

Village of Bristol Plan Commission Meeting and Public Hearing
Bristol Municipal Building 19801 83rd Street, Bristol, WI 53104
Tuesday April 23, 2024
7:00 p.m.

AGENDA

1. Call to Order:
2. Approval of Minutes for March 26, 2024, Plan Commission Meeting.
3. Chairperson's Comments:
4. Citizen's Comments:
5. Public Hearing:
 - a. Open Public Hearing on the request of Michael A. Nelson, 8795 136th Avenue, Bristol, WI (Applicant/Owner/Developer) for a Zoning Map and Zoning Text Amendment change from A-2 (Agricultural) to R-1 (Residential Single Family) on tax parcel #37-4-121-151-0180 Part of NE 1 /4 SEC 15, Town 1, Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes, this property is located on the east end of 86th Street, .25 miles east of HWY MB, Bristol, WI.
 - b. Close Public Hearing.
6. New Business:
 - a. Discuss and consider for approval the request of Michael A. Nelson, 8795 136th Avenue, Bristol, WI. WI (Applicant/Owner/Developer t) for a Zoning Map and Zoning Text Amendment change from A-2 (Agricultural) to R-1 (Residential Single Family) on tax parcel #37-4-121-151-0180 Part of NE 1 /4 SEC 15, Town 1, Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes, this property is located on the east end of 86th Street, .25 miles east of HWY MB, Bristol, WI.
 - b. Discuss and consider for approval the request of Michael A. Nelson, 8795 136th Avenue, Bristol, WI (Applicant/Owner/Developer) for a 4-lot Certified Survey Map (CSM) on tax parcel #37-4-121-151-0180 Part of NE 1 /4 SEC 15, Town 1, Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes, this property is located on the east end of 86th Street, .25 miles east of HWY MB, Bristol, WI.

c. Discuss and consider for approval the request of Michael A. Nelson, 8795 136th Avenue, Bristol, WI (Applicant) for a 3-lot Certified Survey Map (CSM) on tax parcel #37-4-121-151-0180 Part of NE 1 /4 SEC 15, Town 1, Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes, this property is located on the east end of 86th Street, .25 miles east of HWY MB, Bristol, WI.

7. Unfinished Business:

a. Table from February 27, 2024:

Discuss and consider for approval the on the request of Brett Hickey, Kimley-Horn & Associates 111 W. Jackson Boulevard, Suite 1320, Chicago, IL 60604 (Applicant), Nutting Properties, LLC, 4606 200th Avenue, Bristol, WI 53104 (Jay Nutting, Current Owner), and The Overland Group, LLC 1598 Imperial Center, Suite 2001, West Plains, MI (Developer) for a Site Plan Review Application for the proposed 12,480 sq. ft. Dollar General Retail Store on Tax Parcel 37-4-121-054-0415 Part of the E 1/2 SE 1/4 SEC 5 T 1 R 21 COM 300 FT W OF SE COR 1/4 N 55 DEG 45' E 58.65 FT TO N LN HWY "50" & POB TH W 444.53 FT N 366.98 FT E 634.97 FT (W LN HWY "D"), Village of Bristol, Kenosha County, Wisconsin. For informational purposes, the property is located at 18514 75th Street which is on the Northwest corner of Hwy 50 (75th Street) and County Hwy D (184th Avenue).

A motion was made by Amy Klemko and seconded by JoAnn Bolton to table the request of Brett Hickey, Kimley-Horn & Associates 111 W. Jackson Boulevard, Suite 1320, Chicago, IL 60604 (Applicant) Nutting Properties, LLC, 4606 200th Avenue, Bristol, WI 53104 (Jay Nutting, Current Owner), and The Overland Group, LLC 1598 Imperial Center, Suite 2001, West Plains, MI (Developer) for a Site Plan Review Application for the proposed 12,480 sq. ft. Dollar General Retail Store on Tax Parcel 37-4-121-054-0415 on the Northwest corner of Hwy 50 (75th Street) and County Hwy D (184th Avenue). The motion carried unanimously.

8. Next Plan Commission Meeting is scheduled for May 28, 2024.

9. Adjourn Meeting.

NOTICE TO PETITIONERS: You must be in attendance to have your request heard. If your request has been passed onto the Bristol Village Board, you must attend the **May 13, 2024, meeting at 7:00 p.m. at the Bristol Municipal Building.** Village Board members may be in attendance for informational & discussion purposes only by order of the Chairperson of the Plan Commission. Dated & posted this **19th day of April 2024.**