

Town of Bristol Plan Commission Meeting
Bristol Town Hall 19801 83rd Street, Bristol, WI 53104
Tuesday, September 25, 2007
7:00 p.m.
Minutes

1. The meeting was called to order by Chairman Scott Davis at 7:00 pm. Commissioner's Ruth Atwood, Patti Johnson, Bob LeFebve, Don Biehn, and Shirley Davidson were present. Also present Town Administrator Randy Kerkman, Town Planner Pat Meehan, Town Attorney Susan Sager, Plan Commission Secretary Amy Klemko and twelve citizens. Commissioners Joan Peterson and Katie Horton were absent.
2. Approval of the Minutes:
A motion was made by Ruth Atwood and was seconded by Patti Johnson to approve the minutes of the August 28, 2007 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: Commissioner Shirley Davidson commented on the September 24, 2007 Town Board Meeting regarding the Nolan request.
5. Unfinished Business: None.
6. New Business:
 - a. Review and consider for approval the Phase 1 Final Condominium Plat for Bristol Ridge Estates Development. This property is part of the Northeast ¼, Southeast ¼ and Southwest ¼ of the Northwest ¼ and Northeast ¼ and Northwest ¼ of the Southwest ¼ of Section 12, and the Southeast ¼ of the Northeast ¼ of Section 11, all in Town 1 North, Range 21 East, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the south side of Hwy 50, West of 128th Avenue.
A motion was made by Shirley Davidson and was seconded by Don Biehn to table upon the request of the petitioner. The motion was carried unanimously.
 - b. Review and consider for approval the Sketch Plan Review for Bristol Rainbow Lake LLC 19900 128th Street, Bristol, WI 53104 submitted by Orrin Shifrin of Riverside Communities Two North Riverside Plaza, Suite 1400, Chicago, IL 60606 on tax parcel #'s 35-4-121-323-0301 & 35-4-121-323-0305. For informational purposes this property is located on the north side of 128th Street (Stateline Road) west of Hwy. 45.
Attorney Susan Sager recused herself because her firm represents the petitioner on other legal matters.
Dan Jahnke of Landcraft Engineering and Surveying presented the sketch plan review. No action was taken at this time.

- c. Review and consider for approval the request of Paul Maerzke 9710 160th Avenue, Bristol, WI 53104 requesting a variance for a 30' x 60' storage building on tax parcel #35-4-121-222-0402. This property is PT SE ¼ of NW ¼ SEC 22 T1, R21, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the West side of Hwy. MB, South of County Hwy. C.

A motion was made by Ruth Atwood and was seconded by Shirley Davidson to approve the request for variances for placement of a 30' x 60' storage building in the street yard at a height of 24 feet on tax parcel #35-4-121-222-0402.

The motion was carried unanimously.

- d. Review and consider for approval the request of Michael Nelson 8795 136th Avenue, Kenosha, WI 53142 & Brent Nelson 8806 136th Avenue, Kenosha, WI 53142 (Owners) requesting a rezoning from A-1 (Agricultural Preservation District) to R-1 (Rural Residential District) and a CSM (Certified Survey Map) on tax parcels #35-4-121-141-0110 & 35-4-121-132-0101. These parcels are part of the Southeast ¼ of the Northeast ¼ of Section 14 and part of the Southwest ¼ of the Northwest ¼ of Section 13, Town 1 North, Range 21 East, Town of Bristol, Kenosha County, Wisconsin. For informational purposes these properties are located at the North end of 136th Avenue, ½ mile North of Hwy. C.

A motion was made by Don Biehn and was seconded by Patti Johnson to recommend to the Town Board the proposed rezoning of the subject property into the R-1 Rural Residential District be approved. The motion was carried unanimously.

A motion was made by Shirley Davidson and was seconded by Ruth Atwood to recommend to the Town Board that the proposed Certified Survey Map be conditionally approved subject to numbered items 1 through 21, add to #14 the verbage 'if required by Town Engineer' and change #21 to read the Subdivider shall submit to the Plan Commission within 270 days as stated by the Towns attorney and the memorandum of Meehan & Company, Inc. dated 9/15/2007. (On file). The motion was carried unanimously.

- e. Review and consider for approval the request of Paul and Debbie Shumaker 16419 82nd Street, Bristol, Wisconsin 53104 requesting a Conditional Use Permit for a personal use only 1600' x 80' landing strip on 171 acres on tax parcel #35-4-121-161-0100 & 35-4-121-161-0200. This property is part of Section 16, T 1 N, R 21 E, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the end of 82nd Street on the West side of Hwy. MB in the Town of Woodworth.

A motion was made by Patti Johnson and was seconded by Bob LeFebve to conditionally approve a Conditional Use Permit for their exclusive use, and No flying over the home at 16613 84th Street, Bristol, WI 53104 except if emergency circumstances dictate. The motion was carried unanimously.

- f. Review and consider for approval the request of Jeanette Besharat 19830 107th Street, Bristol, Wisconsin 53104 requesting a variance for a first and second floor addition on tax parcel #35-4-121-292-0222. This property is part of the NW ¼ SEC 29 T 1 R 21, Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the North side of CTH JS, West of Hwy. 45.

A motion was made by Ruth Atwood and was seconded by Don Biehn to table the request. The motion was carried unanimously.

- g. Review and consider recommendation for maximum height of buildings along I94 for Kenosha County Zoning.

After some discussion a consensus of eight stories was reached.

7. The next Regular Plan Commission Meeting is scheduled for October 23, 2007.

8. A motion was made by Don Biehn and was seconded by Bob LeFebve to adjourn the meeting at 9:03 p.m. The motion was carried unanimously.

Minutes submitted by

Amy Klemko, Secretary