



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Plan Commission  
Village of Bristol

Copies to: Randy Kerkman, Village Administrator  
Amy Klemko, Village Clerk  
Anthony Roszina, Applicant

**FROM:** GRAEF  
Dominic Marlow, Village Planning Consultant

**DATE:** February 21, 2023

**SUBJECT:** Review of the following:

- 1) The application of Anthony Roszina (Applicant) for a Site Plan Review on tax parcel #37-4-121-164-0313.

### I. INTRODUCTION AND BACKGROUND

The Applicant is requesting a site plan review for the tax parcel #37-4-121-164-0313. The site received a Conditional Use Permit to operate an indoor and outdoor vehicle storage business in Fall 2021. The Applicant is proposing the construction of a 60'x166.5' pole building on the site at 9,990 square feet.

Review of the following:

- General Zoning & Land Division & Subdivision Application Form for a Site Plan Review Application (6 pages, dated 1/25/2023)
- Cover Letter & Narrative (1 page)
- Architectural Plans (2 pages, dated 12/22/2022)
- Site Plan (1 page, dated 02-01-2023)

The Applicant previously proposed – and received approval from the Plan Commission in August 2022 for – the demolition of two structures on the site and the construction of a 60'x80' pole building in the same location on the site at 4,800 square feet. **The two existing structures have been demolished, but the new 60'x80' pole building has not been constructed. The structure proposed in this Site Plan Review is intended as a substitute for the previously approved, but not constructed, pole building.** (See Figure 3) For informational purposes, the subject property is located at 17320 93<sup>rd</sup> St or CTH C

Figure 1: Subject Property (Kenosha County GIS)



II. SITE DESIGN REQUIREMENTS (§13-1-444)

- a. Conformity of Use and Dimensions to Zoning District: No change in use is proposed. The site will remain in conditional use as vehicle storage.

A-2 General Agricultural District:

Dimension	Required	Proposed
Street Yard	65 feet	Approx. 400 feet
Side Yard	25 feet	128' (west) and 290' (east)
Rear Yard	50 feet	Approx. 814 feet
Building Height	Farm building not to exceed 100 feet. Residential building not to exceed 35 feet.	29'3" feet (18 feet at base of roof + 11 feet to roof peak)

The proposed building conforms to all dimensional requirements

- b. Vehicle Access: No change is proposed. The site has access to CTH "C".
- c. Impact on Surrounding Uses: It is the opinion of Staff that no significant change will occur on the property affecting surrounding uses. The existing fence will continue to screen the new structure.

- d. Natural Resources Features Protection: The development will occur on an existing stoned area and is not expected to disturb any natural resources. However, the change from buildings to vehicle storage does raise concerns for an increase in Total Suspended Solids as identified by the Village Engineer.
  - a. The Applicant shall address any concerns expressed by the Village Engineer.
- e. Landscape Plan: The Applicant has not submitted a landscape plan. A landscape plan is not required in the A-2 District except when determined by the Plan Commission and implemented as a condition of a Conditional Use Permit.
- f. Building Location and Separation: Staff has determined that the building is sited in no way which would adversely affect its surroundings or represent a safety or health hazard.
- g. Site Development Plan: The proposed site plan includes the following:
  - a. Construction of one (1) pole building with a total 9,900 square feet.
  - b. Stone grading around the building.

### III. CONFORMANCE WITH ZONING DISTRICT

The proposed use for the structure is indoor cold storage which is permitted as a Conditional Use on the property in the A-2 General Agricultural Zoning District. Based on the proposed Site Plan, the proposed building would site entirely within the A-2 District. (See Figure 2)

**Figure 2: Site Layout of Proposed Building (Source: GRAEF)**

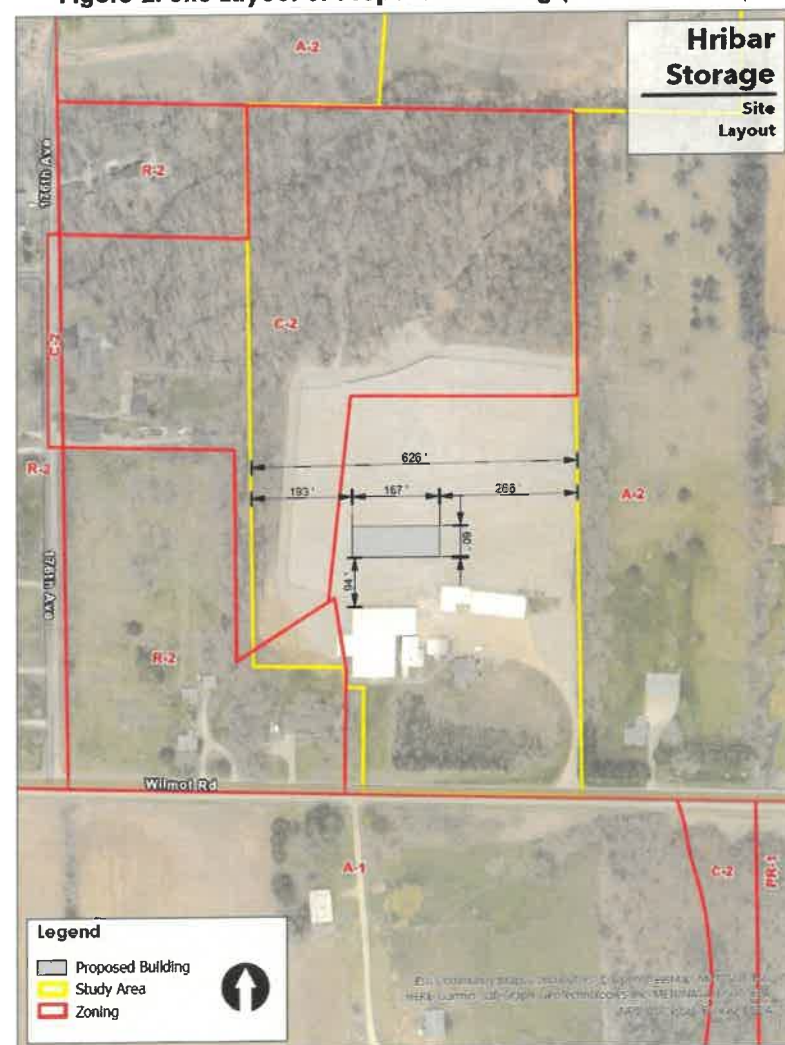
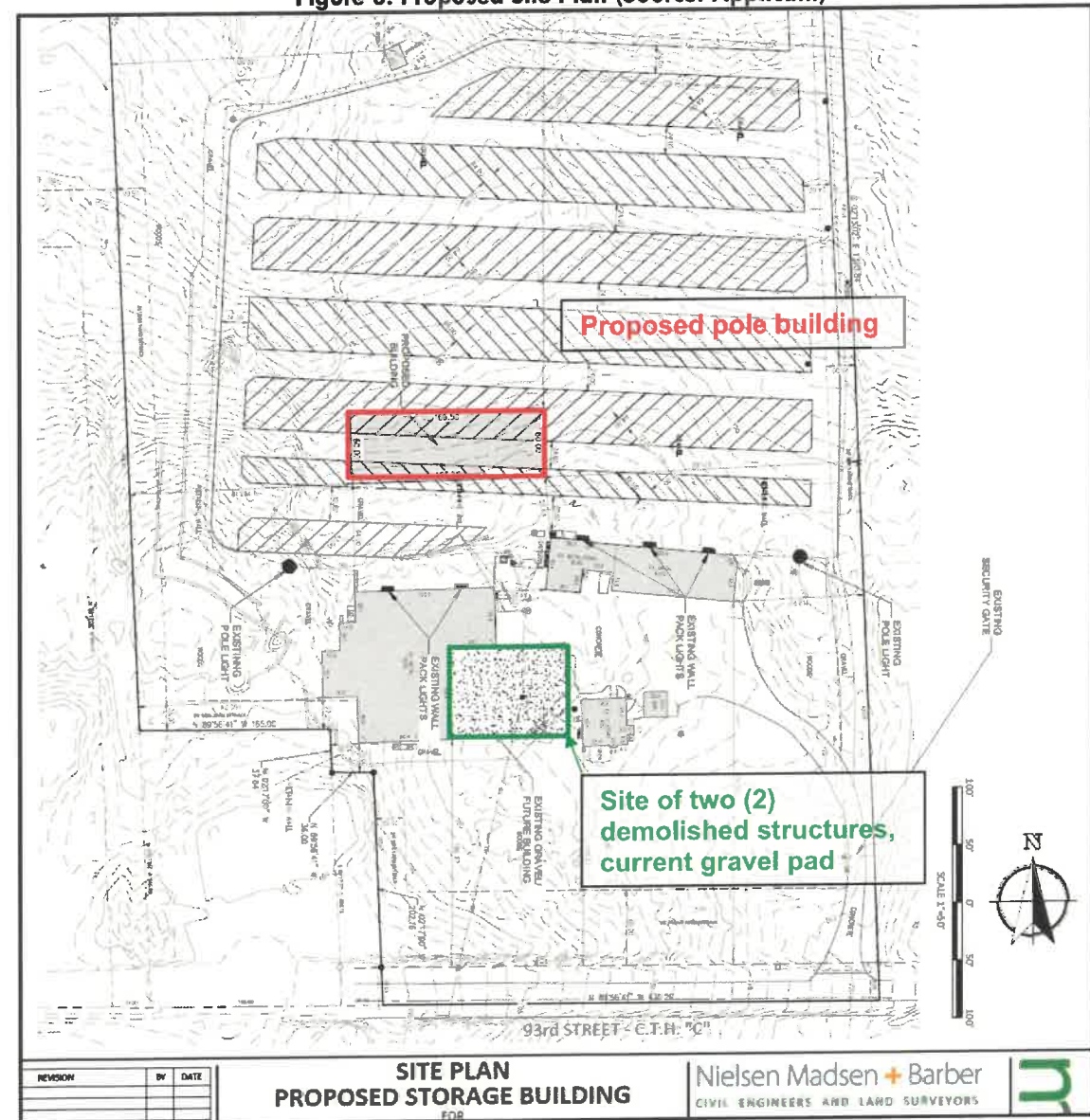




Figure 3: Proposed Site Plan (Source: Applicant)



#### IV. CONFORMANCE WITH CONDITIONAL USE PERMIT

- A. The Conditional Use for the Subject Property approved at the September 2021 Plan Commission included a condition limiting the conditional use to the four (4) existing structures on the property.
  - a. "Uses and Activities: This approval is limited to indoor and outdoor vehicle storage along with office space for Hribar Storage in the submitted site plan and plan of operation. Indoor storage uses are *limited to the four (4) existing structures on the property*. Residential use is permitted in the existing residential structure and agricultural use is permitted in the rear of the property. No improvements nor conditional uses permitted herein are allowed within conservation zoned areas. No other uses are permitted."
  - b. The Applicant has specified in their application that the proposed use for the building is cold storage. The existing Conditional Use Permit does not extend to new structures for storage and was originally intended for the four (4) existing structures, two of which were approved by the Plan Commission at the August 2022 Plan Commission meeting.
  - c. Due to the similarity of the proposed structures to the former structures on the property and acknowledging the increased square footage, Staff recommends the Plan Commission consider an amendment to the Conditional Use Permit allowing for indoor storage limited to the existing structures on the property and the new proposed structure.
    - i. The Conditional Use Permit for the Subject Property shall be amended to allow indoor storage of vehicles limited to the two (2) existing structures on the property and the proposed new structure, totaling three (3) structures;
    - ii. 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 procedures in Article E of the Bristol Zoning Code; and
    - iii. No additional structures shall be erected and/or used for indoor vehicle storage without future site plan approval.



collaborate / formulate / innovate

### III. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Plan Commission recommend to the Village Board the **CONDITIONAL APPROVAL** of the following:

The request of Anthony Roszina (Applicant) for a Site Plan Review on tax parcel #37-4-121-064-0313, **subject to 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 procedures in Article E of the Bristol Zoning Code;
- c. No additional structures 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.



Strand Associates, Inc.®  
126 North Jefferson Street, Suite 350  
Milwaukee, WI 53202  
(P) 414.271.0771  
www.strand.com

February 21, 2023

Mr. Randy Kerkman, Administrator  
Village of Bristol  
19801 83rd Street  
Bristol, WI 53104

Re: Plan Commission Submittal Comments–February 28, 2023  
Preliminary Plan Review Comments for Hribar Storage  
Tax Key ID 37-4-121-164-0313  
Village of Bristol, Wisconsin (Village)

Dear Randy,

On behalf of the Village, Strand Associates, Inc.® (Strand) has reviewed the most recent documents for Hribar Storage. The comments in this letter will focus on preliminary plan review comments relative to the February 28, 2023, Plan Commission meeting.

#### Information Reviewed

1. Site Plan–Proposed Storage Building

#### Standards Used

1. Current version of the Village Code of Ordinances
2. Village Erosion Control and Stormwater Management Requirements
3. Chapter NR 151 of the Wisconsin Administrative Code–Runoff Management

#### Summary and Recommendation

The following comments should be addressed when submitting final engineering plans for the Village’s engineering plan review. These comments should not impact any action taken by the Plan Commission.

#### General Comments

1. Provide engineering drawings for the improvements in accordance with the Village’s Standards and Specifications for Development, dated April 28, 2014. Drawings shall include the following, as applicable: a demolition plan, proposed site plan, proposed grading plan, proposed erosion control, landscaping plan, and proposed signage. The site plan shall show proposed surfaces, dimensions, utilities, and proposed improvements.
2. Provide all information required in accordance with the Village’s Site Plan Review Data and Information Submittal Requirements.
3. Prepare and submit Village permits after engineering drawings have been reviewed by Strand and approved by the Village.

BWW:EARnb2\S\IMAD\1400–1499\1455204\Correspondence\Out\Plan Review\Hribar Storage\2023.2.21 PC Letter\Hribar Storage-Plan Commission Letter.022123.docx



Mr. Randy Kerkman, Administrator  
Village of Bristol  
Page 2  
February 21, 2023

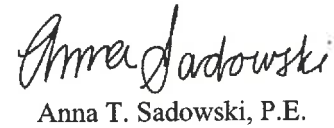
4. Check that the proposed site plan meets all setbacks from Section 13-1-83 of the Village Ordinances.
5. Provide any lighting information proposed for the pole building.
6. Provide grading plans clearly showing existing and proposed grades for the proposed improvements.
7. Submit a stormwater management plan for the entire development describing how the 40 percent total suspended solid (TSS) reduction requirement is met for this project in accordance with Section 15-3-8 (e)(1) of the Village's Post-Construction Stormwater Management Ordinance. Please note that geotechnical information will be requested should infiltration best management practices be used to meet the 40 percent TSS reduction requirement.

If you have any questions, please call 414-271-0771

Sincerely,

STRAND ASSOCIATES, INC.®

  
Emily A. Rowntree, P.E.

  
Anna T. Sadowski, P.E.



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Plan Commission  
Village of Bristol

Copies to: Randy Kerkman, Village Administrator  
Amy Klemko, Village Clerk

**FROM:** GRAEF  
Dominic Marlow, Village Planning Consultant

**DATE:** February 21, 2023

**SUBJECT:** Review of the following:

- 1) The application of the Village of Bristol (Applicant) for a Site Plan Review on tax parcel #37-4-121-243-0304.

### I. INTRODUCTION AND BACKGROUND

The Applicant is requesting a site plan review for the tax parcel #37-4-121-243-0304. The site is currently vacant and is zoned BP Business Park District. The Applicant is proposing the construction of a Fire Training Facility.

Review of the following:

- General Zoning & Land Division & Subdivision Application Form for a Site Plan Review Application (7 pages)
- Parcel Map – Kenosha County GIS (1 page)
- Conceptual Architectural Plans “The Lieutenant” (1 page)
- Phase 1 Site Plan (1 page)
- Phase 2 Site Plan (1 page)
- Architectural Plans (2 pages)

The Applicant is proposing the construction of a Fire Training Facility as part of a two-phase development on the Subject Property including a new driveway with access to CTH U, off street parking for twenty (20) vehicles, accessory structure containing restroom facilities, and the relocation of an existing garage of the same size. The second phase will include a new fire station building and additional driveway accessing CTH U with other minor improvements to the property. For informational purposes, the subject property is located on 136<sup>th</sup> Ave (CTH U) north of 101<sup>st</sup> St.

**Figure 1: Subject Property (Kenosha County GIS)**



## II. SITE DESIGN REQUIREMENTS (§13-1-444)

- a. Conformity of Use and Dimensions to Zoning District: Future fire house/training station is proposed. The proposed use is somewhat similar to "Training schools for employment in the fields of industry or manufacturing".
  - a. Plan Commission to determine conformance of use with underlying zoning.

### **BP Business Park District:**

Dimension	Required	Proposed
Street Yard	65 feet from county trunk highways (CTH U)	~295 feet
Side Yard	40 feet for structures under 35 feet tall	~120 feet, ~345 feet
Rear Yard	40 feet for structures under 35 feet tall	~95 feet
Shore Yard	75 feet from ordinary high water mark of any navigable water	Not applicable
Wetlands Setback	75 feet	~185 feet
Building Height	35 feet maximum (up to 60 feet with additional yard requirements)	34 feet
Open Space	35% minimum	80.3%

The proposed site plan conforms to all dimensional requirements

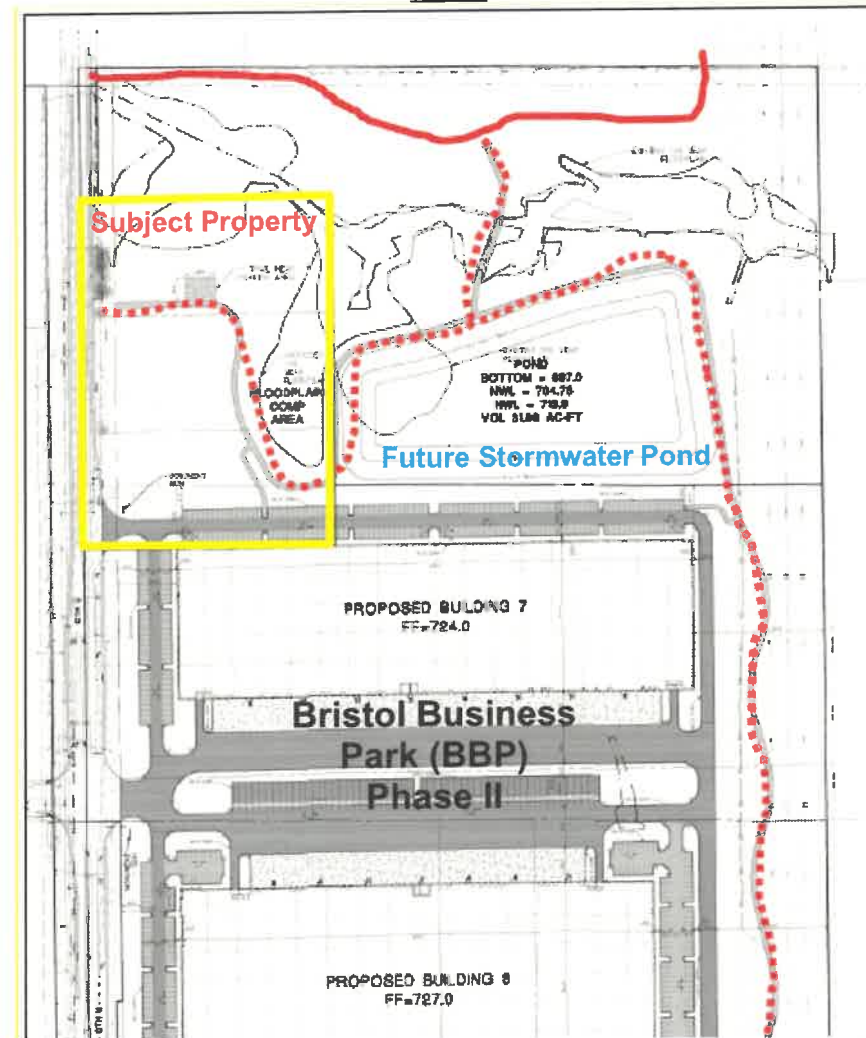
- b. Vehicle Access: One new driveway onto CTH U is proposed. One future connection to CTH U is identified in the Phase 2 Site Plan.
- c. Impact on Surrounding Uses: There may be impacts on surrounding uses related to noise. The Applicant has proposed two new berms to buffer the west and south of the building. A chain link fence is proposed around the training facility. The future uses to the north and east are stormwater facilities and wetlands and do not pose a concern to Staff.
- d. Natural Resources Features Protection: There are existing wetlands on the property. The Applicant is not proposing to fill or build on wetlands. The 75 foot wetland setback is adhered to throughout the site.
- e. Landscape Plan: The Applicant has included landscaping in the proposed site plan including a 5-foot tall, landscaped berm on the south of the site and a 2-foot tall berm on the west of the site. Existing trees on the northern property line are proposed to remain. No additional proposed landscaping was provided. The Subject Property borders the B-6 Professional Office Park District. There are no landscaping standards for districts bordering the B-6 Professional Office Park District. Staff reviewed the impact on the development based on known plans for its future development.

**Figure 2: Existing Zoning**



- a. The adjacent B-6 District is planned for future development by Jim Purinton, Janko Group according to the Site Plan approved by the Plan Commission in February 2022.

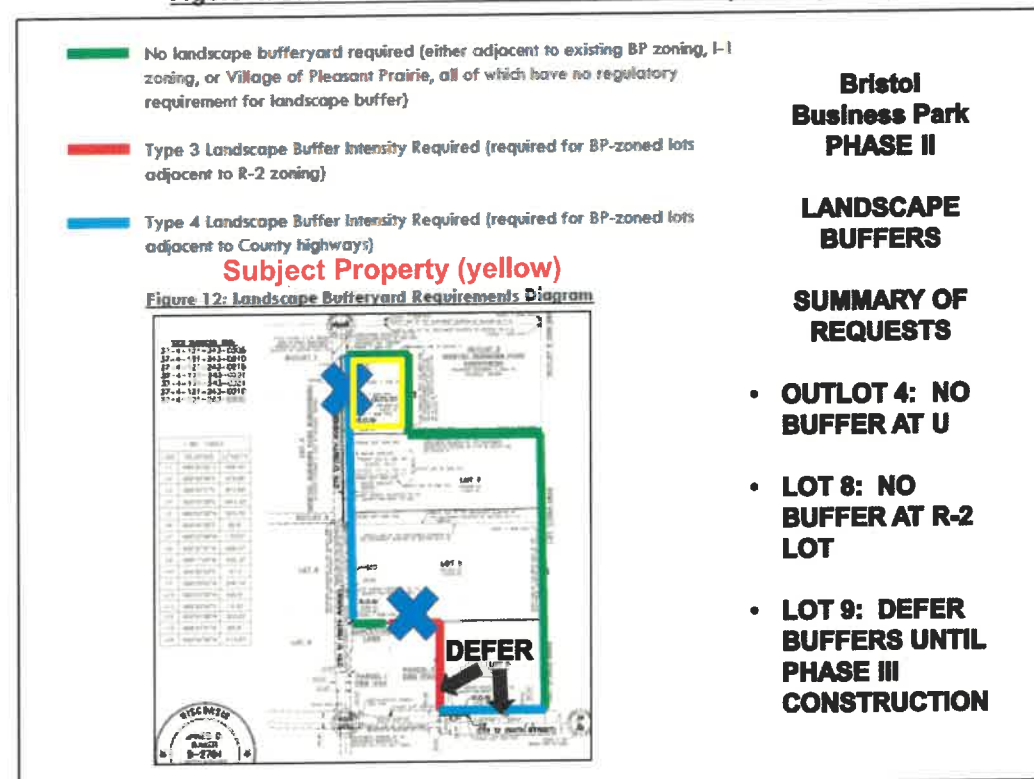
**Figure 3: Proposed Adjacent Development in B-6 District (Source: Planning Staff Memo dated Feb 14, 2022):**



- b. Landscape Plan Exceptions were discussed as a part of the Bristol Business Park Phase II. (See Figure 4)



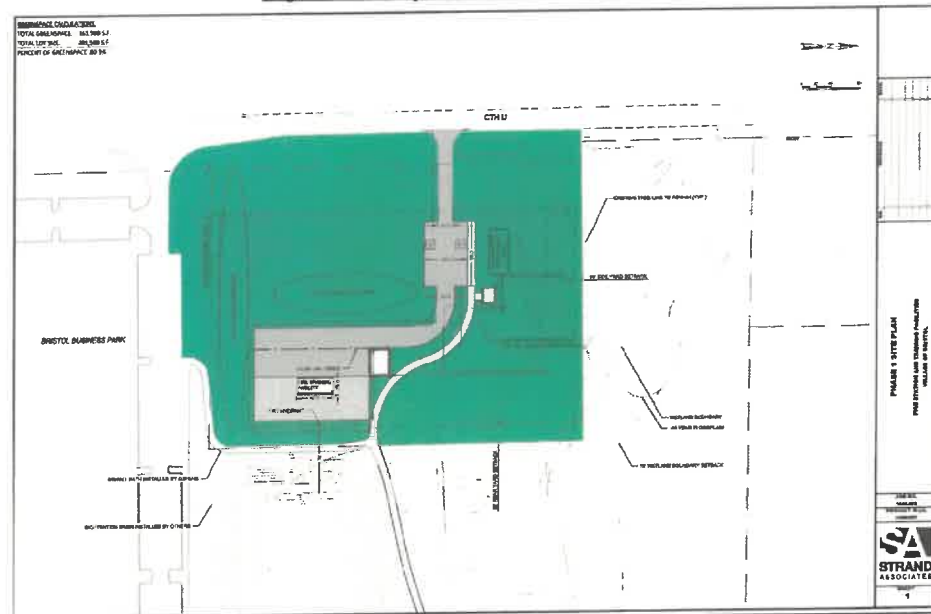
**Figure 4: Bristol Business Park Phase II Landscape Exceptions:**



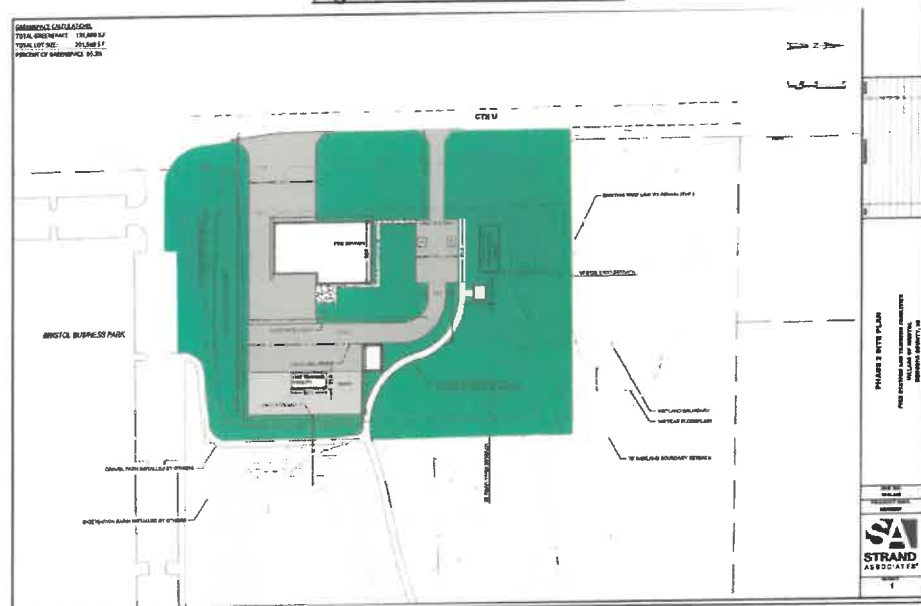
c. Figure 4 shows the landscaping standards required for the Bristol Business Park Phase II as discussed at the previous February 2022 Plan Commission, including the Subject Property. The north and east borders of the Subject Property were identified as no required landscaping. The street yard (west) requires a Type 4 Landscape Buffer Intensity which was granted an exception at the Plan Commission meeting ("Outlot 4: No buffer at U"). The southern border of the Subject Property borders the BP district and does not require landscaping.

- f. Site Development Plan: The proposed site plan includes the following: (See Figure 5)
- One (1) Fire Training Facility building totaling 1,250 SF
  - One (1) Restroom Facility accessory structure totaling 480 SF
  - Existing garage relocated
  - New paved driveway (20-25' width) access to CTH U
  - New off-street parking lot totaling 20 vehicle parking spaces
  - New paved area under Fire Training Facility totaling 16,000 SF
  - New gravel path (10' width) across site (installed by others)
  - Two (2) landscaped berms 2' and 5' tall respectively

**Figure 5: Proposed Phase 1 Site Plan**



**Figure 6: Phase 2 Site Plan**



**\*The above Phase 2 Site Plan is shared for informational purposes only and is not subject to this review.**

g. The proposed Phase 1 results in 19.7% lot coverage; Phase 2 results in 34.7% lot coverage.



collaborāte / formulāte / innovāte

### III. ACCESSORY STRUCTURES

§13-1-400 provides standards for Accessory Structures in the Village of Bristol. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction, unless a special limited-duration, one-time waiver is granted by the Village Board due to unique circumstances.

- a. It is the opinion of Staff that the proposed Fire Training Facility may be considered an accessory structure to the future principal use of the Fire Station. Staff recommends the Plan Commission grant a one-time waiver for the unique circumstances of this development.
  - a. Plan Commission to recommend to the Village Board a one-time waiver for the construction of an accessory structure prior to the principal use or structure being present or under construction on the Subject Property.
- b. Detached accessory buildings in the BP District shall meet the minimum setback requirements as outlined in the BP District. The proposed accessory structures conform to all required setbacks, as reviewed in Section II of this memorandum.

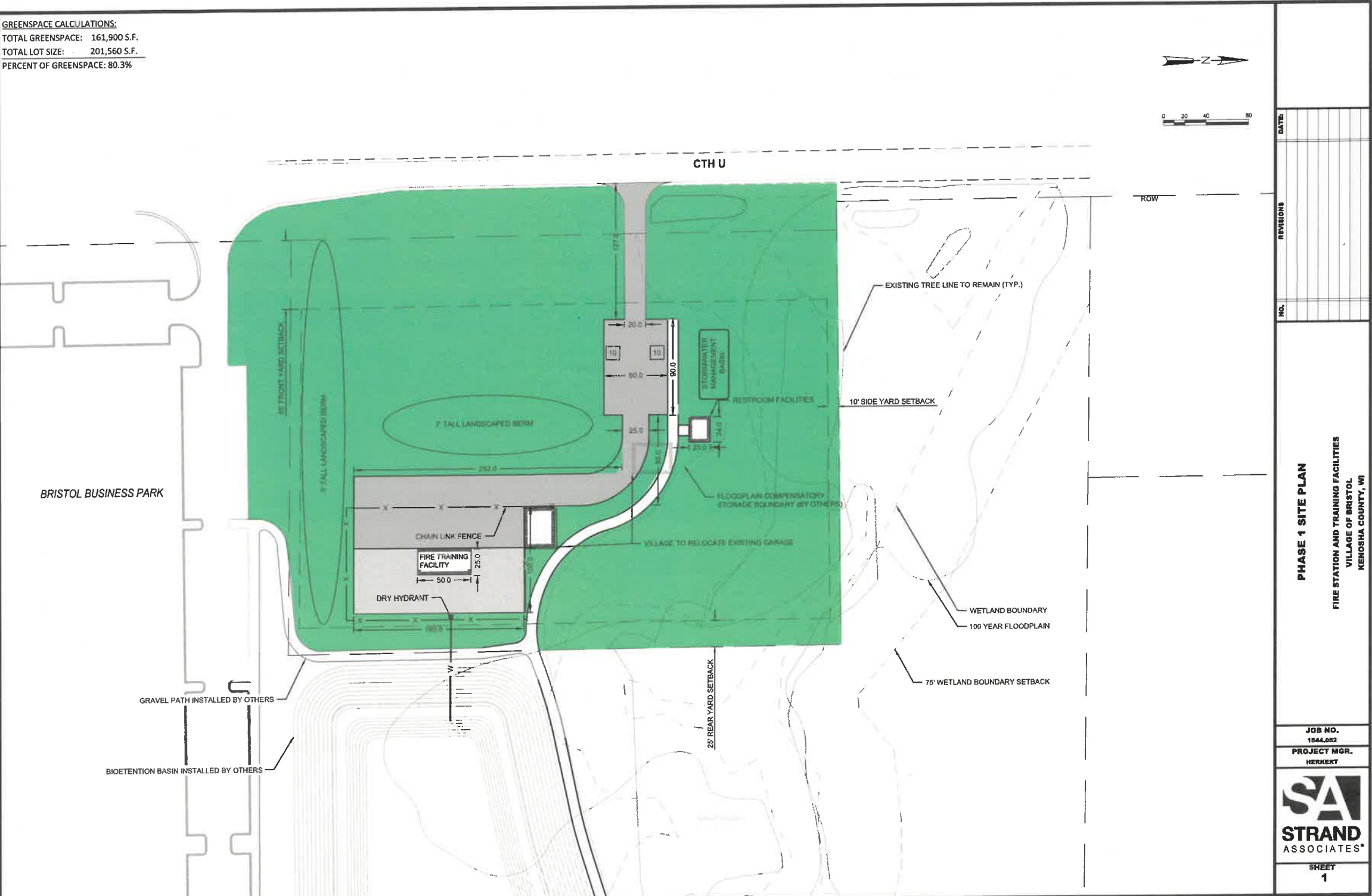
### IV. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Plan Commission recommend to the Village Board the **CONDITIONAL APPROVAL** of the following:

The request of Village of Bristol (Applicant) for a Site Plan Review on tax parcel #37-4-121-243-0304, **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.

GREENSPACE CALCULATIONS:  
TOTAL GREENSPACE: 161,900 S.F.  
TOTAL LOT SIZE: 201,560 S.F.  
PERCENT OF GREENSPACE: 80.3%



**GREENSPACE CALCULATIONS:**  
TOTAL GREENSPACE: 131,680 S.F.  
TOTAL LOT SIZE: 201,560 S.F.  
PERCENT OF GREENSPACE: 65.3%

