

These minutes will not be considered for approval until the next meeting on 8/12/2024

**BOARD MINUTES
VILLAGE OF BRISTOL, WISCONSIN
July 8, 2024**

The Notice for the regular semi-monthly meeting of the Bristol Village Board had been posted at the Municipal Building, Bristol BP, Benson's Corners, and on the Village Website on June 28, 2024.

1. The meeting of the Village Board was called to order at 7:00 p.m. by President Farrell.
In attendance at the meeting were Trustee Leker, Trustee Atwood, Trustee Kordecki, Trustee McCabe, Village Attorney Thomas Gartner, Village Administrator Randy Kerkman, Village Clerk Renee Brickner and 12 constituents which included Joann Rubio (Applicant), Gram Bullmore (Construction Manager), Chris Reesman (Member of Construction Team) Attorney Brian Randall (Land Use Attorney).
2. President Farrell led the Pledge of Allegiance:
3. Approval of Agenda:
A motion was made by Trustee Atwood and seconded by Trustee Kordecki to approve the agenda. The motion carried unanimously.
4. Approval of Minutes:
A motion was made by Trustee McCabe and seconded by Trustee Leker to approve the minutes of the June 24, 2024, meeting. The motion carried unanimously.
5. Approval of Treasurer's Report:
A motion was made by Trustee Leker and seconded by Trustee Kordecki to approve the Treasurer's Report showing a balance of \$7,926,982.97 for the checking and investment account balance. The motion carried unanimously.
6. Approval of Bills:
A motion was made by Trustee McCabe and seconded by Trustee Atwood to approve payment of the bills. The motion carried unanimously.
7. Citizens' Comments:
Quentin Jackson stated that he did not prepare a statement and feels like he is kinda missing out, like he was not prepared. Mr. Jackson stated he had a quick question and asked if the projection board was available to be used for the general statements when people come up for their three minutes, if you prep yourself ahead of time and have everything set up for your three minutes. He indicated that it is part of his public speaking right so if he put his three-minute subject on that board for his three minutes, does he have the same right to do it?
Trustee McCabe stated that his option is that if it was set up before the meeting starts, or it could be set up during his three minutes it would be alright.
President Farrell questioned how we would make that information public record.

Administrator Kerkman indicated that it would not be made public, it would be for the people who were present at the meeting to see just like anything else that is presented.

Trustee McCabe stated that he does not think it is a big issue, stating that if somebody wants to use the screen it is okay.

Trustee Kordecki stated that if he stays in his three minutes it is fine.

President Farrell stated his preference is to make it an agenda item and conduct a vote.

Village Attorney Gartner suggested that the board members give staff their individual preferences on the issue without a formal vote which will give staff guidance so the arrangements can be made between now and the next meeting.

Trustee Leker stated that if he stays within his three minutes and sets it up ahead of time.

President Farrell indicated that appears to be the consensus so we will allow it.

8. President's Comments:

President Farrell presented the Kenosha County Sheriff's Department activity report for the month of June 2024 indicating there is a more accurate and detailed report in the Clerk's Office if anyone should would want to see that.

9. Trustee's Comments:

Trustee McCabe stated it is good to see people in the audience and thanked everyone for coming. **Trustee Kordecki** stated it is always good to see people in the audience and that she is happy to be here.

Trustee Atwood thanked everyone for coming.

Trustee Leker stated he is happy to be here,

10. Administrator's Report: None

11. Public Works: None

12. Fire Department: None.

13. Planning Commission Recommendations:

a. Discuss and consider for approval the request of Joann Rubio 13830 58th Street North #410, Clearwater, FL 33760 (Applicant), Bristol 130th & 50 LLC 4011 80th Street, Kenosha, WI 53142 (Owner) and LEO@Bristol LLC, Advenir Development LLC, 17501 Biscayne Boulevard #300, Aventura, FL 33160 (Developer) for a Certified Survey Map on tax parcel #37-4-121-122-0334 PT NW 1/4 & SW 1/4 SEC 12 T R 21, 37-4-121-111-0400 PT NE 1/4 SEC 11 T 1 R 21, and a portion of 37-4-121-122-0200 PT of W 120 acres of NW 1/4 SEC 12 Town 1 Range 21 Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the dead end of 130th Avenue, 2400 feet south of the intersection of 75th Street, Bristol, WI.

Trustee Leker stated that a lot of work has gone into this, and everyone seems to be happy with each other.

A motion was made by Commissioner Leker and seconded by Trustee Atwood for **CONDITIONAL APPROVAL** of the request of JoAnn Rubio (Applicant), Bristol 130th & 50 LLC (Owner) and LEO@Bristol LLC, Advenir Development LLC, (Developer) for

Certified Survey Map #1 and Certified Survey Map #2 on tax parcel #37-4-121-122-0334, 37-4-121-111-0400, and a portion of 37-4-121-122-0200 based on the review of the submitted materials, the verbal comments from the Village Engineer from Strand on June 23, 2024, the GRAEF Memo dated June 18, 2024 and subject to the following:

- (1) Applicant shall submit a Natural Resource Protection Plan demonstrating that 100% of the disturbed wetlands shall be mitigated within the same sub-watershed; and
- (2) All wetlands, floodplains, and streams not to be disturbed shall be shown as protected by conservation easement on the proposed CSM; and
- (3) The Applicant shall submit a Tree Survey showing the entire extent of impacted trees on the site; and
- (4) Areas of woodlands proposed not to be disturbed shall be shown as protected by conservation easement on the proposed CSM; and
- (5) The Applicant shall submit a revised construction timing schedule; and
- (6) The Applicant shall pave a ten foot (10') wide trail in anticipation of connecting to the future Root River trail;
- (7) The Applicant shall submit a lighting plan; and
- (8) The Applicant shall revise the Landscape Plan to plant the required number of street trees; and
- (9) The Applicant shall provide in a developer's agreement assurance that the proposed street extensions will be completed within their property at the property owner's expense when an extension is necessary; and
- (10) The Applicant shall provide a public stream access easement to the stream on the Subject Property connecting to the proposed "Public Road 1" dedicated to the Village of Bristol; and
- (11) The Applicant shall NOT be required to install a landscape bufferyard along STH 50 for the purposes of this development; and
- (12) The Applicant shall revise the Detailed Implementation Plan to include five (5) mini-parks north of the proposed "Public Road 1;" and
- (13) The Applicant shall revise the Site Plan to include pathways to the existing Village Trailhead located to the east of the Power Line easement; and

- (14) The Applicant shall submit a plan for the improvement of public lands to be dedicated in a developer's agreement.
- (15) Applicant shall address any other issues which arise by approving or objecting authority which the Village Plan Commission or the Village Board deem necessary for the applicant to address which has been made or may be made by the Village Administrator, Village Attorney, Village Engineer and Village Planner.

The motion carried unanimously.

b. Discuss and consider for approval the request of Joann Rubio 13830 58th Street North #410, Clearwater, FL 33760 (Applicant), Bristol 130th & 50 LLC 4011 80th Street, Kenosha, WI 53142 (Owner) and LEO@Bristol LLC, Advenir Development LLC, 17501 Biscayne Boulevard #300, Aventura, FL 33160 (Developer) for a Site Plan Review on tax parcel #37-4-121-122-0334 PT NW 1/4 & SW 1/4 SEC 12 T R 21, 37-4-121-111-0400 PT NE 1/4 SEC 11 T 1 R 21, and a portion of 37-4-121-122-0200 PT of W 120 acres of NW 1/4 SEC 12 Town 1 Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the dead end of 130th Avenue, 2400 feet south of the intersection of 75th Street, Bristol, WI.

Administrator Kerkman commented that the Developer's Agreement is being worked out now and things are moving along very well.

Joann Rubio stated that she wanted to inform the Village Board of what they have done to date for the last thirteen months. She indicated that they have worked hand in hand with Village Staff, with Randy the Administrator, with Attorney Gartner as well as GRAEF and Strand to not only prepare the infrastructure plans for the off-site roadway they are dedicating as well as the development plans for the 230 units being put in for the overall PUD. She indicated that they have also worked hand in hand with Strand to develop the lift station plans for the lift station that they will be building and dedicating to the Village at the end of the construction period. She stated that meanwhile while they are doing all that they have gone through and made various submittals to not only state agencies but federal agencies and are under the review with FEMA right now for the approval of their work in the floodplain as well as DNR not only for stormwater but also to receive approvals that are needed for the sewer proximal. She stated that they have worked with Kenosha County not only on the airport overlay and coordinating with the utility department but also with addressing and making sure all the street names they are using interior to their development are appropriate but are also easy to identify with EMS. She indicated that the main thing that has changed with the development is the number of units they were proposing stating they originally were proposing 275 units which was lowered to 230 in which they are focusing more on providing larger 2- and 3-bedroom units with attached garages. She stated one of the units was removed, the building that had the three units with the garage up top because they realized as they build in other areas, that unit was not very user friendly and very expensive to build due to building code and needing to meet building requirements.

Trustee Atwood thanked Joann Rubio for showing up and not having a mouthpiece speak for her stating that we have a lot of developers come in with a mouthpiece and we never see them. She stated she appreciates it.

Joann Rubio stated that it is not just because they are out of state, they do this for every single one of their projects. She stated that her territory is Wisconsin which she shares with Gram, her local construction guy. She stated that she takes care of Florida because that is where she is at, and also Texas, Kentucky, Arkansas and Kansas. She stated that if it requires her to be present, she is there because it makes a difference when you see the face of the person who is coordinating with staff and gives you an idea of who the developer is. She indicated that in instances in which they are not required to do a neighborhood meeting, they still do them. She stated that a neighborhood meeting was not required for this, she held two of them and got beat up quite a bit but stepped through it and at the end of the day they were actually able to come to some impasse with the neighbors. She indicated that not everyone is happy with development and stated that is part of her job and her job is also to show that we do want to be good neighbors and take pride in their developments and take care of their developments. She stated that they are excited and ready to start moving dirt, but she is not so excited about coming up here in the snow.

President Farrell asked if there was a projected time to start digging.

Joann Rubio stated that the next step is to purchase the land, which is scheduled in the coming weeks. She indicated that in working through the developer's agreement a request was made to do some early grading. She indicated that as soon as the Village Administrator gives them the go ahead, they will begin working on that.

President Farrell reminded everyone that as part of the packet the Fire Chief looked through the materials and gave a favorable option.

A motion was made by Trustee Leker and seconded by Trustee Kordecki for **CONDITIONAL APPROVAL** of the request Joann Rubio (Applicant), Bristol 130th & 50 LLC (Owner) and LEO@Bristol LLC, Advenir Development LLC, (Developer) for a Site Plan Review on tax parcel #37-4-121-122-0334, 37-4-121-111-0400 and a portion of 37-4-121-122-0200 based the materials submitted, the notes from Strand Letter dated June 18, 2024 and the GRAEF Memo dated June 18, 2024 and subject to the following conditions:

- (1) The Applicant shall provide complete unit counts for the revised mix of units; and
- (2) The Applicant shall provide an east-west access from the development to the future Village park; and
- (3) The Applicant shall revise the Detailed Implementation Plan to place the mini-park central to the proposed "Public Road 1" aligned with the perpendicular private street to the north; and
- (4) The Applicant shall revise the Site Development Plan to include ADA curb ramps and crosswalks to the southern portion o
- (5) The Applicant shall provide pathways around the northern perimeter of the site to provide access to environmental features and stormwater paths; and

- (6) The Applicant shall provide pathways to the east connecting the community building to The future park beyond the overheard electrical wires; and
- (7) The Applicant shall revise the Site Development Plan to include the required amount of Pocket parks including additional details as to their improvements such as furnishings, Additional landscaping, recreational facilities, and amenities; and
- (8) The Applicant shall revise the site grading plan to reflect the any future changes in the site development plan, and changes to site grading shall not further impact natural resource features on the Subject Property; and
- (9) The Applicant shall install a Type 1 Bufferyard along the east property line along the Overhead electric wire utility easement; and
- (10) The Applicant shall remove the note along Public Road 1 stating “Section 13-1-324 General bufferyard requirements buffer not required since R-9 is lower use than A-1;” and
- (11) The Applicant shall submit plans for fencing, walls, signs, and a Lighting Plan; and
- (12) The Applicant shall submit architectural plans; and
- (13) The Applicant shall submit an updated construction phasing plan; and

The Motion was carried unanimously.

14. Unfinished Business: None.

15. New Business: None.

16. Communications and Announcements:

- * The next Village Board meeting is scheduled for Tuesday, July 22, 2024 at 7:00 p.m..
- The next Plan Commission meeting is scheduled for Tuesday, July 23, 2024 at 7:00 p.m..
- Growing with Bristol is having their Summer Bash and Trivia Night at Lake George Lodge on July 20, 2024 from 5:00 p.m. to 8:00 p.m..
- Bristol Progress Days ~ Friday, July 12th through Sunday, July 14th
- Bristol Historical Society Open House before and after the parade on Sunday, July 14th

17. Adjournment:

A motion was made at 7:18 p.m. by Trustee Kordecki and seconded by Trustee Leker to adjourn. The motion was carried unanimously.

Respectfully Submitted,
Renee Brickner, Village Clerk

