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## MEMORANDUM

**TO:** Plan Commission  
Village of Bristol

**Copies to:** Randy Kerkman, Village Administrator  
Renee Brickner, Village Clerk  
Ben Wood, P.E., Village Engineer

**FROM:** GRAEF  
Dominic Marlow, AICP, Village Planner, GRAEF

**DATE:** January 21, 2025

**SUBJECT:** Review of the following:

- 1) A Site Plan Review on tax parcel #37-4-121-172-0201

### I. INTRODUCTION AND BACKGROUND

Cory Maurer - CJMB Properties LLC (Applicant) submitted an application for a Site Plan Review for Mini-warehousing on 6.17 acre tax parcel #37-4-121-172-0201 on December 12, 2024. For informational purposes, the Subject Property is located at 8555 194<sup>th</sup> Ave.

The following documents were submitted by the Applicant as part of the "General Zoning & Land Division & Subdivision Application Form":

- a. "Village of Bristol General Zoning & Land Division & Subdivision Application Form" (6 pages, dated December 12<sup>th</sup>, 2024)
- b. Site Plan "8555 194<sup>TH</sup> AVE – PLANS" (8 pages, dated 12-13-2024)
- c. Architectural Plans "8555 194<sup>TH</sup> AVE – BUILDING PLANS" (7 pages, dated October 26, 2024)
- d. Stormwater Management Plan "8555 194<sup>TH</sup> AVE – SWM Report" (201 pages, dated 12/13/2024)

*It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the proposed development are to be accomplished by the Village Engineer. Therefore, GRAEF defers all engineering-related review and comment to the Village Engineer.*

*It is the understanding of GRAEF that reviews and comments on all legal language and legal documents of the proposed development are to be accomplished by the Village Attorney. Therefore, GRAEF defers all legal-related review and comment to the Village Attorney.*

## II. SUBJECT PROPERTY – ZONING

- A. The Subject Property tax parcel #37-4-121-172-0201 is zoned M-2 Heavy Manufacturing District. The M-2 Heavy Manufacturing District is intended to provide for manufacturing and industrial development of a more general nature than in the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land uses would create fewer problems of compatibility. Such districts should not normally abut directly upon residential districts nor be less than ten (10) acres in area. All uses in the M-2 Heavy Manufacturing District shall comply with the performance standards set forth in Sec. 13-1-320 of this Chapter. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this Chapter.
- B. Subject Property

**Figure 1: Subject Property Zoning**



**Table 1: Subject Property Details**

<b>Lot Area</b>	6.15 acres
<b>Access</b>	Frontage along 194 <sup>th</sup> Ave with three (3) asphalt driveways (culvert and ditch), just north of the intersection of 194 <sup>th</sup> Ave and 86 <sup>th</sup> St
<b>Site Conditions</b>	Contains a ~65,000 sq ft building and parking lot with two (2) separate parking areas and two (2) separate loading zones. Contains wetlands on the southeast portion of the site. Contains a vegetated area to the rear of the site.
<b>Uses</b>	Existing uses include “warehousing”: manufacturing “Beauti-Vue” and general merchandise “Addicted 2 Deals”
<b>Adjacent Properties</b>	North: Vacant, M-2 East: Conservancy, C-2 South: PR-1, Village of Bristol “Veterans Park” property West: Industrial, M-2

### III. SITE PLAN REVIEW – GENERAL REQUIREMENTS

- A. Site Plan Features: The Applicant is proposing to construct three (3) mini-warehouse structures connected via a new asphalt driveway extending from the existing northern parking and loading area. No new access is proposed. Utility extensions from the right-of-way are proposed for water and sanitary service connecting to the existing water main and sewer line along 194<sup>th</sup> Ave.

**Table 2: Proposed Site Plan**

<b>Site Access</b>	No change to existing
<b>Parking and Loading</b>	No new parking proposed. New driveway extends from existing northern parking area. New driveway is 42 ft wide traveling ~150' east-west, then 60 ft wide traveling ~250' north-south. An 18 ft saw cut in the existing parking lot is proposed for the utility extension.
<b>Buildings</b>	Three (3) new buildings are proposed for storage occupancy, totaling 21 units: <ul style="list-style-type: none"> <li>• Building 1: 8,820 Sq Ft (42 ft x 210 ft) <ul style="list-style-type: none"> <li>○ 8 units, each ~1000 Sq Ft (40 ft x 25 ft), including door, garage door, and restroom. Expandable via demising walls. Metal panel roof.</li> </ul> </li> <li>• Building 2: 11,970 Sq Ft (57 ft x 210 ft) <ul style="list-style-type: none"> <li>○ 8 units, each ~1400 Sq Ft (55 ft x 25 ft), including door, garage door, and restroom. Expandable via demising walls. Metal panel roof.</li> </ul> </li> <li>• Building 3: 7,481 Sq Ft (57 ft x 131.25 ft) <ul style="list-style-type: none"> <li>○ 5 units, each ~1400 Sq Ft (55 ft x 25 ft), including door, garage door, and restroom. Expandable via demising walls. Metal panel roof.</li> </ul> </li> </ul>
<b>Landscaping</b>	Prairie seed mix is proposed for 28,767 Sq Ft of the site surrounding the proposed improvements.
<b>Lot Coverage</b>	Total site area: 268,761 Sq ft (100%) Current impervious surface: 133,316 Sq Ft (50%) Net new impervious surface: 52,718 Sq Ft (20%) Proposed total impervious surface: 186,034 Sq Ft (69%) Proposed Landscape Surface Ratio: 0.31
<b>Stormwater</b>	Bio-retention basin proposed in northeast of site.

#### B. Conformity with Site Plan Review Requirements

- (1) Conformity of Use to Zoning District: Warehouses, mini are listed as a permitted use in the M-2 Heavy Manufacturing District (those industrial and office use permitted in the M-1 Limited Manufacturing District shall constitute permitted uses allowed in the M-2 Heavy Manufacturing District.)
- (2) Dimensional Requirements: Conforms

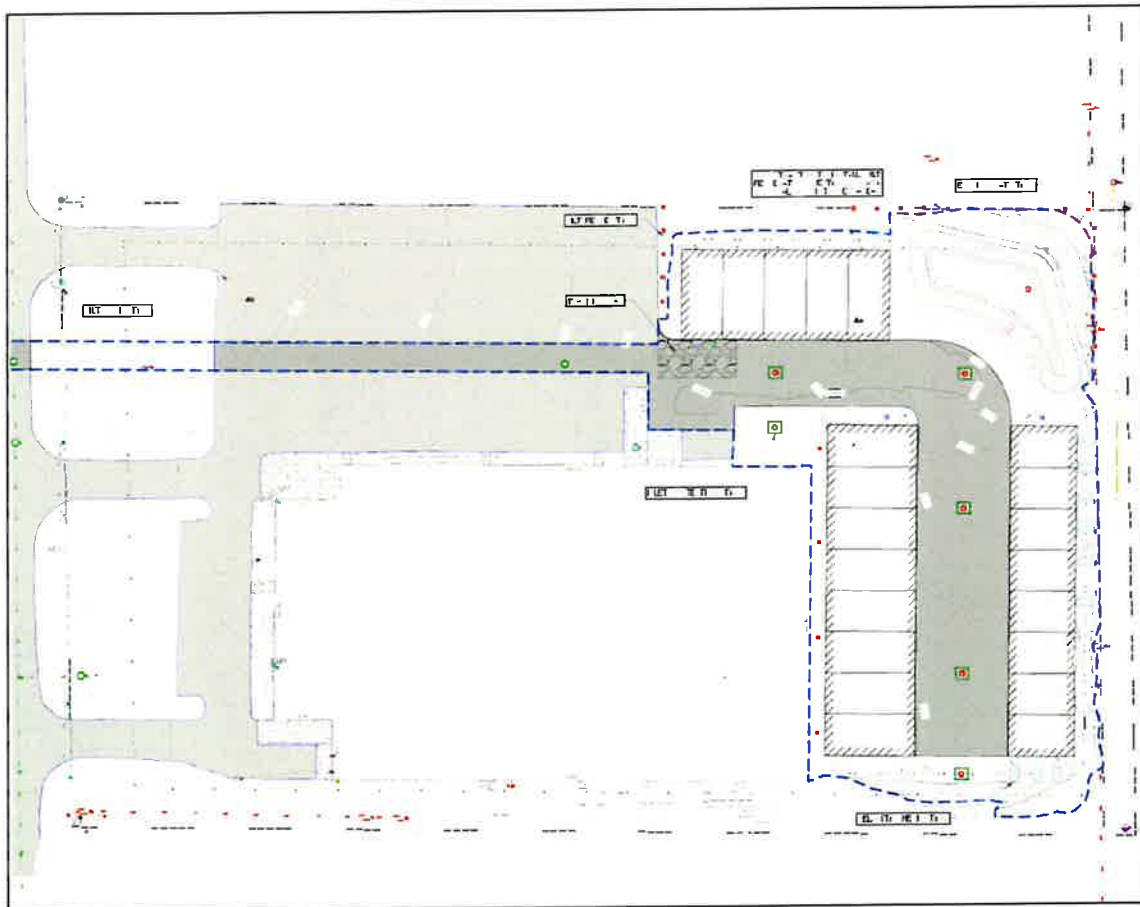
**Table 3: Dimensional Requirements**

Dimensional Standard	Required	Proposed
<b>Lot Area, min</b>	40,000 Sq ft	No change, 268,761 Sq Ft
<b>Lot Width, min</b>	150 Ft	No change, 398 Ft

<b>Building Height, max</b>	60 Ft	22 Ft - 7 in
<b>Street Yard</b>	40 Ft	Existing, >100 Ft
<b>Shore Yard</b>	N/A, no navigable waterways	N/A
<b>Side Yard</b>	25 Ft	North: 26.6 Ft South: ~50 Ft
<b>Rear Yard</b>	25 Ft	32.6 Ft

- (3) **Use and Design Provisions:** The proposed use shall conform to the performance standards in Article I §13-1-320 Performance Standards related to nuisance elements, hazards, noise, glare, heat, odors, water quality, etc. There are no architectural design requirements applicable to the M-2 District.
- (4) **Relation to Existing and Proposed Streets and Highways:** The Subject Property currently has three asphalt drives onto 194<sup>th</sup> Street approximately 120', 280', and 420' north of the T-intersection of 86<sup>th</sup> Street, respectively. No additional access is proposed.

**Figure 2: Site Plan (Source: Applicant)**



- (5) Impacts on Surrounding Uses: No adverse impacts are anticipated.
- (6) Natural Resources Protection: The Subject Property contains wetlands and marginal vegetation. The wetlands are indicated in the Stormwater Management Plan including a letter showing exemption from the US Army Corps of Engineers and Wisconsin DNR from mitigation, permitting construction activities.
- (7) Required Landscaping and Landscape Bufferyards:

**Table 4: Required Zoning Bufferyards**

Adjacent Zoning	Required Bufferyard	Proposed Bufferyard
M-2 (North, West)	None	None; existing vegetation
C-2 (East)	None	None; existing vegetation
PR-1 (South)	None	None; existing vegetation

- i. No zoning bufferyards are required as part of the proposed development.

**Table 5: Required Street Bufferyards**

Adjacent Street	Required Bufferyard	Proposed Bufferyard
194 <sup>th</sup> Ave	2	<u>None</u>

- ii. No street bufferyards are proposed. A Type 2 Street Bufferyard is required for site plans in the M-2 District along a non-highway street. The existing vegetation may count towards the required bufferyard.

**Figure 3: Table F – Bufferyard Intensity Factor 2**

BUFFERYARD ALTERNATIVES	TYPE OF PLANTS REQUIRED (a)	MINIMUM QUANTITY OF EACH PLANT TYPE REQUIRED PER 100 FEET OF BUFFERYARD LENGTH	MINIMUM REQUIRED BUFFERYARD WIDTH (feet)	MINIMUM STRUCTURE TYPE (if required)
TYPE 2A	Canopy/Shade Trees	1.7	15	2-foot berm
	Understory Trees	3.4		
	Shrubs	13.6		
TYPE 2B	Canopy/Shade Trees	2.3	20	None
	Understory Trees	2.3		
	Evergreen Trees	2.3		
	Shrubs	13.5		
TYPE 2C	Canopy/Shade Trees	2.1	25	None
	Evergreen Trees	4.2		
	Shrubs	10.5		
TYPE 2D	Evergreen Trees	5.9	30	None
	Evergreen Shrubs	27.3		
TYPE 2E	Canopy Trees	2.2	30	3-foot berm
	Shrubs	11.0		

- iii. The Applicant shall submit a revised landscape plan showing a street bufferyard with Intensity Factor 2 or greater along 194<sup>th</sup> Ave.



- (8) Provision of Emergency Vehicle Access: Land, buildings, and structures must be accessible to emergency vehicles.
- (9) Building Location: The location of the proposed buildings conforms to a logical layout, accessible via the new driveway extension and oriented inward to the site. The newly proposed buildings are mostly in the rear of the site and should not have substantial visual impact on the surrounding landscape or beauty of the area.
- (10) Building Separation: The proposed Building 2 as shown in the architectural plans and described in Table 2 of this memo is separated 10 feet from the existing principal structure on the Subject Property.
  - i. *Defer to Building Inspector for appropriate building separation.*
- (11) Location and Design of Loading Facilities: No new loading facilities are proposed. Existing loading serves the existing principal structure and does not appear to be impacted. The extended driveway width is sufficient for any circulation for loading activity on the site.
  - i. *Defer to Village Engineer for additional review of loading and circulation.*
- (12) Consistency with the Intent of the Village of Bristol Zoning Code: The Village Planner has no concerns about the consistency of the proposed Site Plan with the intent of the Zoning Code, pending conditions of approval outlined in the Recommendations section of this memorandum.
- (13) Consistency with the Intent of the Village of Bristol Comprehensive Plan: The Village Planner has no concerns about the consistency of the proposed Site Plan with the intent of the Comprehensive Plan, pending conditions of approval outlined in the Recommendations section of the memorandum.

## V. 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, based on conformance with the Village Zoning Code if revised, subject to the following conditions:

### Site Plan Review Agenda Item

- A. The request from Core Maurer - CJMB Properties LLC (Applicant) for a Site Plan Review on tax parcel #37-4-121-172-0201, Village of Bristol, Kenosha County and State of Wisconsin, subject to the following conditions:
  - 1) The Applicant shall submit a revised landscape plan showing a street bufferyard with Intensity Factor 2 or greater along 194th Ave;
  - 2) The Applicant shall apply and receive approval for any proposed signs before installing signs on the Subject Property;
  - 3) Any and all technical deficiencies shall be corrected;
  - 4) All applicable Village of Bristol application and review fees shall be paid by the applicant; and
  - 5) The Applicant shall address any other issues which are raised by an 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.



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January 21, 2025

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

Re: Plan Commission Submittal Comments–January 28, 2025  
Preliminary Plan Review Comments for 8555 194th Avenue  
Tax Key ID 37-4-121-172-0201  
Village of Bristol, Wisconsin (Village)

Dear Randy,

On behalf of the Village, Strand Associates, Inc.® (Strand) has reviewed the most recent documents prepared by Vierbicher Associates, Inc. (Vierbicher) for CJMB Properties LLC. The comments in this letter will focus on preliminary plan review comments relative to the February 27, 2024, Plan Commission meeting.

#### **Information Reviewed**

1. 8555 194th Avenue Drawings–Dated December 12, 2024
2. *8555 194th Avenue Stormwater Management Report*–Dated December 13, 2024

#### **Information Not Reviewed**

1. General Zoning and Land Division and Subdivision Application–Dated December 12, 2024
2. 8555 194th Avenue Building Drawings–Dated October 26, 2024
3. Items such as the number of parking spaces and driveways, screening, landscaping, zoning, setbacks, green space requirements, building architecture and aesthetics, and signage, which will be reviewed by the Village Planner.

#### **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
4. Village Standards and Specifications for Development (Village Standards)

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### Summary and Recommendation

The following comments should be addressed when submitting final engineering drawings for the Village's engineering plan review. These comments should not impact any action taken by the Plan Commission. This list may not be all-inclusive, and additional comments or questions may result after a submittal addressing the comments. Vierbicher should submit a response letter that includes a numbered list of responses to these comments to expedite future reviews.

### General Comments

1. Provide full engineering drawings for the development improvements in accordance with the Village Standards. In addition to the drawings submitted, submit a proposed lighting plan, landscaping plan, bioretention basin details, and other construction details.
2. Provide 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.
4. Provide estimated sanitary sewer flows and water usage for the proposed units. Provide justification for the proposed sanitary sewer lateral and water service lateral sizes.
5. Provide an anticipated installation date for the utilities in the right-of-way (ROW). The Village will be replacing the water main and repaving on 194th Avenue in 2025. As part of the Village's project, it will plan to include the 6-inch water service from the new water main to the ROW. The sanitary sewer lateral in the ROW should be completed by the property owner and before the road is repaved. The driveway apron within the ROW and culvert will also be replaced as part of the project.
6. Clarify whether vehicles will be allowed to park between the buildings. Clarify where and how it would impact movement through this proposed area.
7. It is noted that an Approved United States Army Corps of Engineers Jurisdictional Determination and a Wisconsin Department of Natural Resources Nonfederal Wetland Exemption Determination were received that authorize filling of the existing 0.129-acre wetland on the project site.

### Plan Comments

1. Indicate the proposed pavement structure.
2. Revise grading. Maximum allowable slope shall be a 4:1.
3. Connect to the existing sanitary sewer with a wye. Sanitary sewer within the ROW shall be polyvinyl chloride. Install a sampling manhole on the proposed sanitary sewer lateral at the ROW.



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4. Provide the elevations and slopes on the proposed utilities.
5. Indicate the water service lateral material.
6. Provide additional information on the yard drain.
7. Provide turf restoration information for the ROW.
8. Provide construction details.
9. Provide technical specifications. Specifications should reference Village Standards.

**Stormwater Management Comments**


1. In the Design Criteria table, revise "MSE4" to "MSE3" under design frequency. It appears that the MSE3 distribution was correctly used for the modeling.
2. Provide construction details for the proposed bioretention basin and outlet control structure.
3. On the Post-Developed Drainage Map, show the existing contours and entire area for Watershed 1.4.
4. Provide sizing calculations for the proposed storm sewer showing that there is sufficient capacity for the 10-year storm event and that the 25-year storm event is contained within the proposed storm sewer structures.
5. Revise the bioretention basin design so that the 80 percent total suspended solids (TSS) removal requirement is met. The current TSS removal is listed as 76.56 percent.
6. Provide documentation indicating the party responsible for owning and maintaining the stormwater detention facility. A stormwater maintenance plan in conformance with the Village Standards should be prepared and submitted with the maintenance agreement.
7. Please note that further review of the Stormwater Management Plan will be completed upon submittal of the full engineering drawings.

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

Sincerely,

STRAND ASSOCIATES, INC.®

  
Emily A. Rowntree, P.E.

  
Anna T. Sadowski, P.E.