

Village of Bristol Plan Commission Meeting
19801 83rd Street, Bristol, WI 53104
Tuesday, March 28, 2023
7:00 p.m.

Minutes

1. The meeting was called to order by Chairman John Boldt at 7:00 p.m. Commissioner's Chris Leker, Kay Sharp, JoAnn Bolton, Ruth Atwood, Scott Keefer and Joe Riegert were all present. Also present were Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Village Planner Dominic Marlow, Village Engineer Emily Rowntree and nineteen residents.
2. A motion was made by Chris Leker and was seconded by JoAnn Bolton to approve the minutes of the February 28, 2023, Plan Commission meeting. The motion was carried with 5 Ayes and 2 Abstaining (Boldt & Riegert).
3. Chairman's Comments:
Chairman Boldt stated that 5.a. will remain tabled and will be ready for the April 25th meeting. Also, an agenda repair and add item a 7.b. Fiscal Sustainability of Higher Density Development For discussion only.
4. Citizen's Comments:
Kathleen Gavre representing Bristol Ridge stated that at the last village board meeting she attended she presented the following information:
The Advenir project is not a good fit for Bristol, the cottages are a good flow but the seven apartment buildings that are four stories doesn't fit our village for this area and is not in the best interest of our village.
With 128th Avenue being vacated 130th is the only access for Fleet Farm, 87 residences and Black Ops that host 100 - 200 people on Saturdays and Sundays.
This will cause excessive traffic and safety concerns, fire department access and cost, snow removal and parking would create additional hazards and safety concerns.
Gary Dietz stated that three story apartment buildings will ruin the whole nature look of the park they have there and feels that the developers should build a separate road off of highway 50 into the subdivision so that they won't be going through their neighborhood.
5. Unfinished Business:
 - a. Tabled from 10/25/2022: Discuss and consider for approval the request of Jon Tack 597 Midnight Pass, Antioch, IL 60002 (Applicant) and Juan Aldana 15901 Horton Rd., Kenosha, WI 53142 (Owner) for a Land Use Plan Amendment change from A-2 (General Agricultural District) to A-3 (Agricultural Related Manufacturing, Warehousing and Marketing District) and a Rezone from A-2 (General Agricultural District) to A-3 (Agricultural Related Manufacturing, Warehousing and Marketing District) on tax parcel #37-4-121-341-0310 PT of the West ½ of the Northeast ¼ of Section 34, Town 1 Range 21 East Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 15901 Horton Rd., Kenosha, WI. A motion was made by Scott Keefer and was seconded by JoAnn

Bolton to table the request. The motion was carried unanimously. Remains tabled.

6. Public Hearing: None.

- a. Open Public Hearing on the request of FLEET FARM – Frank Steeves 2401 S Memorial Dr., Appleton, WI 54915 (Applicant) and 91st & Hwy 50 LLC Stephen C Mills (Member) 4011 80th Street, Kenosha, WI 53142; Berwick-Norfolk, LLC Stephen C Mills (Member) 4011 80th Street, Kenosha, WI 53142, and Kelly L Powell 7609 128th Avenue, Bristol, WI 53104 (Owners) for a Conditional Use Permit on tax parcel #'s 37-4-121-121-0248; 37-4-121-122-0110 and 37-4-121-121-0204 PT NE 1/4 SEC 12 T 1 R 21 Village of Bristol, Kenosha County Wisconsin. For informational purposes, this property is located on the South side of STH 50 (75th Street) between 125th & 130th Avenues.

Matt Murawski asked if there would be outside storage.

Jeff Yersin stated that there would be a 16ft wooden fence, landscape and trees on the south side of the property with a drive through yard similar to Menards.

Gary Dietz asked if they thought about putting the gas station and car wash on the east side instead.

Jeff Yersin stated that there isn't enough room on the east side as they don't own the property on that side.

- b. Chairman Boldt closed the Public Hearing at 7:15 p.m..

7. New Business:

- a. Discuss and consider for approval the request of FLEET FARM – Frank Steeves 2401 S Memorial Dr., Appleton, WI 54915 (Applicant) and 91st & Hwy 50 LLC Stephen C Mills (Member) 4011 80th Street, Kenosha, WI 53142; Berwick-Norfolk, LLC Stephen C Mills (Member) 4011 80th Street, Kenosha, WI 53142, and Kelly L Powell 7609 128th Avenue, Bristol, WI 53104 (Owners) for a Conditional Use Permit and a Stie Plan Review on tax parcel #'s 37-4-121-121-0248; 37-4-121-122-010 and 37-4-121-121-0204 PT NE 1/4 SEC 12 T 1 R 21 Village of Bristol, Kenosha County Wisconsin. For informational purposes, this property is located on the South side of STH 50 (75th Street) between 125th & 130th Avenues.

A motion was made by Chris Leker and was seconded by Joe Riegrt based on the Memorandum of GRAEF dated March 21, 2023 and the review of Strand dated March 20, 2023 that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Conditional Use Permit subject to the following:

- 1. The Applicant shall submit an operations plan for each of the three (3) conditional uses sought on the Subject Property;*
- 2. All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage area has a solid fence enclosure. Junk materials shall be removed at least once a month to avoid unsightliness of the site. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes.*
- 3. No cars shall be parked in the vision triangle and all parking lots shall meet all yard requirements.*

4. *Lights shall not be beamed directly onto adjoining property and shall comply with Village lighting standards (Title 15, Chapter 10).*
5. *Car washes shall be located on a public sanitary sewer and on a federal, state or county highway.*
6. *A traffic flow pattern shall be submitted to the Village*
7. *A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, lightpoles, tower signs, storage tank locations etc*
8. *All canopy posts shall be at least thirty (30) feet from any property line. No canopy shall exceed twenty (20) feet in height.*
9. *Canopies shall not be permitted to overhang past the property line.*
10. *All pumps shall be set back at least thirty (30) feet from any property line.*
11. *Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.*
12. *Any and all technical deficiencies identified by Village staff (including Village Engineer) shall be corrected;*
13. *All applicable Village of Bristol application and review fees shall be paid by the applicant; and*
14. *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.*

The motion was carried unanimously.

A motion was made by Ruth Atwood and was seconded by Chris Leker based on the Memorandum of GRAEF dated March 21, 2023 and the review of Strand dated March 20, 2023 that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Site Plan #'s 1 – 20, omitting #12 adding, #25 and subject to the following:

1. *The Applicant shall submit a management plan for the “Pet Wash” including security plans for loose animals and general operations;*
2. *The Applicant shall design gutters and related building elements in conformance with §13-1-447(l);*
3. *All utility meters, gas valves, etc. are to be painted in a color which blends with the architecture and color of the building;*
4. *All rooftop equipment, antennas, and similar protrusions shall not be visible to a person standing on the ground in an area the public frequents. Parapet*

walls, individual screens, or building elements shall be used to completely screen these elements from view. Individual screens shall relate to the building's style of architecture and, when located on the ground, be landscaped;

5. Applicant shall design mechanical penthouses or accessory buildings in conformance with §13-1-447(r);
6. The Applicant shall include sidewalks along the entire length of HWY 50 and 130th Avenue where they abut the Subject Property;
7. The Applicant shall submit a revised Natural Resource Protection Plan indicated the location and extent of all mature woodlands on the Subject Property and those properties created by CSMs as a condition of approval for this Site Plan review. Mature Woodlands shall be protected to a standard of 70%, and mitigation is permitted;
8. The Applicant shall submit a revised Natural Resource Protection Plan showing how the mature woodlands will actually be preserved in the proposed Lots 2, 3, and 4 of the proposed CSM 1;
9. The Applicant shall submit a revised Natural Resource Protection Plan showing the proposed area for mitigation of the removed woodlands on the Subject Property;
10. The Applicant shall submit revised CSM's for the Subject Property and those properties created by CSM's as a condition of approval for this Site Plan review;
11. The Applicant shall submit a revised CSM to include any proposed conservation easements;
- ~~12. The Applicant shall submit an application for a Comprehensive Plan Amendment demonstrating a feasible development layout of the Subject Property and all adjacent properties subject to the land division resulting in the creation of the Subject Property to ensure the feasibility of their future development;~~
13. The Applicant shall submit an updated Landscape Plan which includes Landscape Surface Ratio for the Site Plan as a condition of approval;
14. The Applicant shall submit an updated Site Plan which includes Net Floor Area Ratio calculations as a condition of approval;
15. 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);
16. 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;
17. The Applicant shall submit a lighting plan;
18. Any and all technical deficiencies identified by Village staff (including Village Engineer) shall be corrected;

- 19. All applicable Village of Bristol application and review fees shall be paid by the applicant; and*
- 20. 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.*
- 25. The Applicant shall submit a revised Landscape Plan including the required number of trees in the north bufferyard to achieve a Type 3 bufferyard intensity factor;*

The motion was carried unanimously.

- b. Dominic Marlow gave a presentation on the Fiscal Sustainability of Higher Density Development.

8. Next Plan Commission Meeting is scheduled for April 25, 2023.
9. A motion was made by JoAnn Bolton and was seconded by Kay Sharp to adjourn the meeting at 9:00 p.m. The motion was carried unanimously.

Written by: Plan Commission Secretary Amy Klemko