, LLC, Anis Rahman, Property Owner) located in the southeast ¼ of U.S. Public Land Survey Section 5, T1N, R21E, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this subdivision is located North of Hwy 50 on the West

side of Hwy D.

*A motion was made by Shirley Davidson and was seconded by Scott Davis to recommend to the Town Board that the “Final Plat” of the Crosswinds Subdivision, 2 Sheets dated 3/2/07 as prepared by Gary R. Splinter, RLS, of Kapur & Associates, Inc. be conditionally approved by the Town Board subject to numbered paragraphs 6, 26 and 28 through 36; that the Town Attorney address numbered items 1, 12, 14, and 33 of this memorandum prepared by Meehan & Company, Inc. dated 3/30/07; and subject to the approval of all engineering plans by the Town Engineer as applicable. The motion was carried unanimously.*

- b. Review and consider for approval the Final Plat, and Variances from Sections 15.01101, 15.1217 and 15.1221 of the Town of Bristol Land Division Ordinance for the Brighton Creek Highlands Subdivision (Rural Cluster Development) located in U.S. Public Land Survey Section 6, T1N, R21E (south side of CTH K in the Northeast Corner of the Town of Bristol) Kenosha County, Wisconsin. (Great Northern Development Group, LLC).  
*A motion was made by Scott Davis and was seconded by Ruth Atwood to Recommend to the Town Board that the “[Final Plat] Brighton Creek Highland’s Subdivision, 19 Sheets UNDATED except for Sheet 18 which is dated 2/28/07 (all other sheets are dated by the Town of Bristol as received by the Town of Bristol Clerk on March 2, 2007) as prepared by Pete L. Bailey, RLS, American Surveying Company, Inc. be conditionally approved by the Town board subject to numbered paragraphs 10a, 10b, 14, and 28 through 41; that the Town Attorney address numbered items 2, 12, 16, 17, and 38 of this memorandum prepared by Meehan & Company, Inc.; and that the Town Engineer address numbered items 11, 13, 35, and 39 of this memorandum; and subject to the approval of all engineering plans by the Town Engineer as applicable. Also, including items 24-26 on Strands 4/6/07 letter designating using a 30-mile-per-hour design speed, which equates to a posted speed limit of 25 miles per hour, based upon meeting the criteria of the Land Division Ordinance. The motion was carried unanimously.*
- c. Review of proposed Sketch Plan for Rossi Investments Subdivision, Randall Rossi Property Owner, 13912 60<sup>th</sup> Street, Bristol, WI 53104 on tax parcel #35-4-121-092-0400 and #35-4-121-093-0100. This property is part of the of the Northwest ¼ of U.S. Public Land Survey Section 9, T1N, R21E, Town of Bristol, Kenosha County Wisconsin. For informational purposes this property is located on the east side of CTY Hwy “D” about 1/3 mile South of Hwy 50.  
*Review with no action taken.*
- d. Review of proposed Sketch Plan for Bristol Trails Estates Subdivision (Rural Cluster and Open Space Subdivision) Berryville Development Company, LLC (Subdivider) located in U.S. Public Land Survey Section 9, T1N, R21E, Town of Bristol, Kenosha County Wisconsin. For informational

purposes this property is located on the south side of Hwy 50 west of Bristol Oaks Country Club.

*Review with no action taken.*

- e. Consider the request of Michael Nelson 8795 136<sup>th</sup> Avenue (Breezy Meadows East) requesting a Rezoning from A-1 (Agricultural Preservation District) to R-1 (Rural Residential District) and a CSM (Certified Survey Map) on 12.1 acres on tax parcel #35-4-121-151-0120. This property is part of the NW ¼ and SW ¼ of the NE ¼ of SEC 15 T1N R21E. For informational purposes this property is located on the east side of Hwy MB, .9 miles north of Hwy C.  
*A motion was made by Bob LeFebve and was seconded by Don Biehn to recommend to the Town Board that the proposed rezoning of the subject property (the Certified Survey Map portion of the subject property only) into the R-1 District be approved. The motion was carried unanimously.*  
*A motion was made by Shirley Davidson and was seconded by Ruth Atwood that the proposed Certified Survey Map be conditionally approved subject to numbered items 1 through 19 of this memorandum prepared by Meehan & Company, Inc. dated 3/31/2007. The motion was carried unanimously.*
- f. Review of proposed Sketch Plan for a Rural Cluster and Open Space Subdivision (Ed Paramski, Property Owner) on tax parcel #35-4-121-294-0200, located in the South ½ of U.S. Public Land Survey Section 29, T1N, R21E, Town of Bristol. For informational purposes this property is located on the North side of Hwy V and the West side Hwy 45.  
*Review with no action taken.*
- g. Consider moving the Plan Commission meeting to a different day of the month.  
*After some discussion it was decided to postpone this item until the May Plan Commission meeting.*

7. The next Regular Plan Commission Meeting is scheduled for May 15, 2007.

8. A motion was made by Ruth Atwood and was seconded by Bob LeFebve to adjourn the meeting at 9:43 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary