

**NOTICE OF PUBLIC MEETING
VILLAGE BOARD
VILLAGE OF BRISTOL, WISCONSIN**

The Village Board of the Village of Bristol will hold its regular semi-monthly meeting of Utility Districts I, III, IV and Water District and General Village Business on June 12, 2023, at 7:00 p.m. in the meeting room of the Bristol Village Hall 19801 83rd Street, Bristol, Wisconsin.

AGENDA

1. Call to Order:
2. Pledge of Allegiance:
3. Approval of Agenda:
4. Approval of Minutes:
5. Approval of Treasurer's Report:
6. Approval of Bills:
7. Citizens' Comments: Three-minute limit.
8. President's Comments:
9. Trustee's Comments:
10. Administrator's Report:
11. Public Works:
12. Fire Department:
 - a. Discuss and consider for approval the request of Fire Chief John Niederer to hire Janae Bayles to serve on the fire department as Paid-On-Call and Paid on Premises Staff.
13. Planning Commission Recommendations:
 - a. Review and discuss the request of Harmon Garwood P.O. Box 595 Silver Lake, WI 53170 (Applicant) for a Site Plan Review for Proposed Mini Warehouses on tax parcel 37-4-121-083-0427 PT SW ¼ SEC 8 & PT NW ¼ SEC 17 T1 R21 Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 8400 194th Avenue, Bristol, WI 53104.

A motion was made by Chris Leker and was seconded by Scott Keefer based on the Memorandum of GRAEF dated May 16, 2023 and the review of the Strand Memo dated

May 15, 2023 that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Site Plan and subject to the following:

- (1) The Applicant shall submit a landscape plan including all required bufferyards; and
- (2) Security fences or walls are permitted on the property lines, but shall not exceed ten (10) feet in height and shall be an open type similar to chain link wire or wrought iron fencing. Security fences or walls shall not be located closer than two (2) feet to a public right-of-way line. No security fence or wall greater than two (2) feet shall be placed within the vision triangle; and
- (3) All applicable Village of Bristol application and review fees shall be paid by the applicant; and
- (4) The applicant shall address any other issues which are raised by any approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner.
- (5) Applicant shall address issues raised in the memo from Strand dated 5/16/2023.

The motion was carried unanimously.

- b. Discuss and consider for approval the request of Joann Rubio (Advenir Oakley Capital, LLC) 17501 Biscayne Blvd. Suite 300 Aventura, FL 33160 (Applicant) and Bristol 130th & 50 LLC 401180th Street, Kenosha, WI 53142 (Owner) for a Planned Unit Development Overlay on tax parcel #'s 37-4-121-122-0334 & 37-4-121-111-0400 PT NW 1/4 & SW 1/4 SEC 12 T 1 R 21 and PT NE 1/4 SEC 11 T 1 R 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 STH 50 (75th Street).

A motion was made by Chris Leker and was seconded by Scott Keefer based on the Memorandum of GRAEF dated May 16, 2023 and the review of the Strand Memo dated May 15, 2023 that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Site Plan and subject to the following:

- (1) Multiple-family dwellings shall not exceed ~~30~~ **40** units per structure; and
- (2) The maximum building height shall ~~be not exceed~~ **50** feet; and
- (3) Dwellings containing at least four (4) units per structure shall not be located closer
- (4) than three hundred (300) feet to any parcel of land zoned for a single family residence; and
- (5) Dwellings containing at least ~~four~~ **(4) five (5)** units per structure shall not be closer than thirty (30) feet to a public right-of-way; and
- (6) Dwellings containing between one (1) and ~~three~~ **(3)-four (4)** units per structure shall

- not be closer than twenty-five (25) feet to a public right-of-way; and
- (7) Dwellings containing at least ~~four (4)~~ **five (5)** units per structure shall include at least 1.61 parking spaces per dwelling unit within the PUD Planned Unit Development Overlay District; and
 - (8) Dwellings containing between one (1) and ~~three (3)~~ **four (4)** units per structure shall include at least 1.96 parking spaces per dwelling unit within the PUD Planned Unit Development Overlay District; and
 - (9) Pathways shall be provided between the development and all surrounding public places, parks, and environmental corridors and shall not be designed as dead ends but as continuous routes; and
 - (10) The applicant shall provide at least six (6) acres of common open space within the PUD Planned Unit Development Overlay District; and
 - (11) All plantings to follow the minimum size standards for required plant materials identified in Table A of Article I, Appendix A of the Zoning Code; and
 - (12) Pursuant to the requirements of Section 13-1-282, a separate sign permit shall be required before any signage can be installed (excluding any signs that are included in Sec. 13-1-283); and
 - (13) No specific use or building permit shall be issued for any part of the approved General Development Plan except for an area covered by an approved Detailed Implementation Plan and in conformity with such plan. Applicant shall submit a Site Plan Review Application for the Detailed Implementation Plan and receive Plan Commission and Village Board approvals; and
 - (14) Any and all technical deficiencies shall be corrected; and
 - (15) All applicable Village of Bristol application and review fees shall be paid by the applicant; and
 - (16) The applicant shall address any other issues which are raised by any approving or Objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner; and
 - (17) Applicant shall address issues raised in the memo from Strand dated 5/16/2023.

The motion was carried with a vote of 6 Ayes and 1 Nay (Sharp).

14. Unfinished Business:

15. New Business:

- a. The following Operator's licenses were approved by Village Clerk Renee Brickner: Charles Rich, Jonathan Brunson, Haley Sawyer, Benjamin Spasojevich, Mollie Keen, Debra Reck, Tracy Calin-Kerschke, Adam Frey, Michelle Oberg, Kenneth Hansen, Hannah Lechlitner, Dawn Anderson, Danyell Hutchins, Erin Esteb, Melissa Hernandez-Aguilar, Bret Bohlin, Donna Fortin, Elizabeth Hool, Lorreen Barthuly, Suzanne Vernezze,, Susan Ogden, William Kulando, Linda Pikter, Michael Fortin, Thomas Scott, Kristopher Sampson,

Jaqueline Pearce, Robert Laux, Joseph Hassler, Mary Russell, Danielle Weller, Michelle Mather, Kelly Sweet, Vicky Huska, Mary Fleming, Nancy Curtice, Sandra Bilger, Hannah Bisciglia, Llogan Bloom, Kristine Casey, Kaydence Graham, Desirae Hamilton, Tennile Harris, Dana Kirschbaum, Brittany Lenegar, Melissa McCawley, Jennifer Peterson-Vehrs, Robert Riley, Marla Rowe, Tyler Schulz, Jena Watson, Emily Wawiorka , Ashley Zager and Brittani Gieser.

- b. Consider for approval the Salvage Yard license application for Island Motors Salvage.
- c. Consider for approval the following Cabaret License applications for Bristol 45 Diner, Bristol Oaks, Lake George Lodge, Thirsty Horse Pub & Grill and Tricoli's Birchwood Grill.
- d. Consider for approval the following Amusement Park License applications for Bristol Renaissance Faire and Action Territory.
- e. Consider for approval the Class B Retailers license request of Kenosha County Rec League to sell beer and wine coolers during Progress Days, July 7-9, 2023.
- f. Consider for approval the following Mobile Home Park License applications for Bristol Heights, LLC and MHC Rainbow Lake, LLC d/b/a Rainbow Lake Manor.
- g. Consider for approval the cigarette license applications for Speedway LLC, White Sea, Bristol BP, Preet Petroleum, Bristol Oaks and Danny Boy Pipes LLC.
- h. Consider for approval the following Liquor License Applications:

**“CLASS B” INTOXICATING LIQUOR LICENSE & CLASS “B” FERMENTED MALT
BEVERAGE LICENSE**

| NAME | AGENT | “TRADE NAME” | ADDRESS | CITY | STATE | ZIP | “PARCEL NUMBER” |
|--------------------------------------------------|-----------------------|-------------------------------------|--------------------------------------|---------|-------|-------|-----------------------|
| America's Action Territory | Christina Beltran | America's Action Territory | 12345 75 th Street | Kenosha | WI | 53142 | 37-4-121- 121-0165 |
| Bristol 45 Diner | Glen Nelson | Bristol 45 Diner | 8321 200 th Avenue | Bristol | WI | 53104 | 37-4-121- 083-0795 |
| BOCCE, LLC | Giuseppe Cercjiara | Bristol Oaks Country Club | 16801 75 th Street | Bristol | WI | 53104 | 37-4-121- 091-0100 |
| Renaissance Entertainment Productions | Linda McFeter | Bristol Renaissance Faire | 12550 120 th Avenue | Kenosha | WI | 53142 | 37-4-121- 361-0300 |
| The Lodge on Lake George | Phillip Jahnke | Lake George Lodge | 10433 196 th Avenue | Bristol | WI | 53104 | 37-4-121- 203-1239 |
| Bal Krishna LLC d/b/a SpringHill Suites | Ketan Patel | SpringHill Suites by Marriott | 7653 125 th Avenue | Kenosha | WI | 53142 | 37-4-121- 121-0173 |
| Thirsty Horse Pub & Grill | Larry Holst | Thirsty Pub & Grill | 12711 Bristol Road | Kenosha | WI | 53142 | 37-4-121- 333-0410 |

| | | | | | | | |
|-------------------------------------|------------------------|---------------------------------|----------------------------------|---------|----|-------|-----------------------|
| Tricoli's Birchwood Grill LLC | Stephanie Walkanoff | Tricoli's Birchwood Grill | 7515 125 th Avenue | Kenosha | WI | 53142 | 37-4-121- 121-0150 |
|-------------------------------------|------------------------|---------------------------------|----------------------------------|---------|----|-------|-----------------------|

COMBINATION "CLASS A" MALT BEVERAGE AND LIQUOR

| NAME | AGENT | "TRADE NAME" | ADDRESS | CITY | STATE | ZIP | "PARCEL NUMBER" |
|--------------------------|---------------------|--------------------|----------------------------------|---------|-------|-------|-----------------------|
| Preet Petroleum | Satinder Kaur | Preet Petroleum | 20000 75 th Street | Bristol | WI | 53104 | 37-4-121- 064-0470 |
| Golden Country LLC | Parveen Bhardwaj | Bristol BP | 20015 93 rd Street | Bristol | WI | 53104 | 37-4-121- 191-0101 |

COMBINATION "CLASS A" MALT BEVERAGE

| NAME | AGENT | "TRADE NAME" | ADDRESS | CITY | STATE | ZIP | "PARCEL NUMBER" |
|-----------------|-----------------------------|-------------------|----------------------------------|---------|-------|-------|-----------------------|
| Speedway LLC | Gurtruda Van Der Walt | Speedway #7465 | 12221 75 th Street | Kenosha | WI | 53142 | 37-4-121- 121-0135 |
| | | | | | | | |

CLASS "B" FERMENTED MALT BEVERAGE LICENSE

| NAME | AGENT | "TRADE NAME" | ADDRESS | CITY | STATE | ZIP | "PARCEL NUMBER" |
|-------------------|---------------|-------------------|----------------------------------|---------|-------|-------|-----------------------|
| Kenosha Bowmen | Tanya Ware | Kenosha Bowmen | 15211 75 th Street | Bristol | WI | 53104 | 37-4-121- 101-0400 |

16. Consider for approval the Application for Payment of Contract 1-201 MJ Construction for the Lake George Force Main Project.
17. Consider for approval **RESOLUTION NO. 23 –8: RESOLUTION CONFIRMING THE FINAL FORM OF THE PUBLIC ROADWAY IMPROVEMENTS MUNICIPAL REVENUE OBLIGATION-2 FOR THE BRISTOL LAND, LLD PROJECT for TID #1.**
18. Consider for approval **MUNICIPAL REVENUE OBLIGATION Bristol Land, LLC Project for TID #1.**
19. Communications and Announcements:
20. Adjournment:

By Authority of Mike Farrell, President
Renee Brickner, Village Clerk
Posted June 9, 2023