

Village of Bristol Zoning Board of Appeals Meeting
Bristol Municipal Building 19801 83rd Street, Bristol, WI 53104
Wednesday, March 13, 2024
7:00 p.m. Minutes

1. The meeting was called to order by Board Member John Boldt at 7:00 p.m.. Board Members Ruth Atwood, Carolyn Owens and Bryce Lehman were present. Also present was Administrator Randy Kerkman, Clerk Renee Brickner and seven citizens.
2. The Public Hearing was opened at 7:01 p.m. on the request of Jose and Argelia Hernandez 17200 Winfield Rd, Bristol, WI 53104 (Owners) for a Temporary Use Permit for weekend entertainment in the form of equestrian activities on tax parcel #37-4-121-214-0305. This property is located at 17200 Winfield Rd., Bristol, WI 53104 and is PT NE 1/4 & NW 1/4 SEC 28 T 1 R 21 and ALSO PT SW 1/4 OF SE 1/4 SEC 21 T 1 R 21 Village of Bristol, Kenosha County, State of Wisconsin.

Board Member Boldt indicated they have been coming back with this request every year for some time and asked if there is anything that will be different this year.

Jose and Argelia Hernandez came to the podium. Argelia stated that the big barn actually collapsed during the winter storm with the ice/rain indicated that in the forms they originally completed they had added that they planned to have indoor activities, which will not be happening anymore. She further stated that everything will be outside so if it rains the event would be cancelled. She added that all of last year's events were held outside.

Terry Herman stated that the Hernandez family is directly behind him and indicated that they have done a good job and have addressed any complaints that anyone has had. Terry stated he believes that all the neighbors are fine with what they are doing.

3. The Public Hearing was closed at 7:03 p.m..

A motion was made by Board Member Lehman and was seconded by Board Member Owens to approve a Temporary Use Permit as spelled out in the application for weekend entertainment in the form of equestrian activities on tax parcel #37-4-121-214-0305. The motion carried unanimously.

4. The Public Hearing was opened at 7:04 p.m. on the request of Scott Thompson 14000 75th Street, Bristol, WI 53104 (Owner) for a Temporary Use Permit for pick-your-own raspberries, sunflowers and pumpkin activities on tax parcel #37-4-121-214-0131. This property is located at 7625 144th Avenue, Bristol, WI 53104 and is PT NE ¼ SEC 11 T 1 R 21 Village of Bristol, Kenosha County, State of Wisconsin.

Scott Thompson stated that basically what they are doing is copying what they have on the north side of Hwy 50 to the south side. He indicated they lost the farm due to the plan departments on the north so they are moving their raspberries, sunflower and pumpkin

activities to the south side. He stated they are doing everything they can do to revitalize the area, updating the barn and providing easy access coming in and going out so there should be no concerns with that. He indicated they are planning to operate from August to the end of October doing basically the same stuff they have been doing but now on the south side.

Board Member Boldt asked if the access will be primarily off of 144th.

Scott Thompson stated they felt it would be safer that way since there is no direct access off of Hwy 50.

Justin Rieker stated that he is supportive of this and indicated that this is definitely a great business. He indicated that the concern is more with the easy access in and out because 144th is a dead end. He stated that they get cars all the time smoking down to the dead-end sign and end up coming back the other way going even faster because they are upset they lost time. He asked for consideration that there be good signs to indicate exiting the way you came instead of turning around in people's driveways.

Board Member Owens asked if there was a dead-end sign on that street.

The answer was there is one.

Board Member Lehman asked if there was anything that needed to be address regarding the signage for the farm itself, whether it is on Hwy 50 or whether it is on 144th or because it is a Temporary Use and not a permanent, we don't need to.

The answer was Thompsons does a good job themselves, it should not be a problem.

Board Member Owens thanked Scott Thompson for saving that barn and improving it. She stated that it has been there a long time and she would hate to see it get torn down.

5. The Public Hearing was closed at 7:10 p.m..

A motion was made by Board Member Atwood and was seconded by Board Member Owens to approve a Temporary Use Permit for pick-your-own raspberries, Sunflowers, and pumpkin activities on tax parcel #37-4-121-214-0131 from August through October with good signage. The motion carried unanimously.

6. Other Business Allowed by Law: None.

7. Adjournment:

A motion was made by Board Member Lehman and was seconded by Board Member Owens to adjourn the meeting at 7:14 p.m. The motion was carried unanimously.

Respectfully Submitted, Renee Bricker Village Clerk