

04/15/2025

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Village of Bristol  
19801 83rd St.  
Bristol,Wi. 53104

Dear Village Board Members,

I am writing to request approval for a Conditional Use Permit for my property located at 8464 184th Ave, Bristol,Wi. 53014 (Parcel #37-4-121-084-0438). I am proposing to build a new 80x45' building on the property for the following intended uses:

\*To house a garden tractor and various gardening supplies and equipment for the maintenance and care of a large garden plot.

\*To utilize up to 1 acre of land for gardening purposes.

In addition to the garden related use, I currently have 2 trucks, 2 cars and a boat and utility type vehicle used for work related purposes. The vehicles are currently parked on the property as the property only has a 1 car detached garage.

The proposed building will be used solely for purposes related to the garden and vehicles, ensuring that it does not disrupt the surrounding neighbors or violate any zoning regulations. I believe this structure will be a valuable addition to the property, aiding in the upkeep of my garden equipment and vehicles in an orderly manner.

I would appreciate your consideration of this request and look forward to discussing the specifics further. If you require any additional information, please free to contact me at 847-354-3491 or [onanbuilders@aol.com](mailto:onanbuilders@aol.com).

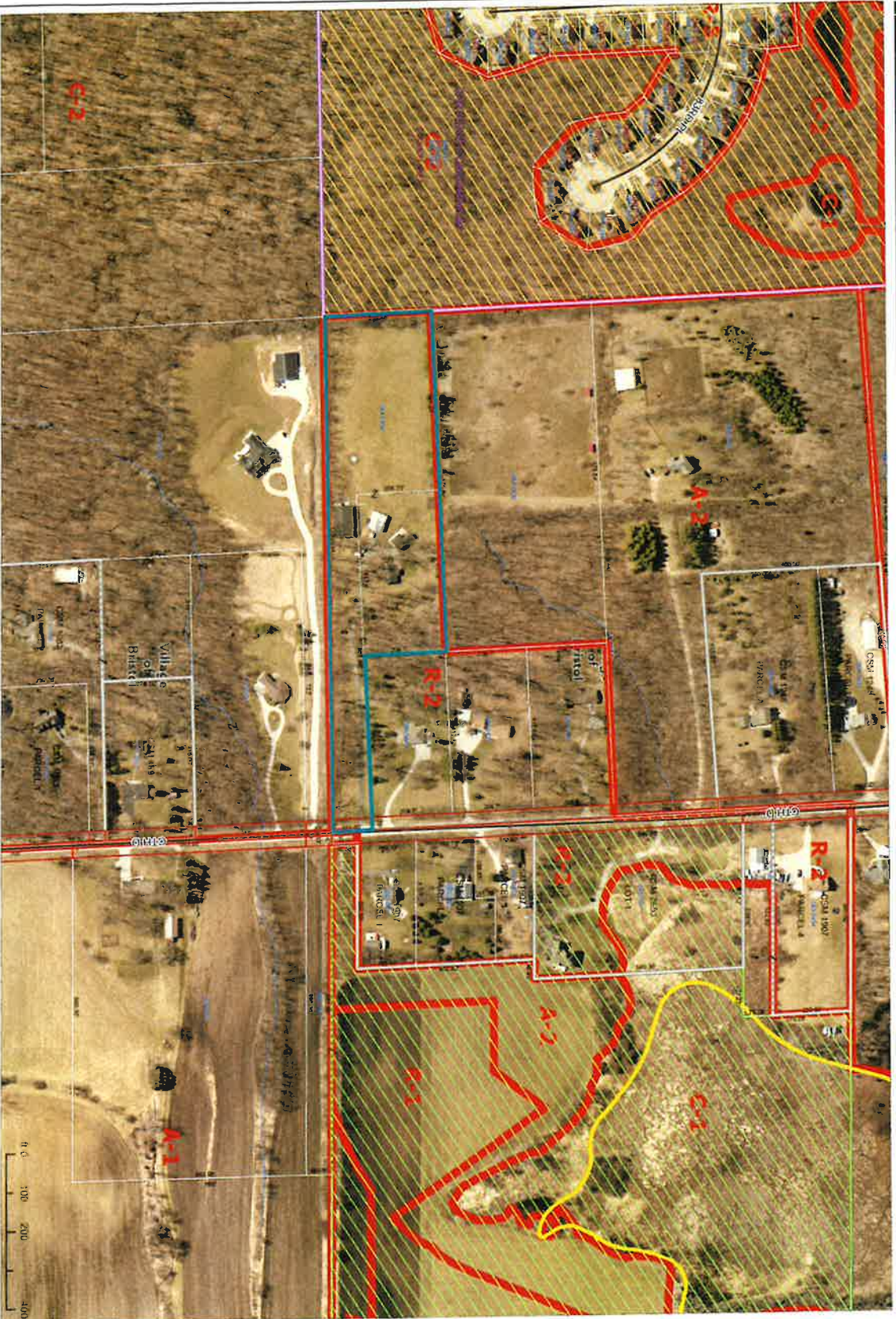
Thank-you for your attention to this matter.

Sincerely  
Loretta Onan



zoning8464 184th ave

KENOSHA COUNTY  
INTERACTIVE MAPPING



**DISCLAIMER:** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and it is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies therein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 5/19/2025

1:2,950  
1" = 246'





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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, Strand & Associates  
Emily Rowntree, P.E., Village Engineer, Strand & Associates

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

**DATE:** May 20, 2025

**SUBJECT:** Review of the following:

- 1) The request of Bob McCaigue (Horizon Development Group, Inc) 3900 S Prairie Hill Lane, Greenfield, WI 53228 (Applicant) and LEO BRISTOL MULTIFAMILY LLC 17501 Biscayne Blvd Ste 300, Aventura, FL 33160 (Owner) for a Detailed Implementation Plan (Site Plan) Review on tax parcel #37-4-121-123-0802;
- 2) The request of Bob McCaigue (Horizon Development Group, Inc) 3900 S Prairie Hill Lane, Greenfield, WI 53228 (Applicant) and LEO BRISTOL MULTIFAMILY LLC 17501 Biscayne Blvd Ste 300, Aventura, FL 33160 (Owner) for a Conditional Use Permit on tax parcel #37-4-121-123-0802;

### I. INTRODUCTION AND BACKGROUND

The Subject Property is approximately 39.5 acres in size and is located on the south side of the newly constructed 81<sup>st</sup> Street. The proposed development is an updated version of the "Multifamily Tract" portion of the LEO Living PUD by a new developer. The Applicant submitted an application dated March 20, 2025 for a Detailed Implementation Plan (Site Plan) Review including a Conditional Use Permit on the Subject Property. The Subject Property was previously rezoned as R-9 Multiple-Family Residential District with a Planned Unit Development (PUD) Overlay with specific features and requirements allowing for the innovative development of rental units in multiple buildings and increased building heights and units per structure included in the approved General Development Plan for the PUD approved by the Village Board on June 12, 2023.

The approved PUD and underlying R-9 District function as a zoning district for the site in the form of a General Development Plan. The review of the PUD from May 2023 functions as the General Development Plan for the Subject Property along with the materials submitted by the Applicant. These materials are used to review Detailed Implementation Plans which follow the same review procedures as Site Plans. Detailed Implementation Plans are reviewed for "substantial conformance" with the General Development Plan.

For informational purposes, this property is located at 13001 81<sup>st</sup> St.



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The following documents were submitted by the Applicant and used for review by the Village Planner:

- a. "General Zoning, Land Division, Site Plan Review Application Form" (5 sheets, dated 03/20/2025)
- b. "Site Plan Submittal Drawings (29 pages, dated 04/11/2025)
  - (1) Cover Page and ALTA/NSPA Land Title Survey (3 pages)
  - (2) Site Plan (1 page)
  - (3) Grading Plan (1 page)
  - (4) Utility Plan (1 page)
  - (5) Landscape Plan (7 pages)
  - (6) Photometric Plan (1 page)
  - (7) Architectural Plans and Renderings (15 pages)
- c. "PUD Site Plan Review Narrative" (2 pages, not dated)
- d. "RE: The Legacy at Bristol Multifamily Concept Plan Comments – Site Plan Submittal" (4 pages, date 04/11/2025)

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

## II. PROPOSED DETAILED IMPLEMENTATION PLAN (SITE PLAN)

For the purposes of reviewing Detailed Implementation Plans as part of a Planned Unit Development over the R-9 Multiple-Family Residential District, Site Plan Review procedures shall be followed to assess conformance with Village Site Plan standards and consistency with an approved General Development Plan as part of the Planned Unit Development and the underlying base zoning district for those standards which are not defined by the PUD General Development Plan.

**Detailed Implementation Plan Requirements:** The Applicant submitted a Detailed Implementation Plan. Below is a review of the proposed site plan for the requirements for Detailed Implementation Plans:

### Variation from the General Development Plan:

- A. Written statement describing the area of the proposed development and its relationship to the General Development Plan, along with a description of any proposed variations.
  - a. Variations approved from the General Development Plan relevant to this phase of the Detailed Implementation Plan are as follows:
    - i. The maximum number of dwelling units per structure are increased from 8 units to 40 units.
    - ii. The maximum height of buildings is increased from 35 feet to 50 feet.
    - iii. Parking requirements are reduced from 2-2.625 spaces/unit to 1.61 spaces/unit for the multifamily portion of the development (residential structures south of 81<sup>st</sup> Street).
  - b. The Applicant submitted responses to questions and predevelopment comments provided by Village Planning Staff to help understand the proposed Site Plan (See “RE: The Legacy at Bristol Multifamily Concept Plan Comments – Site Plan Submittal,” 4 pages, date 04/11/2025 for full responses). Below is a summary of those responses:
    - i. Regarding changes in the design and location of public spaces from the original concept plan including location of pedestrian crossings and orientation of buildings to public spaces:
      1. Applicant response: *“Our view is that the relationship between public spaces is unchanged. Due to our clubhouse design and amenity feature, along with the reduced size of the pocket park to the north, the alignment was not seen as successful from a planning standpoint. In addition, the clubhouse location is of critical importance, as it serves as our front door. The visibility to this site is entirely from the north and east, making the wayfinding to our clubhouse significantly better if located on the eastern [sic] and northern portion of our site. Further, the existing grading seems to not have been explored at a detailed level, as the initial concept layout creates more significant challenges as a result of the main entrance being located at the highest elevation point as previously considered in the initial concept plan. The new location allows for a more coordinated and seamless transition from the public roadway (81<sup>st</sup> Street) down and through our site. The interconnectedness of all the private improvements, most notably slope*

requirements, required significant exploration to achieve a feasible site plan that maintained the previously approved public improvements, stormwater locations, while still producing a compelling and functional multifamily community.”

**Figure 1: Park locations in original General Development Plan (Source: LEO @ Bristol)**



**Figure 2: Park locations in proposed Detailed Implementation Plan/site plan (Source: Applicant; Markup: GRAEF)**



2. Staff comments: The proposed site plan includes a comparable amount of common open spaces and pocket parks compared to the General Development Plan. The greater level of detail provided in the Detailed Implementation Plan (Figure 2; Subject Property) shows how topography affects the public spaces and provides greater assurance that the grades are suitable for outdoor recreation. The inclusion of the trail connection (yellow dashed line) is an improvement on the original General Development Plan (Figure 1). Circulation across 81<sup>st</sup> Street is effectively directed to the two driveway openings, aligned to the openings to the north and promoting safety for pedestrian circulation. The proposed parks match the acreage approved in the General Development Plan and include improved trail connections. **Overall, the proposed Detailed Implementation Plan (site plan) meets the open space requirements of the PUD.**

**Table 1: Pocket Parks consistency with General Development Plan**

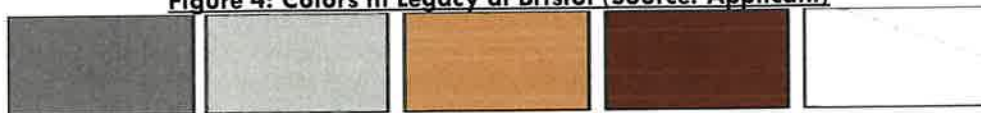
	<b>PUD General Development Plan</b>	<b>Legacy at Bristol Detailed Implementation Plan</b>
<b>Number of parks</b>	1 defined, 2 informal spaces	2 defined, 2 informal spaces
<b>Park acreage</b>	0.2 ac defined, ~0.8 ac informal spaces	~0.6 ac defined, ~0.4 ac informal spaces

- ii. Regarding unity with the LEO @ Bristol Cottages to the north: The overall design shall provide for the appearance of external unity throughout the planned unit development project. Variations of building elevations and materials used therein shall be encouraged insofar as they reinforce rather than hamper the design harmony, including building colors.
  1. Applicant response: “Noted. See provided architectural elements. The overall character is continuous with the Leo Cottages design.”
  2. Staff comments: LEO @ Bristol Cottages (north) uses the colors shown in Figure 3. Legacy at Bristol (Subject Property) uses the colors shown in Figure 4. The colors in the Subject Property are warmer but similarly muted and earth tones.

**Figure 3: Colors in LEO @ Bristol Cottages (Source: Advenir Development)**



**Figure 4: Colors in Legacy at Bristol (Source: Applicant)**



3. Staff comments continued: Architectural details and variations in building elevations are desirable in the multifamily buildings to create a similar sense of rhythm and pattern as in the cottages. The proposed multifamily buildings include gabled rooftop elements and dormer windows, complementing similar features in the cottages. The multifamily buildings also include significant articulation with no continuous façade greater than 30 feet that is unbroken by an architectural feature. The buildings contain a similar level of detail and composition as the cottages. **Overall, the architectural features of the design create unity with the rest of the PUD.**
- iii. Regarding visibility of parking from the public right of way: In general, parking areas should be screened from the right of way as they were in the General Development Plan, which located parking areas behind buildings. In lieu of buildings, the parking areas should be screened by landscaping and/or decorative walls.
  1. Applicant response: *“See Landscape Plans, all parking areas are screened from the public right of way.”*
  2. Staff comments: **The proposed landscape screens are appropriate for the proposed parking areas.**
- iv. Regarding the placement and surroundings of Building 5, including the slope directly to the north and adjacent parking areas:
  1. Applicant response: *“The additional parking to the west of Building 5 was removed. The grading challenges are unavoidable due to the existing topography and previously noted interconnectivity of the site, but we have move [sic] the building westerly which improved the adjacency to the hill. Further, we were able to adjust the overall grade of the entire site, resulting in less slope behind the building. Additional improvements within the newly created, larger open space to be discussed. Concepts such as pickleball were viewed as less than idea [sic], which was previously contemplated.”*
  2. Staff comments: The proposed details surrounding Building 5 are significantly improved compared to earlier concepts. The slope to the north has been reduced and pushed away from the building. The open space on either side is preferable to the previous placement of parking. **The overall site layout of Building 5 is appropriate for the development.**
- v. Regarding the number of buildings: The proposed site plan includes seven (7) multifamily buildings compared to the original plan in the PUD which included eight (8).
  1. Staff comment: The reduction in the number of buildings is acceptable if the minimum open space and maximum height of the project are not deviated from. No deviation from open space and height requirements is proposed.
- vi. Regarding the management of garage spaces:

1. Applicant response: *“The interior garages will not connect directly to units, allowing the flexibility to be leased by any resident regardless of their unit location within the building. A formal leasing plan has not been decided to determine whether the garages will be assigned or in addition. It is possible, it will be a combination of both.”*
  2. Staff Comment: A complete management plan of common areas, amenities, and open spaces is required as part of the proposed use. This may be included as part of a Developer’s Agreement. **The Applicant shall submit a management plan of common areas, amenities, and open spaces including maintenance, snow removal, and management of each feature on the property to the satisfaction of the Zoning Administrator.**
- vii. Regarding electric-vehicle charging spaces:
1. Applicant response: *“Although not specifically shown, it is the intent to incorporate EV charging stations.”*
- viii. Regarding the use of wooden materials for balconies:
1. Applicant response: *“See attached architectural plans with material callouts. The balconies are planned to be wood but not exposed.”*
- ix. Regarding the number of stories: Staff asked the Applicant to specify if the 3.5th floor dormer windows open into the main 3rd floor or an attic space and confirm there is no 4th story.
1. Applicant response: *“The detail has not been fully resolved, it may remain decorative or it will open into the 3rd floor space, the dormers will not open into an attic. The dormers are not to an additional story.”*
  2. Staff comment: Either a decorative dormer or opening into the 3<sup>rd</sup> floor space is acceptable.
- x. Regarding the new alignment of private streets, driveways:
1. Applicant response: *“No public street changes are proposed. Ordinance defines streets as accessing abutting property, we have made private driveway changes to design the site as discussed and shown on the plans.”*
  2. Staff comments: The relocation of streets (public or private) is considered a major change to the PUD. However, the relocation of driveways is not. Because the proposed site plan is one property and the connections to the public street may be interpreted as driveways to access the development, not providing through access or serving a public purpose beyond access to the property, it is acceptable to interpret the proposed circulation as driveways and not streets. Therefore, this change is not a concern.
- c. Other Site Plan details:
- i. Number of residential units:
    1. Original General Development Plan: 256 multifamily units
    2. Proposed Detailed Implementation Plan: 256 multifamily units
  - ii. Proposed building height:



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1. Original General Development Plan: not to exceed 50 feet
2. Proposed Detailed Implementation Plan: 45 feet
- iii. Proposed number of units per structure:
  1. Original General Development Plan: not to exceed 40 units per structure
  2. Proposed Detailed Implementation Plan: 43 units per structure in Building B. **Does not conform.**
    - a. **Applicant shall revise the proposed floor plans not to exceed 40 units per structure.**
- iv. Number of parking stalls:
  1. Original General Development Plan: 412 parking spaces/1.61 spaces per unit
  2. Proposed Detailed Implementation Plan: 413 parking spaces/1.61 spaces per unit
- v. Public Access:
  1. Original General Development Plan: 20-foot horse trail easement
  2. Proposed Detailed Implementation Plan: 20-foot horse trail easement

#### Survey and Topography:

- B. Survey and Topography of the existing site conditions with existing utilities and easements.
  - a. Submitted. The ALTA/NSPS Land Title Survey and Grading Plan submittals show the existing site conditions including the following easements:
    - i. 2 shoreland/wetland and floodplain conservation easements along the south of the property
    - ii. a 150' Wisconsin Electric Power Company Easement north-south across the property including overhead electric lines and high-tension towers.
    - iii. a 50' gas pipeline easement north-south across the property with a gas main running through it
    - iv. a 20' horse trail easement east-west across the south portion of the property
    - v. 2 utility easements to GTE MTO Inc., a Wisconsin corporation, dated July 10, 1987 **which cannot be located**
      1. *Issues with easements are deferred to the Village Attorney*
    - vi. 3 additional easements which do not affect the proposed Detailed Implementation Plan
    - vii. Temporary workspace easement north-south across the property
  - b. Wetlands are surveyed by Heartland Ecological Group July 2022.
  - c. Environmental features including floodplains, wetlands, an unnamed tributary to the Center Creek, wooded areas, and an existing silt fence.

**Site Development Plan:**

C. Site Development Plan showing the following:

a. Proposed circulation:

- i. The Site Plan shows public roads with the same orientation and layout as the General Development Plan. Driveway locations have changed from the General Development Plan due to the change in the building layout and site topography. The number of proposed driveways onto 81<sup>st</sup> Street is reduced from 3 to 2. The easternmost driveway remains the same, while the central driveways are eliminated and replaced with a driveway further to the west. The new western driveway does not align with the driveway entering the Leo @ Bristol Cottages to the north, but is about ~300 feet to the east of it.

**Figure 4: General Development Plan Driveway Locations**



**Figure 5: Proposed Driveway Locations**



- ii. The changes in driveway locations are generally acceptable and do not change the overall character or nature of the development. The reduction of the number of driveway cuts made to the southern portion of the site is acceptable and preferable to more driveway cuts which are discouraged on public roads.
    - iii. Sidewalks are proposed throughout the site along each parking area and driveway, except three of the parking lots internal to the site where access should not be necessary.
  - b. Detailed lot layout and building arrangement: The lot layout remains unchanged, but the building arrangement is changed to match the topography. The proposed building arrangement does not align with the rectilinear grid layout from the General Development Plan. The proposed layout does, however, provide nearly continuous frontage along 81<sup>st</sup> Street and should provide an overall similar visual appearance from the public way. The overall cohesion of the site layout is not preferrable to the General Development Plan, but is acceptable given the layout of the site with respect to the natural topography, reducing the impacts of grading and construction on such an environmentally sensitive area adjacent to floodplains. Given that the proposed site plan does not exist in the greater context of a street and grid pattern due to being bounded by environmental features and easements, the proposed building arrangement is acceptable to Staff.
  - c. Intended use of non-residential buildings: Two occupiable non-residential structures (maintenance building and clubhouse) and one non-occupiable non-residential structure (trash enclosure) are proposed. The locations of these buildings are substantially different from the General Development Plan but generally acceptable with the revised site layout. The clubhouse is sited in a highly visible location and the maintenance building is located nearby the pathways needed to conduct maintenance activities. The trash enclosure is in the rear of the site and screened appropriately.
  - d. Specific treatment of open spaces: No detail is included for the treatment of open spaces. The general location and landscaping of these spaces is submitted.
    - i. The Applicant shall submit detailed plans for the treatment of open spaces to the satisfaction of the Zoning Administrator.
- D. Grading Plan: A grading plan has been submitted. No grading changes are proposed beyond the extents of the proposed site plan, matching into the grading for the existing grading activities underway in the current phase of construction by the original developers. There is approximately 18 feet difference in first floor elevation between the northern buildings (highest) and the southern buildings (lowest). No planning issues are identified in the grading plan.
- E. Landscape Plan: The submitted Landscape Plan shows plantings throughout the development including:
  - a. Zoning Bufferyard: None required. All zoning bufferyards are required outside the extents of the proposed site plan.
  - b. Street Bufferyard: No street bufferyard is required for the R-9 district abutting a minor street. 81<sup>st</sup> Street is a minor local street.

- c. Fences, walls, signs, and lighting: No plans are shown for fencing, walls, or signs. A lighting plan has been submitted. There are no known concerns with light spillover onto adjacent properties.
  - i. The Applicant shall submit plans and receive approval before installing any fencing, walls, or signs.
- d. Foundation Plantings: Foundation plantings are included throughout the development for all principal structures. These plantings appear adequate.
- F. Architectural Plans: Architectural plans have been submitted. The plans indicate the visual character, bulk, and floor area of each building. There are two types of residential buildings: Type A and Type B. Building A is proposed in 5 locations and has 3 stories with 34 units, 6 one-car garages, balconies for each unit, and interior stairwell circulation (2 stairwells). The building type is approximately 180' x 75'. Building B is proposed in 2 locations and has 3 1/2 stories with the bottom story sub-grade. The lowest floor is unexcavated in the rear half and contains residential units on the front half. This building type includes 6 garages totaling 8 vehicle parking spaces. The building types are both designed with substantial façade detail and variation, complementing the architectural character of the nearby low-density multifamily and single-family buildings including gable roofs, frequent articulation, and other similar details.
- G. Stormwater, sanitary sewage disposal, and water system plans. Engineering standards for all roads, parking areas, and walkways.
  - a. As agreed upon during the approval of the General Development Plan, the stormwater ponds shall be properly landscaped and treated as an amenity to the development. Along the perimeter of the site, a path along the site perimeter shall be treated as a public amenity. The Applicant shall revise the proposed landscape plan to include landscaping around the stormwater ponds in addition to the proposed pathways in a similar manner as the General Development Plan.
  - b. *Defer other standards to Village Engineer*
- H. Agreements, bylaws, covenants, and other documents providing for permanent preservation and maintenance of common open space areas and amenities.
  - a. *Defer to Village Attorney*
- I. A schedule and map as to the intended phasing of the development.
  - a. The Applicant proposes to construct the site plan in one phase. This aligns with the proposed phasing by the original developer who stated the multifamily portion would be constructed last. Construction on the rest of the development is already underway.

**Variations in the Detailed Implementation Plan from the General Development Plan:**

- A. Consistent with the basic goal of limited flexibility, minor variations may be subsequently permitted in details of the approved plans, subject to the approval of the Plan Commission. The introduction of any new category of use or increase of more than two percent (2%) from the approved density shall automatically constitute a substantial variation. Major changes include, but are not limited to the following:
  - a. Change in the boundaries of the PUD District: No changes proposed.

- b. Any changes in the permitted use to a less restrictive use: No changes proposed.
- c. Any construction of an accessory building or structure that is greater in dimensions than permitted by Article K: Each accessory structure shall not exceed 4,000 square feet for a clubhouse and 2,500 square feet for all other accessory structures. The proposed clubhouse/office is approximately 3,600 square feet. The proposed maintenance building is approximately 1,080 square feet. The proposed trash enclosure is approximately 1,500 square feet. No changes proposed.
- d. Any increase in the number of dwelling units over limits allowed by PUD: No increase in the total number of units is proposed. Applicant shall revise the number of units per structure to not exceed 40 units.
- e. Any change in the lot area or width requirements which were established at the time of approval: No changes proposed.
- f. Any change in the yard requirements which were established at the time of approval: No changes proposed.
- g. Any change in the amount of maintenance responsibility of common open space: No changes proposed.
- h. Any change in street locations or alignment: No substantial changes proposed. The initial layout of the proposed "Public Road 1" were conceptual and the proposed alignment is substantially similar to that shown in the General Development Plan. Staff interprets the rest of the drive areas as driveways, not private roadways.
- i. Any change in the drainage plan: Defer to Village Engineer.
- j. Any subsequent land division: None proposed.
- k. Any change in the final governing agreements, provisions or covenants, agreed upon at the time of approval: No changes proposed.
- l. Any other change which is determined by the Zoning Administrator to constitute a major change: No changes.

**Site Plan Review:**

- A. Conformity of Use to Zoning District: The proposed use of multiple family dwellings not to exceed 40 units per structure is listed as a conditional use in the R-9 District, amended by the PUD Overlay to permit up to 40 units per structure, increased from 8 units per structure. The review of the Conditional Use Permit is included in the following section. The accessory uses of the clubhouse/office, maintenance building, and trash enclosure are all permitted as part of the PUD Overlay requirements. No other uses are proposed.

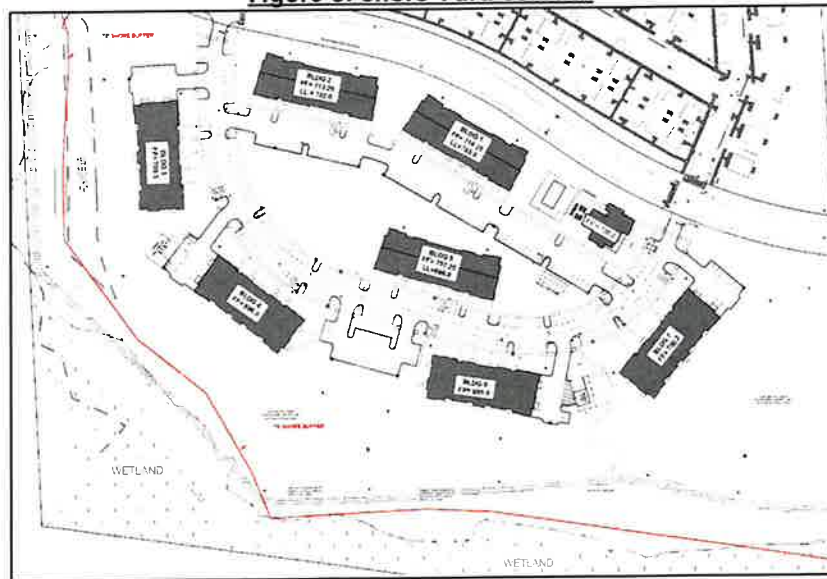
B. Dimensional Requirements:

**Table 2: Dimensional Requirements**

Standard	Required (R-9 w/ PUD Overlay)	Proposed
Lot Area (minimum)	Not to exceed 8.7 dwelling units per acre	39.5 acres, 8.7 net DUA, per approved General Development Plan
Lot Width (minimum)	100 ft	~2,000 ft
Building Height (maximum)	50 ft (per PUD)	45 ft
Floor Area (minimum)	1,500 sq/ft	25,000-30,000 sq/ft
First Floor Area (minimum)	1,000 sq/ft	10,000 sq/ft
Efficiency or 1-bedroom	500 sq/ft	602-721 sq/ft <sup>(b)</sup>
Two-bedroom	750 sq/ft	1,042-1,204 sq/ft <sup>(b)</sup>
Three-bedroom	1,000 sq/ft	1,364-1,391 sq/ft <sup>(b)</sup>
Street Yard	25 ft (per PUD)	30 ft
Shore Yard	75 ft	>100 ft <sup>(c)</sup>
Side Yard	15 ft	>100 ft
Rear Yard	25 ft	>100 ft

- a. *The proposed site plan conforms to the dimensional standards for the zoning on the Subject Property*
- b. Note, first floor area of proposed units may change if unit count is revised to conform to the PUD limit of 40 units per structure. This should result in a unit size increase, which would still conform.
- c. Note, the Applicant submitted an exhibit on May 19, 2025 demonstrating conformity with the shore yard setback (Figure 6).

**Figure 6: Shore Yard Setback**



- C. Relation to streets and highways: The proposed site plan includes two driveways onto 81<sup>st</sup> Street (local street). One driveway is directly across an existing driveway for LEO @ Bristol Cottages, the other driveway is 800 feet west, and is more than 300 feet from the other closest driveway. Access to Hwy 50 is provided via private streets through LEO @ Bristol Cottages and a secondary connection through 130<sup>th</sup> Ave. Additional future connections to the west are anticipated as future development occurs.
- D. Impacts on surrounding uses: No impacts to surrounding uses are anticipated.
- E. Natural resources: Natural resources are limited to a tree line where active grading is already occurring. The area of trees is not great enough to require protection, and the number of proposed trees in the landscape plan should offset any removed trees. The wetlands and floodplain on the Subject Property are outside of the proposed site plan improvements.
- F. Landscaping:
  - a. Street bufferyard: none required in the PUD
  - b. Zoning bufferyard: none required in the south portion of the PUD
  - c. Foundation plantings: proposed around all buildings
  - d. Parking and Loading areas: Landscape screening is proposed along parking areas facing the public street and around the trash enclosure. 1 tree is required for each 15 parking spaces; equal to 25 trees for 371 surface parking spaces. 65 are proposed.
  - e. Other landscaping: The original PUD General Development Plan proposed landscaping around the proposed stormwater ponds. Although the dimensions of the proposed ponds have changed, their general location and relation to the proposed development is generally the same. The proposed site plan does not include landscaping around the proposed stormwater ponds. The Applicant shall revise the proposed landscape plan to include landscaping around the stormwater ponds in addition to the proposed pathways in a similar manner as the General Development Plan. (This condition is repeated from earlier in the memo.)
- G. Building separation: The shortest distance between buildings is proposed at 36.6'. A minimum space of 30 feet is required between buildings.
- H. Consistency with the Intent of the Village of Bristol Zoning Code: The development site plan shall be consistent with the intent and purposes of the Village of Bristol Zoning Code that are to:
  - a. Promote the public health, safety, and general welfare;
  - b. Encourage the use of lands according to their character and adaptability;
  - c. Avoid the overcrowding of population;
  - d. Lessen congestion on the public roads and streets;
  - e. Reduce hazards to life and property;
  - f. Facilitate the implementation of the Village of Bristol Comprehensive Plan or component thereof;
  - g. And those other purposes and intents of the Zoning Code.
    - There are no known issues with consistency with the intent of the Zoning Code beyond the conditions laid out in this memo.

### III. CONDITIONAL USE PERMIT REVIEW

- A. The proposed site plan includes a proposed conditional use of multiple family dwellings not to exceed 40 units per structure. This use is listed as conditional under the R-9 Multiple Family Residential District, with a variation under the PUD Overlay allowing an increase from 8 to 40 units per structure.
- B. A brief review of the proposed conditional use is provided herein. Given that the proposed use has been reviewed substantially to date as part of the PUD Overlay District, this review focuses on conformity with the standards of the proposed use in the Detailed Implementation Plan (Site Plan).
- C. Conditions applicable to Multiple Family Dwellings in the R-9 District:
  - a. Dwellings containing greater than 4 units per structure shall not be located closer than three hundred (300) feet to any parcel of land zoned for a single family residence. The proposed multiple family dwellings are located more than 400 feet from the nearest parcel zoned for single family residences.
- D. Required information for Conditional Uses:
  - a. Site Development Plan: submitted, conforms with conditions outlined in this memorandum, including:
    - i. *The Applicant shall revise the proposed landscape plan to include landscaping around the stormwater ponds in a similar manner as the General Development Plan.*
    - ii. *The Applicant shall revise the proposed floor plans not to exceed 40 units per structure.*
    - iii. *The Applicant shall revise the proposed site plan to include an additional north-south sidewalk connection internal to the site.*
    - iv. *The Applicant shall submit plans and receive approval before installing any fencing, walls, or signs.*
  - b. Grading Plan: submitted, defer to Village Engineer
  - c. Landscape Plan: submitted, conforms with conditions outlined above
  - d. Operations Plan for Commercial Uses: No commercial uses proposed, conforms
  - e. Contours; Soil Types: Defer to Village Engineer
  - f. Location of Buildings; Parking Areas: Submitted, conforms
  - g. Building and Utility Plans: Submitted, Defer to Village Engineer and Inspector
  - h. Filling/Grading Plan: Submitted, Defer to Village Engineer
  - i. Information for Alleviation of Hazards or Nuisances: Visual and traffic nuisances generated by the development have been substantially addressed throughout the PUD process including phasing and construction of a redundant access road for construction, landscape screening of unappealing parking areas and the development overall, and a detailed management plan of waste and snow removal for the PUD. These details will be further refined in a Developer's Agreement. Defer to Village Attorney for details of the Developer's Agreement.

- j. Fees: Applicant shall pay all applicable Village of Bristol application and review fees. Defer to Zoning Administrator.
- E. All other standards for conditional uses are reviewed in other sections of this memorandum and any non-conformities are noted where relevant. Otherwise, the proposed conditional use conforms to the standards of the Zoning Code.
- F. Plan Commission shall make a determination that the proposed Conditional Use conforms to the standards of the Zoning Code and any additional conditions placed on the Subject Property. Additional conditions not automatically required by the Zoning Code must be based on evidence that the specific conditional use proposed creates impacts, detriments, impairments, or other similar negative effects to surrounding properties or endanger the public health, safety, and general welfare.
  - a. It is the judgement of the Village Planner that the proposed development including the proposed conditional use for multiple-family dwellings not to exceed 40 units per structure conforms to the requirements of the Zoning Code with the conditions outlined in this memorandum.



#### IV. RECOMMENDATIONS

The following recommendations from GRAEF for the Subject Property are as follows:

Based upon the review of submitted materials, GRAEF recommends CONDITIONAL APPROVAL of the following items by the Plan Commission for recommendation to the Village Board:

- a. **Detailed Implementation Plan (Site Plan) Agenda Item:** Bob McCaigue (Horizon Development Group, Inc) 3900 S Prairie Hill Lane, Greenfield, WI 53228 (Applicant) and LEO BRISTOL MULTIFAMILY LLC 17501 Biscayne Blvd Ste 300, Aventura, FL 33160 (Owner) for a Detailed Implementation Plan (Site Plan) Review on tax parcel #37-4-121-123-0802, Village of Bristol, Kenosha County Wisconsin, subject to the following conditions:
  1. The Applicant shall receive approval for a Conditional Use Permit for multiple-family dwellings not to exceed forty (40) units per structure with densities not to exceed 8.7 units per net acre served by public sanitary sewage facilities on tax parcel #37-4-121-123-0802; and
  2. The Applicant shall revise the proposed landscape plan to include landscaping around the stormwater ponds in addition to the proposed pathways in a similar manner as the General Development Plan; and
  3. The Applicant shall revise the proposed floor plans not to exceed 40 units per structure; and
  4. The Applicant shall submit a management plan of common areas, amenities, and open spaces including maintenance, snow removal, and management of each feature on the property to the satisfaction of the Zoning Administrator.
  5. The Applicant shall submit detailed plans for the treatment of open spaces to the satisfaction of the Zoning Administrator.
  6. The Applicant shall submit plans and receive approval before installing any fencing, walls, or signs; and Any and all technical deficiencies shall be corrected; and
  7. All applicable Village of Bristol application and review fees shall be paid by the applicant; and
  8. 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; and
  9. Applicant shall address issues raised in the memo from Strand dated May 20, 2025.

The Plan Commission shall strike any conditions they deem inappropriate.

b. **Conditional Use Permit Agenda Item:** Bob McCaigue (Horizon Development Group, Inc) 3900 S Prairie Hill Lane, Greenfield, WI 53228 (Applicant) and LEO BRISTOL MULTIFAMILY LLC 17501 Biscayne Blvd Ste 300, Aventura, FL 33160 (Owner) for a Conditional Use Permit on tax parcel #37-4-121-123-0802, Village of Bristol, Kenosha County Wisconsin, subject to the following conditions:

1. The Applicant shall receive approval for a Detailed Implementation Plan (Site Plan) on tax parcel #37-4-121-123-0802; and
2. Dwellings containing between four (4) and forty (40) units per structure shall not be located closer than 300 feet to any parcel of land zoned for a single family residence; and
3. No alteration of a conditional use shall be permitted unless approved by the Village Board; and
4. The conditional use permit shall terminate automatically and be revoked when the permitted conditional use activity has a change of ownership. A conditional use permit cannot be transferred without reapproval from the Village of Bristol pursuant to the procedures in Article E for Conditional Uses.
5. All applicable Village of Bristol application and review fees shall be paid by the applicant; and
6. 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; and
7. Applicant shall address issues raised in the memo from Strand dated May 20, 2025.

The Plan Commission shall strike any conditions they deem inappropriate.



**Strand Associates, Inc.**<sup>®</sup>  
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Milwaukee, WI 53202  
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[www.strand.com](http://www.strand.com)

May 20, 2025

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

Re: Plan Commission Submittal Comments–May 27, 2025  
Preliminary Plan Review Comments for The Legacy at Bristol  
Tax Key ID 37-4-121-123-0802  
Village of Bristol, Wisconsin (Village)

Dear Randy,

On behalf of the Village, Strand Associates, Inc.<sup>®</sup> (Strand) has reviewed the most recent documents prepared by Pinnacle Engineering Group (Pinnacle) on behalf of Horizon Development Group, Inc. The comments in this letter will focus on preliminary plan review comments relative to the May 27, 2025, Plan Commission Meeting.

#### **Information Reviewed**

1. The Legacy at Bristol: A Multifamily Community Drawings–Dated April 11, 2025
2. The Legacy at Bristol Multifamily Concept Plan Comments–Dated April 11, 2025
3. Legacy at Bristol Stormwater Compliance Letter–Dated April 11, 2025

#### **Information Not Reviewed**

1. General Zoning and Land Division and Subdivision Application–Dated December 12, 2024
2. The Legacy at Bristol: PUD Site Plan Review Narrative–Dated April 11, 2025
3. Lighting cut sheets will be reviewed for the next engineering submittal.
4. 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 is received. Pinnacle 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. Drawings shall include, as applicable: a demolition plan, proposed site plan, proposed grading plan, proposed erosion control, lighting plan, photometric plan for the entire site out of the parcel boundary, construction details, and technical specifications. The site plan shall show proposed surfaces, dimensions, utilities, and proposed improvements.
2. Prepare and submit Village permits after the engineering drawings have been reviewed by Strand and approved by the Village.
3. Submit a letter to the Village requesting sewer and water, and include an estimate of the amount of capacity (gallons per day) required.

### **Plan Comments**

1. Provide the proposed pavement type and pavement structure on the drawings.
2. Add street names to all sheets.
3. Design sidewalks, paths, and curb ramps in accordance with Americans with Disabilities Act standards, with details provided for accessible areas and curb ramps.
4. The sidewalk is currently shown as 4 feet wide. Revise to a minimum of 5 feet wide. In areas where the sidewalk is directly adjacent to curb, consider making the sidewalk a minimum of 6 feet wide.
5. At the 81st Street intersections, at the sidewalk width transition, revise to show a taper over a minimum of 10 feet instead of as shown.
6. Show curb and gutter with a curb head between the road and sidewalk. Review parking stall length as necessary to maintain 18 feet from end to face of the curb head.
7. Differentiate locations of standard and reverse curb and gutter.
8. Provide a plan and profile for the road, water main, sanitary sewer, and storm sewer. Show existing and proposed utility crossings.
9. Provide the proposed utilities' materials and sizes.

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10. Show curb stops or service valves within the proposed easement for the Village to access.
11. Commercial laterals are required to have a sampling manhole installed at or near the property line. Provide these manholes in accordance with the Village Standards.
12. Center the utility easement on the proposed public utilities.
13. Confirm that positive drainage will be maintained through the parking lots as there appear to be several curbed bump outs that may impede flow. Add inlets where necessary to prevent ponding at the bump outs.
14. Add an inlet between Building 1 and the pool where there appears to be a ditch that will discharge concentrated flows over the sidewalk.
15. Confirm the location of the existing water main stub at the west intersection. Currently, the drawings show the connection to the water main via a cut in tee on the east side of the intersection instead of connecting to a water main stub. The drawings for the Leo Living Development show the existing water main stub on the west side of the intersection.
16. Show the connection to the existing sanitary sewer manhole with a cored hole and boot.
17. Provide additional information on the maintenance building such as the first-floor elevation.
18. Review the stop bar and stop sign location and revise as appropriate. Typically, stop bars are 12 feet from edge of travel way.

#### Stormwater Management Comments

1. Provide a drainage map showing the proposed drainage areas to the existing detention ponds. The grading appears to show that more stormwater runoff will be directed to the southwest pond than originally identified in the *Leo Living Stormwater Management Plan*. If the proposed drainage areas differ from the original plan, provide calculations showing that the existing detention ponds are adequately sized for the revised drainage areas.
2. Provide storm sewer sizing calculations showing that the 25-year storm event does not surcharge the storm structures.

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

Sincerely,

STRAND ASSOCIATES, INC.®

  
Emily A. Rowntree, P.E.

  
Anna T. Sadowski, P.E.

