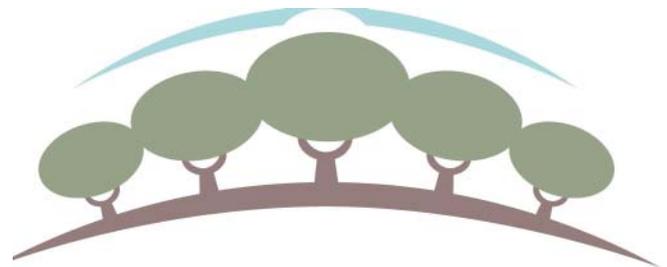


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THE DOCUMENT IS ONLY INTENDED TO DISPLAY THE DRAFT GRAPHIC
LAYOUT.

BRISTOL 2050 LAND USE PLAN



The Village of

BRISTOL

NATURALLY

03.17.2021 DRAFT

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CHAPTER 1 INTRODUCTION

INTRODUCTION

INTRODUCTION

This document, the Village Land Use Plan for the Village of Bristol, Wisconsin (also referred to as “this Plan”), sets forth the Village of Bristol’s vision for its future land use pattern. That future represents rural and environmental preservation as well as controlled urban and suburban development. This Plan is intended to serve the Village of Bristol to the year 2050 - about 30 total years during Plan (Phase 1: 2021-2030; Phase 2: 2030-2040; Phase 3: 2040-2050). Projections for the demand for future land uses (residential, commercial, industrial, etc.) are provided in this Plan over a 30-year period.

The Village of Bristol’s first Village Land Use Plan was adopted by the Village (formerly Town) of Bristol in 1992. That 1992 Plan was updated in 2006 and the Village (then Town) adopted the Land Use Plan: 2035 for the Town of Bristol. Sound planning has been and remains important to Village of Bristol officials, landowners, and residents. As during the preparation of the Village’s previous two land use plans, the Village of Bristol continues to stand at a crucial point in time in terms of making decisions about its future growth and development. It has experienced rapid and continual urban and suburban growth over the last 40 years, particularly within the I-94 corridor area on the east side of the Village. This is quite evident from the conversion of former agricultural land to commercial and industrial uses during this period. The growth in the I-94 corridor area is

expected to continue over the next three decades in the Village as well as in abutting communities on the Village’s eastern border. The Village must be prepared to ensure that all future urban and suburban growth in the Village occurs in a manner that maintains--and improves upon-- the quality of life, environment, community character, and tax base of the Village. As also during the preparation of the Village’s previous land use plans, this continues to be an overall basic planning principle used to guide the preparation of this Plan. This Plan represents a vision for the Village which is founded upon sound planning practice.

New growth and development are planned to provide for a mix of land use types-- including the use of residential cluster “open space subdivisions” --to assure a diverse tax base and rural character preservation for the Village. Through this Plan, new growth and development are directed to areas of the Village where such growth can occur successfully without the degradation of the Village character, environment, and remaining agricultural resources. The unique character of the Village of Bristol’s natural and man-made environments serves, in part, as the framework from which this Plan has been prepared.

1992 cover photo
to be added

LAND USE PLAN: 2035

for the
Town of BRISTOL

TOWN OF BRISTOL
Kenosha County, Wisconsin
September 2006

Adopted by the Town Plan Commission: September 19, 2006
Adopted by the Town Board: September 19, 2006

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BRISTOL 2050 LAND USE PLAN



The Village of
BRISTOL
NATURALLY

VILLAGE OF BRISTOL LAND USE PLANNING ISSUES

The Village of Bristol is located adjacent to one of the most rapidly growing interstate highway corridors in the southeastern Wisconsin/northeastern Illinois area--the I-94 freeway corridor. Commercial development has taken place along this corridor in the Village at a rate which, over the last decade, has outpaced almost all the growth which the Village has experienced over the last 50 years. As stated earlier, this area will continue to develop as vacant lands continue to fill in. In this respect, this Plan anticipates that new types of development--business parks--will develop in that area of the I-94 corridor as described in Chapter 6. The development of special design guidelines, which effectively set forth the rules for the detailed planning of this type of nonresidential development, becomes extremely important (see Chapter 7) in order to implement this Plan.

Some other highways in the Village also have the potential to attract significant growth which may adversely affect the Village's character if not carefully planned. One such highway is STH 50. Over the last decades, STH 50 was not only widened but also had significant intersection improvements, specifically where it intersects USH 45. Its wide right-of-way width, high traffic volumes which continue to increase over time, and the significant amount of vacant abutting land makes it attractive for development. Corridor planning is critical for this, and other transportation corridors within the Village to ensure highly visible areas are developed in a way that the Village can be proud of. The long-term effects of strip development upon a community such as the Village of

Bristol can diminish the quality of life in an area if not carefully controlled and guided. The intersection of STH 50 and USH 45 also has important land planning implications relative to new growth and identity for the Village.

In contrast, those portions of the Village which are situated further west of I-94, somewhat out of its direct sphere of influence, have retained their existing rural and agricultural character. In these areas, the preservation of the open character of the Village becomes critical. Key components of this open space are both agricultural lands and environmentally sensitive lands. In order to preserve the rural, open space, and agricultural character of these areas of the Village, the Village intends to embrace rural cluster open space designed subdivisions which preserve significant areas of open space held by homeowners' associations in perpetuity.

This approach will not only preserve the open space but foster a high quality of life, provide passive recreation opportunities, and keep those lands on the tax rolls of the Village without the Village incurring major expenses for their continued preservation and maintenance.

In 2010, as a result of the recommendations in the 2006 Land Use Plan, The Village of Bristol adopted its own Code of Ordinances. This included Title 13 Zoning which regulates general zoning, floodplain zoning, and shoreland-wetland zoning. This Plan and its various components are constructed so as to be consistent with the Village Zoning Ordinance. Thus, this Plan should be the driving policy force behind development, and the Village Zoning Ordinance should be one of development's primary implementing instruments along with the Village of Bristol Land Division Ordinance (Title 14). Both tools effectively deal with

the actual regulation of both manmade and natural resource features. Thus, the Plan and its various components and elements are effectively linked to regulatory implementation tools (see Chapter 7).

The maintenance of the Village's planned community character, and the community character of the Village's various planning districts, will be of critical importance during the planning period. The Village of Bristol has experienced significant development pressure over the last decade, needs to expand and enhance infrastructure and services to those areas of the Village planned for suburban and urban services, and is aware of the need to maintain the image of the community as a pleasant and attractive place to live, work, and visit. The achievement of these Village objectives is inextricably linked to the interaction of all these elements.

image of STH 50 corridor

STATUTORY AUTHORITY FOR VILLAGE LAND USE PLAN PREPARATION

The Village of Bristol has adopted the exercise of “Village Powers,” as permitted and allowed under Wisconsin Statutes Chapter 60 (Sections 60.10 and 60.22), allowing the Village the

“ . . . exercise of powers relating to villages and conferred on village boards under Ch. 61 except those powers which conflict with statutes relating to Villages and Village boards.”

Wisconsin Statutes Chapter 61 (specifically Section 61.35) states that:

“The provisions of Section 62.23 [of the Wisconsin Statutes] shall apply to villages, and the powers and duties conferred and imposed by said Section upon mayors, councils, and specified city officials are hereby conferred upon presidents, village boards, and village officials performing similar duties of such specified city officials, respectively. Any ordinance or resolution hereto passed by any village board under S. 61.35 shall remain in effect until repealed or amended by such village board.”

Thus, the Village of Bristol’s planning powers, by the express provisions of the Wisconsin Statutes, are the same as those granted to cities under Wis. Statutes 62.23.

In part, Wisconsin Statutes 62.23(2) sets forth the following with respect to a Plan Commission’s duties (including the Village of Bristol Plan Commission):

“ . . . It shall be the function and duty of the [plan] commission to make and adopt a master plan for the physical development of the municipality. . . .”

In addition, Sections 62.23 and 66.1001 of the Statutes set forth the legislation necessary to prepare master plans and elements thereof, for the physical development of municipalities. The Plan set forth herein is to be considered the land use element of the Village of Bristol’s master plan. This Plan, as well as its other component elements as they have been or are to be developed, represents the Village’s response to these statutory requirements.

PLAN OBJECTIVES, PRINCIPLES, AND STANDARDS

Each Chapter, or element, of this Plan sets forth the Village of Bristol's community development objectives and principles and their supporting standards (see Chapter 5). These objectives relate primarily to natural resource features protection and the allocation and distribution of various land uses in the Village. This Plan should meet the needs of the existing and probable future Village resident and employment levels to the year 2050. Many of these community development objectives and principles and their supporting standards have been used successfully by the Village of Bristol since they were prepared and embodied in the Village's previous Land Use Plans adopted in 1992 and 2006. Since that time, some have been slightly modified and/or expanded in order to bring them up-to-date.

Since good planning is a rational process for preparing and meeting objectives, community plans should be based upon community-produced and accepted objectives and principles and their supporting standards. This will ensure that the plans prepared are realistic, gain public support, and are, consequently, implemented. Thus, several public meetings were held throughout the Plan preparation process, and significant ideas, opinion, information, and participation were obtained both from the public and from local officials. The resulting objectives, principles, and standards presented in each Chapter reflect the collective aspirations and the developmental policies of the Village's citizens and officials. This Plan was drafted recognizing both the commodity

and resource protection values of the Village's land and its accompanying natural resources where such resources exist.

PLAN FORMAT AND ORGANIZATION

The Village Land Use Plan consists of both text, maps, and illustrations. The Plan is organized into the following seven basic chapters and appendices:

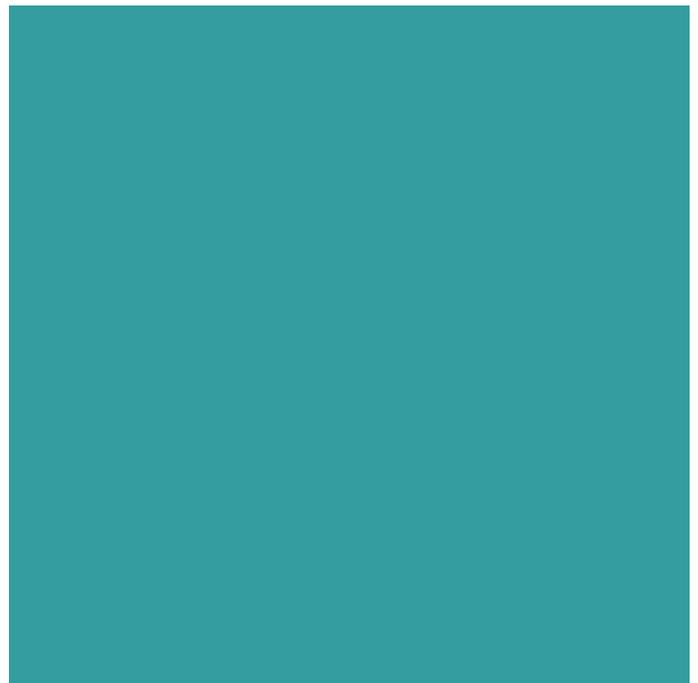
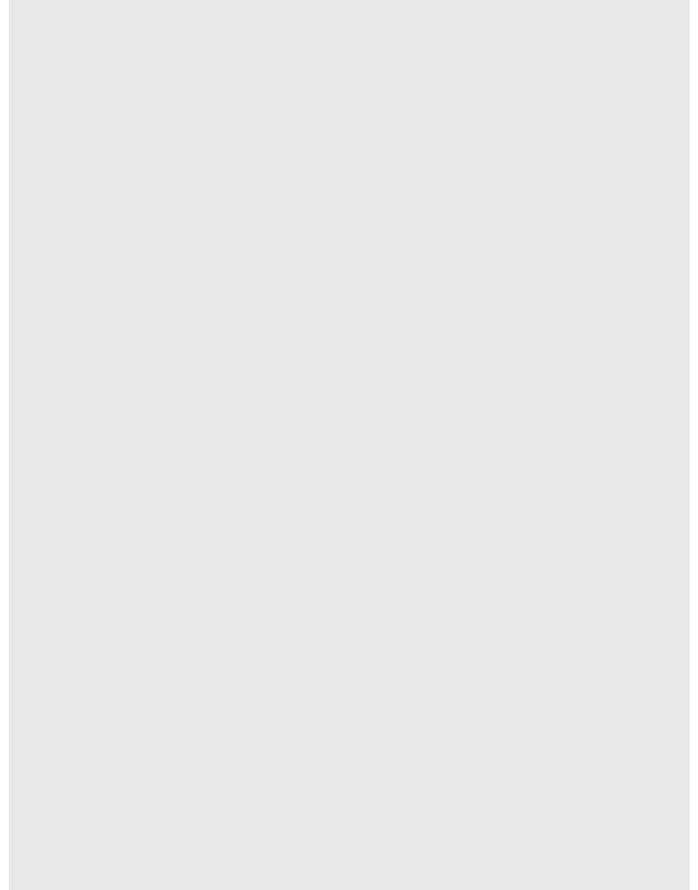
- **Chapter 1. Introduction**
- **Chapter 2. Community Profile (History, Population and Employment Analysis)**
- **Chapter 3. Natural Resources**
- **Chapter 4. Existing Land Use and Projected Year 2035 Land Use Needs**
- **Chapter 5. Land Use Objectives, Principles, and Standards**
- **Chapter 6. The Land Use Plan**
- **Chapter 7. Plan Implementation**
- **Appendices. Plan Adoption Resolutions**

CHAPTER 2 COMMUNITY PROFILE

POPULATION & EMPLOYMENT ANALYSIS

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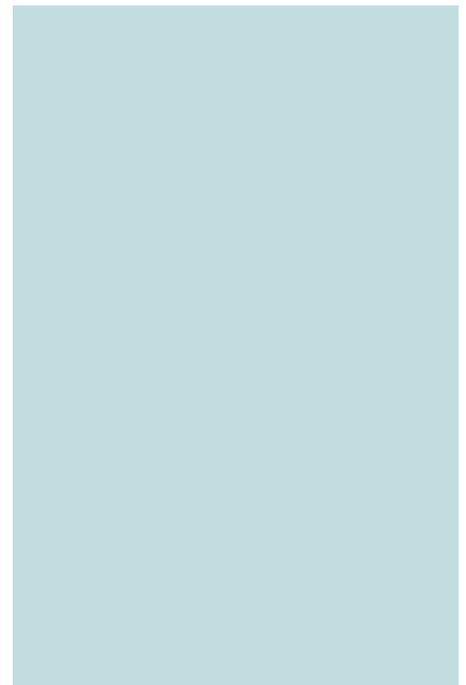
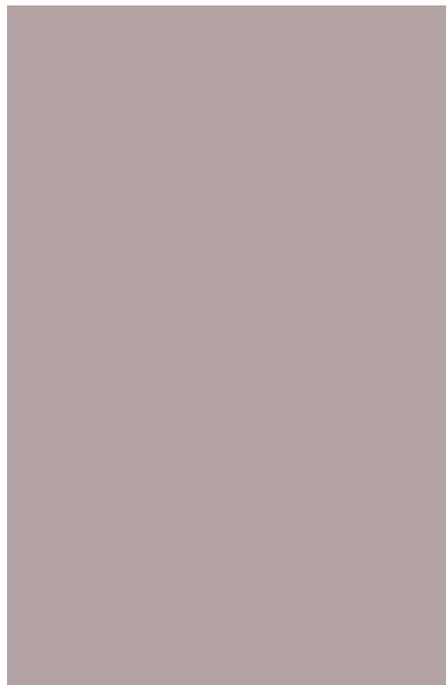
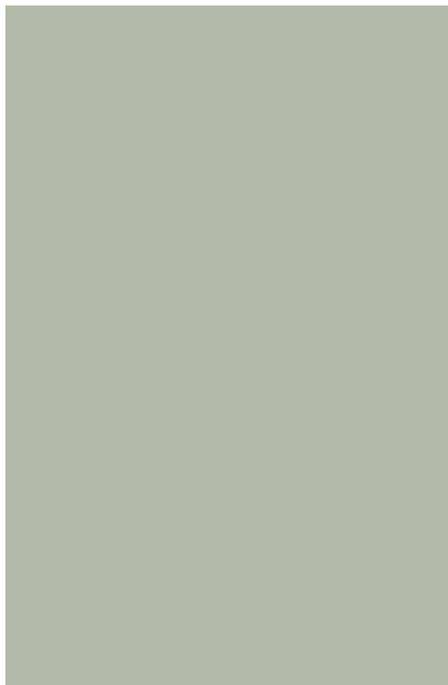


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