

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

Minutes

1. The meeting was called to order by Pro-Tem Chair Ruth Atwood at 7:00 p.m. Commissioner's Chris Leker, Kay Sharp, JoAnn Bolton, Jacob Hansen, Scott Keefer and William Niederer were all present. Also present were Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Village Planner Dominic Marlow and eight residents.
2. A motion was made by William Niederer and was seconded by Scott Keefer to approve the minutes of the January 24, 2023 Plan Commission meeting. The motion was carried unanimously.
3. Chairman's Comments:
Pro -Tem Chair Atwood stated that 5.a. will remain tabled.
4. Citizen's Comments:
Ken Winius representing Bristol Estates Subdivision commented on Capital Development and is concerned with the density of it and the amount of traffic on 130th Avenue and Hwy 50 when 128th Avenue is closed that this development will bring.
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.
7. New Business:
 - a. Discuss and consider for approval the request of Anthony Roszina 4115 N. Britton Rd. Union Grove, WI 53182 (Applicant) and Hribar Storage, 1821 East Frontage Road, Sturtevant, WI 53177 (Owner) for a Site Plan Review to build a 60'x166.5 pole building, on tax parcel #37-4-121-164-0313 on approximately 37.756 acres located in the SE ¼, Section 16, Township 1 North, Range 23 East Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 17320 93rd Street on the north side of Hwy C just east of 176th Avenue.

Anthony Roszina stated that they would like to build a 60' x 166.5' pole building for cold storage instead of the 60' x 80' building that they were previously approved for. *Valerie Leptich* asked how tall the barn will be at the peak and how many lighting fixtures will be on the building. She stated that the lights they have now are kind of bright and asked if they could shield them or use dimmer lights.

Anthony Roszina stated that there would be 12 lights on the building and the height to the peak is 29', he also stated that they would go by village ordinance on the lights.

A motion was made by Chris Leker and was seconded by JoAnn Bolton based on the review of submitted materials dated 2/21/2023 by GRAEF and STRAND that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the following:

- a. The Conditional Use Permit for the Subject Property shall be amended to allow indoor storage of vehicles in the two (2) existing structures on the property and the proposed new structure, totaling three (3) structures;
- b. The Applicant shall not construct the previously approved pole building approved by the Plan commission in August 2022 without reapproval from the Village of Bristol pursuant to the procedure in Article E of the Bristol Zoning Code;
- c. No additional structure shall be erected and/or used for indoor vehicle storage without future site plan approval;
- d. The Applicant shall not pave any portion of the site without submitting and receiving necessary permits and/or approvals from the Village;
- e. All applicable Village of Bristol application and review fees shall be paid by the applicant; and
- f. 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.

- b. Discuss and consider for approval the request of the Village of Bristol 19801 83rd Street, Bristol, WI 53104 (Applicant) and James Purinton 2610 Lake Cook Rd, Suite 100 Riverwoods, IL 60015 (Owner's Agent) for a Site Plan Review for a future fire house/training station on tax parcel #37-4-121-243-0304 on approximately 4.627 acres and Part of the Southwest 1/4 Section 24 Town 1 Range 21 Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the East side of CTH U (136th Avenue) and North of CTH Q (104th Street).

Ken Winius stated that he's glad to hear they are considering another fire station, that with the new senior development and if the Leo project goes through with a quarter of the population there it's a fire hazard in waiting and more population, means more calls.

A motion was made by Scott Keefer and was seconded by Chris Leker based on the review of submitted materials dated 2/21/2023, GRAEF recommends that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** subject to the following:

- a. 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 with 6 Ayes and 1 Abstaining (Niederer).

- c. Attorney Alan Harvey discussed Land Use Ordinance Title 14 – Subdivision and Platting.

8. Next Plan Commission Meeting is scheduled for March 28, 2023.

9. A motion was made by JoAnn Bolton and was seconded by Kay Sharp to adjourn the meeting at 8:30 p.m. The motion was carried unanimously.

Written by: Plan Commission Secretary Amy Klemko