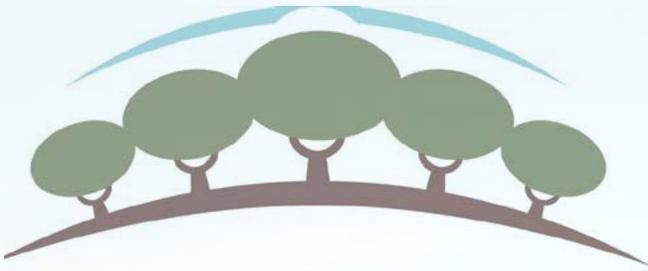


NOTE: THIS DOCUMENT INCLUDES PLACEHOLDER IMAGES AND TEXT. THE DOCUMENT IS AN IN-PROGRESS DRAFT REPORT AND SUBJECT TO CHANGE PENDING VILLAGE OFFICIAL, STAFF, AND RESIDENT INPUT.

# BRISTOL 2050 LAND USE PLAN



*The Village of*

BRISTOL

NATURALLY

04.20.2022 DRAFT





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# CHAPTER 1 INTRODUCTION

# INTRODUCTION

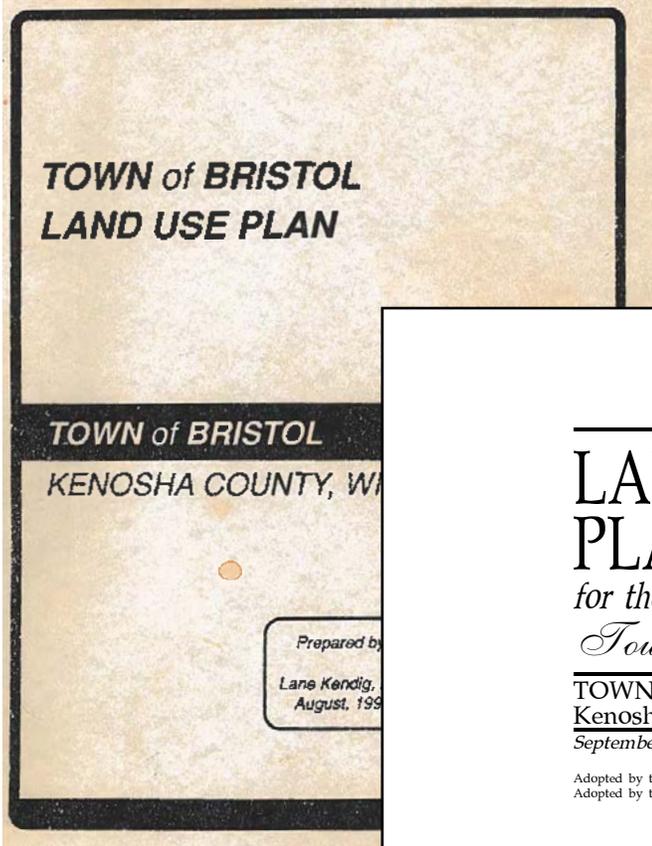
## INTRODUCTION

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 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/natural 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.



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**LAND USE PLAN: 2035**  
*for the*  
*Town of* **BRISTOL**

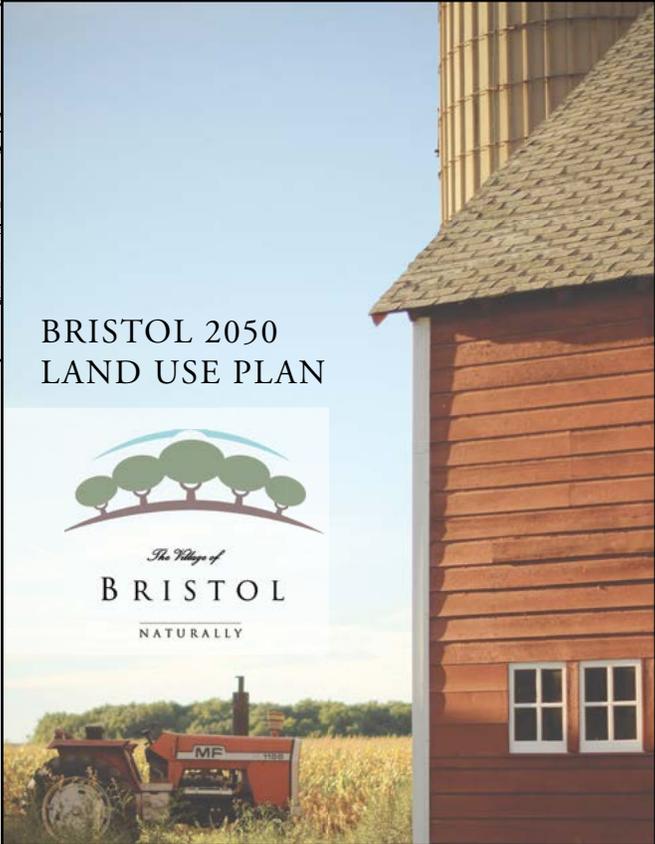

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**TOWN OF BRISTOL**  
**Kenosha County, Wisconsin**  
*September 2006*


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

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## 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, retail destinations**--will develop in that area of the I-94 corridor as described in Chapter 6. The enforcement of site and building 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.

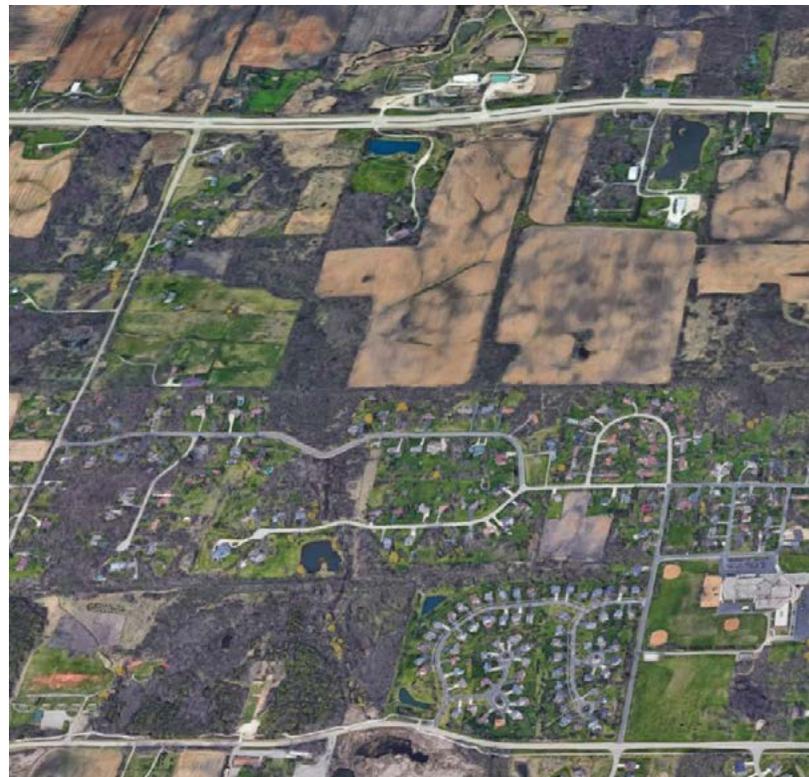
### HIGHWAY 50

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.

### LAND PRESERVATION

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.

### **ZONING**

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).

### **CHARACTER**

The maintenance of the Village’s planned community character, and the community character of the Village’s various planning categories, 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.



## **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 2050 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

HISTORY - DEMOGRAPHICS - EMPLOYMENT

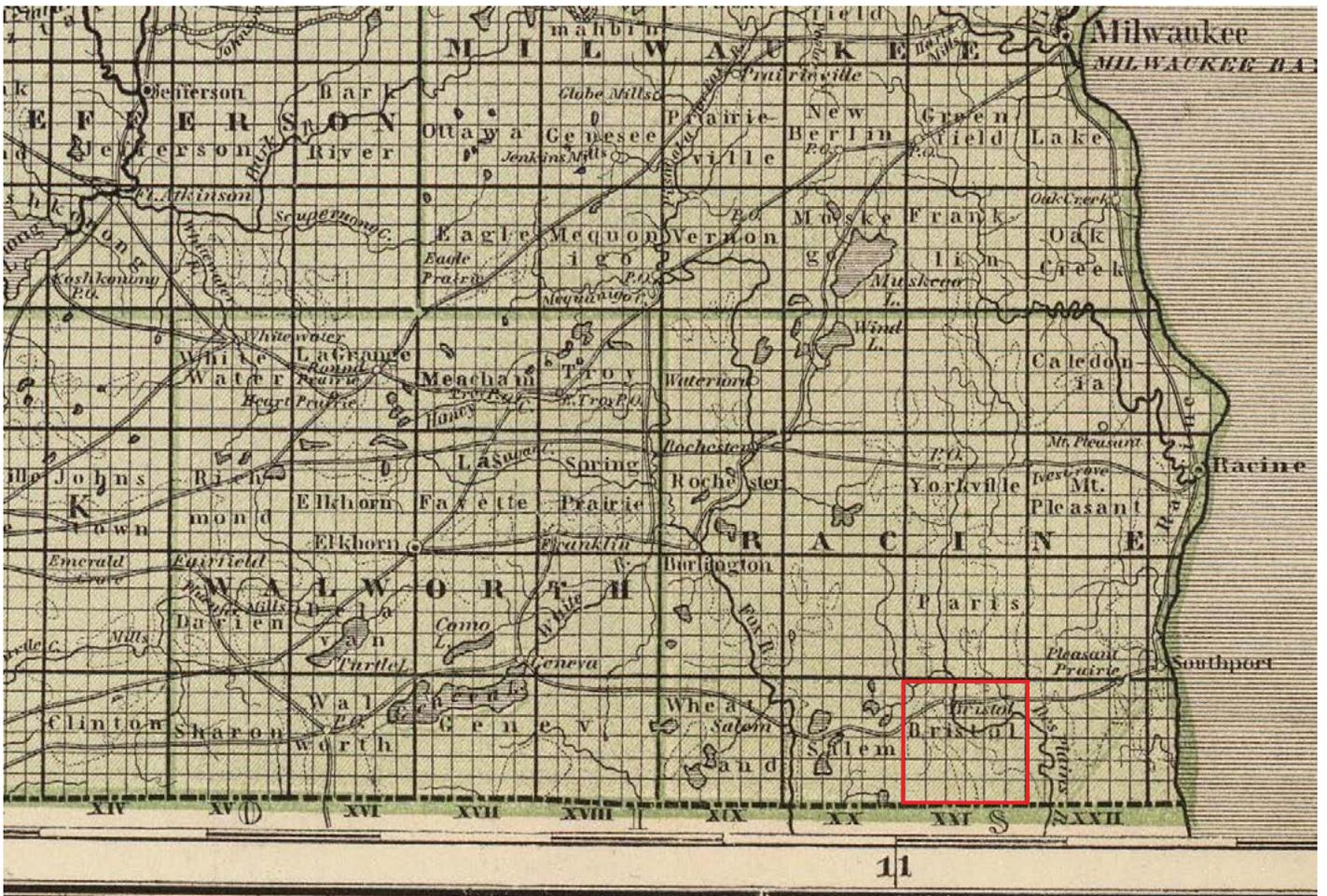
# LOOKING BACK

## A HISTORY OF BRISTOL

### BRISTOL'S BEGINNINGS: THOSE FROM THE EAST

The land that would become the Village of Bristol we know today has a long and rich history extending back hundreds of years. Bristol is nestled in the ancestral territory of native American Indian tribes, most predominantly the Kickapoo, meaning “those who walk the earth”. The Kickapoo become established in the Bristol area in the early 1600s after being driven west due to Iroquois conflicts in the east. Throughout the 1600's and into the next century, tribal territories fluctuated due to pressure from

European settlements and wars, internal conflicts, and the fur trading industry. It is likely that Bristol has been home to the Myaamia (Miami), Potawatomi, Peoria, Ho-Chunk, Sauk, and Fox tribes at various times. In 1833 the local tribes, namely the Chippewa, Ottawa, and Potawatomi, ceded their land title to southeastern Wisconsin in exchange for five million acres near Omaha, Nebraska through Indian Land Cession 187. Twelve American Indian tribes, eleven federally recognized, call modern day Wisconsin home.



▲ Figure 2.1: Town of Bristol, 1845 | Source: David Rumsey Map Collection

In 1835, in what would later become Bristol Township, new settlers began marking trees with their names to claim the land. At the time, Bristol Township was the settlement furthest west in the Wisconsin territory, a rolling prairie interspersed with groups of magnificent oaks known as “oak openings”. To the settlers, mostly transplants from New England and New York, the land was ripe for new homesteads and farms.

The first farm in Bristol Township was established and plowed in the spring of 1836, continuing the tradition of some Indian tribes that relied on agricultural products for subsistence. In contrast to tribes such as the Ho-Chunk, who planted large gardens and stored dried corn, beans, and other products in fiber bags and in pits dug in the ground for winter use, the settlers' farms were primarily focused on producing grains such as wheat and corn as well as raising livestock. The Township of Bristol was located in growing zone 5, known as a medium-length growing season, where the climate and predominantly silty clay loam soil was well-suited to corn, potatoes, apples, peaches, pears, plums, winter squash, and pumpkins, among many others. One settler named Mr. Fowler planted the first apple, peach and pear orchard in the Kenosha County from seedlings from his old home in Hartford, Connecticut. Records indicate some of the original trees survive today.

### **JACKSONVILLE: THE HEART OF EARLY BRISTOL**

Among the early settlers of Bristol Township were three Jackson brothers who took up land on what is now Highway 50. One brother built a tavern, another built a store west of the tavern, and the third built a

house and blacksmith across from the tavern, creating a small settlement fondly referred to as “Jacksonville”. Jacksonville was one of the first gathering places for the budding Township of Bristol. In December of 1837, a meeting was held at the Jacksonville tavern to draft a petition for a mail route from Southport west. Since the township required a name as part of this petition, meeting attendees voted to call it “Bristol” after the Reverend Ira Bristol, one of the early settlers. Thus, the Town of Bristol was officially declared. Another historic occasion occurred in 1842, when the first official town meeting was held. Figure 2.1 shows a map of the Town of Bristol in 1845.

In the 1850's, the Town of Bristol began to develop. Many settlers replaced their original log cabins with more permanent frame buildings. In addition, German and Irish immigrants began to settle in the area. The Agricultural Society of Kenosha County was organized in the Town on June 3, 1850, reflecting the culture dominating society at the time, until a new innovation chugged in.



▲ Figure 2.2: Bristol's railroad depot | Source: Bristol Heritage report, 1976

## FROM OXEN TO IRON HORSES: A TRANSPORTATION HUB IS BORN

The C. & N.W. Railroad built a railroad from Kenosha to Rockford in 1853 and established depots named Bristol and Woodworth. Figure 2.2 shows the original Bristol depot. Whereas the roads that settlers and travelers alike relied on, such as Highway 50 and County Trunk F, were not graded or graveled and were often impassable in the spring and in wet weather, the railroad provided a more reliable mode of transport to send goods to market. After the railroad came, more settlers began building homes, businesses, and churches near the Bristol depot, transforming the Town into a hub of transportation. Over approximately the next decade, the population increased by nearly 30%. The economic life of the Town soon began to depend on the railroad. The trains carried milk, tile, mail, and other goods and passengers to various destinations in the region and provided new avenues for farmers to sell their products.

While wheat was a popular choice for the early settlers of Bristol, it was highly susceptible to insect infestation and soil degradation. In addition, farmers competed with cheaper wheat produced in states further west as westward expansion continued to grow. Therefore, by the 1860's, many farmers transitioned to corn, oats, and hay to feed livestock instead of growing wheat to feed people. By 1890, Wisconsin ranked first, second and third respectively in rye, barley and oat production in the country, and Bristol's agricultural producers likely contributed to this success. Beginning in the mid-1800's, dairying emerged as the most viable alternative to wheat, and the rise of the new feed crops fueled an increase in the number of dairy cows. By 1899, approximately



▲ Figure 2.3: Kellogg Tavern | Picture from a collection of slides by Dewey obtained from the Kenosha County Historical Society

90 percent of Wisconsin farms raised dairy cows. In Bristol, the proprietor of the famed Kellogg House turned his bar room into a cheese room and entered exclusively into dairying, along with many others.

In 1850, the Agricultural Society of Kenosha County, founded in Bristol, organized the fair, an event that afforded the farmers, livestock breeders, horticulturists, and beyond of Kenosha County the opportunity to exhibit their productions and skills. The first fair was held in Bristol that same year in October, and the Town again hosted the fair in 1852 and 1854 before it was eventually moved to grounds outside the City of Kenosha.

In addition to its rich agricultural history, Bristol also played an important role in one of the nation's most well-known conflicts. During the Civil War in the mid-1800's, the Kellogg Tavern in the Town of Bristol served as a station on the Underground Railway, helping slaves escaping from the South flee into Canada. The Kellogg Tavern is also credited with being the site of the first circulating public library in Wisconsin, with approximately 1,000 volumes. Figure 2.3 shows the landmark Kellogg Tavern, destroyed by fire in 1929.

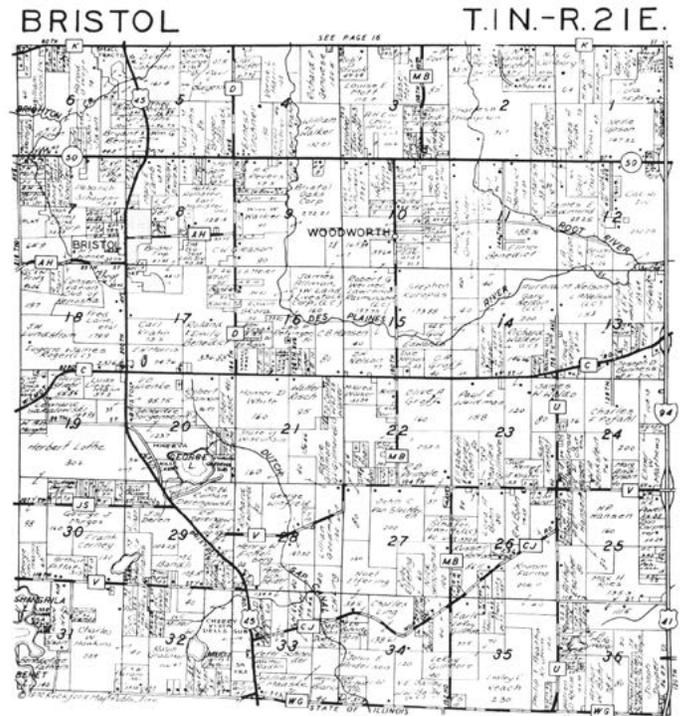


▲ Figure 2.4: Original Town Hall building and location  
 Source: A collection of slides by Dewey obtained from the Kenosha County Historical Society

After the Civil War, in 1870, the Bristol Town Hall was built on plot of land in section 21 and the building stood as a community landmark on Highway C west of Highway MB for over a century. The Bristol Historical Society organized a campaign to relocate the historic building in 2018 and it now stands in Firemen's Park. See Figure 2.4 for a picture of the original Town Hall. History was also made in the Town of Bristol in 1898, when a telephone line was established between Bristol and Union Grove and the first telephone was installed, as well as in 1989, with the creation of the first Bristol Fire Department at 199th Avenue and 82nd Street.

### THE DOOR TO BRISTOL IS OPEN

During the early years of the 20th century, the Town of Bristol witnessed a major project when the Dutch Gap Swamp was dredged. Over 10,000 acres were drained to create farmland, creating a seven-mile canal beginning above George Lake and emptying into the Des Plaines River in neighboring Illinois. The canal helped boost land values in the Town of Bristol by transitioning previous swamp land into productive agricultural land. Between 1910-1920, the population in the Town increased by nearly 55%, the fastest population increase on record, as new residents were



▲ Figure 2.5: Plat Map of the Town of Bristol, 1924 |  
 Source: Bristol Heritage: Bicentennial Edition.

attracted to the farmland, abundant small lakes, ponds, streams, woodlands, and open space. By the 1930's, the Town of Bristol was listed among the top agriculturally-oriented towns in Kenosha County. Today, George Lake, a 68-acre seepage lake along the Dutch Gap Canal, is a popular recreational asset to the Village, providing residents and visitors with water-based recreational opportunities and habitat for aquatic life. Figure 2.5 shows a map of the Town of Bristol in 1924, with George Lake to the southwest.

In 1920, State Highway 50 was paved, followed by U.S. Highway 45 between the Town of Bristol and Union Grove in 1933. With the rise of trucking, passenger automobiles, and other communications in the 1930's, the old glory of the railroad vanished, and it soon became a part of a service system of the Chicago and North Western Transportation Co. The railroad operated sporadically in the

years following as trucks and automobiles soon dominated the transportation landscape in the Town of Bristol.

From 1958-1961, the Town Board attended meetings and hearings which concerned many aspects of regional planning. These meetings gave the Town of Bristol an awareness of its position under a regional lens: the Town was lying in the path of significant commercial, industrial, and residential development areas within an approximately one and one-half hour drive. Recreational, commercial, and industrial development potential begin to gain recognition and expanded discussion in the Town.

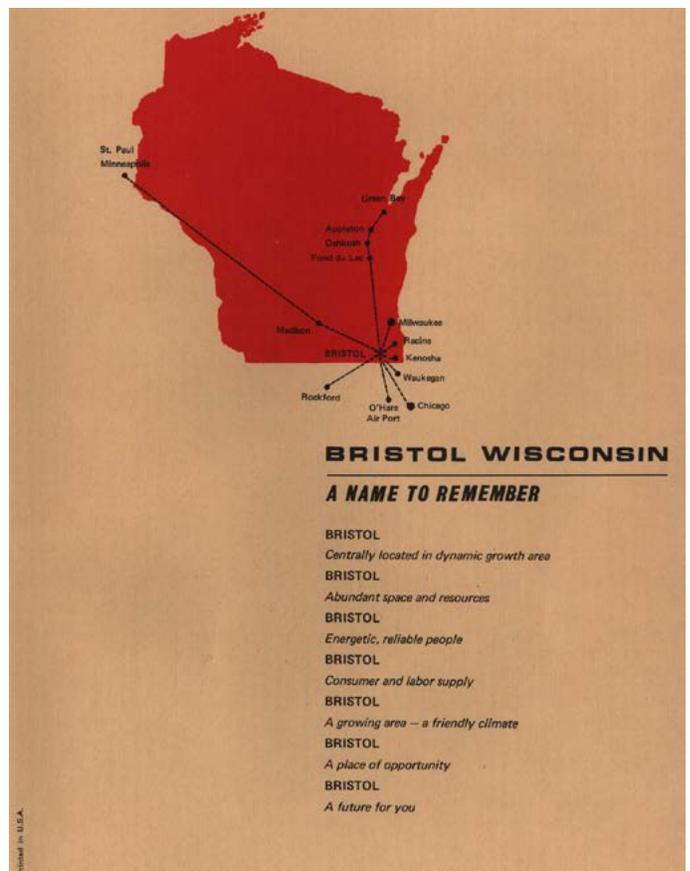
In 1962, the Town of Bristol instituted a Planning Commission after holding a series of meetings at which the Town Board attempted to explain some of the prospective problems in the future, such as increased population, zoning, building regulation, a desire for police protection, public sewers, and increased enrollment in schools. The Planning Commission, endorsed by the residents of Bristol, was initially instituted as an advisory board to the town officials and to communicate with residents.

In 1963, the landscape of Bristol was altered by the purchase of 70 acres of land for the first Industrial Park. Five years later, 50 more acres were added. Early efforts by the Industrial Development Commission promoted low-cost utilities, new municipal water system, well-manned fire department, proximity to Interstate 94 and the O'Hare, Milwaukee, and Kenosha airports, and an abundance of productive workers to attract industrial interests. Promotional materials proudly proclaimed: "The Door to Bristol is Open".

## THE BIGGEST AND LUCKIEST SMALL TOWN IN THE COUNTY

In 1965, the Bristol Oaks Golf Course was developed on 147 acres, which still welcomes golfers to its mature tree-lined fairways and scenic views overlooking the Des Plaines River today. In 1987, the Town of Bristol celebrated its sesquicentennial. The accompanying Kenosha News and Courier's supplemental insert highlighted the Town's history, current status, and burgeoning growth:

*"It is perhaps the biggest and luckiest small town in the county - biggest in terms of economic growth, luckiest by way of location. The Town Board is approached almost daily by industrial and commercial entrepreneurs who are interested in staking claims in Bristol's economy."*



▲ Image shows example of the Village's original branding.

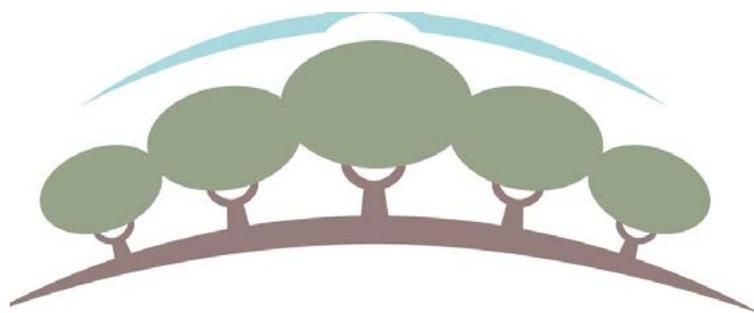
Recognizing this continued trend of overall growth, the Town of Bristol engaged in significant efforts in planning processes throughout the 1990s. The Town established several boundary agreements, completed its first Land Use Plan and Comprehensive Outdoor Recreation Plan, and voluntarily adopted Town of Bristol Zoning to better guide development.

In 2000, urban and suburban land uses accounted for 13.8% of Bristol's overall land use. Of that 13.8%, residential uses accounted for approximately 52% with the vast majority single-family homes, commercial uses accounted for nearly 5%, and industrial land uses accounted for less than 2.5%. Conversely, rural land uses accounted for over 86% of Bristol's land uses, with agricultural uses consisting of nearly 75% of rural land uses and the remaining land dominated by natural areas including water, wetlands, and woodlands. Agricultural uses were dominated by cultivated lands (11,579 acres) followed by pasture lands and unused agricultural lands (1,968 acres) and orchards, nurseries, and specialty crops (384 acres).

## **BRISTOL, NATURALLY**

The Town of Bristol was formally incorporated into a Village in 2010. Proponents of the incorporation pointed to the well-established identity of the proposed village area, 18 square miles consisting of Sections 4 through 9, 16 through 21, and 28 through 33, and an overall desire to effectively guide land use decisions and manage growth to support the incorporation. The formerly unincorporated communities of Bissell, Cypress, Pikeville, and Woodworth were included within the boundaries of the new Village as established neighborhoods.

Today the Village of Bristol is widely renowned for its rural character and highly sought-after for the widely visible agricultural-based history that still dominates the community's landscape. Although some spotted dairy cows have been replaced by glossy show horses and some fields now border suburban developments instead of gravel roads, Bristol's rural character and the Village's commitment to maintaining it amidst a changing region and modern challenges shines through its motto: "Bristol, Naturally."



*The Village of*

**BRISTOL**

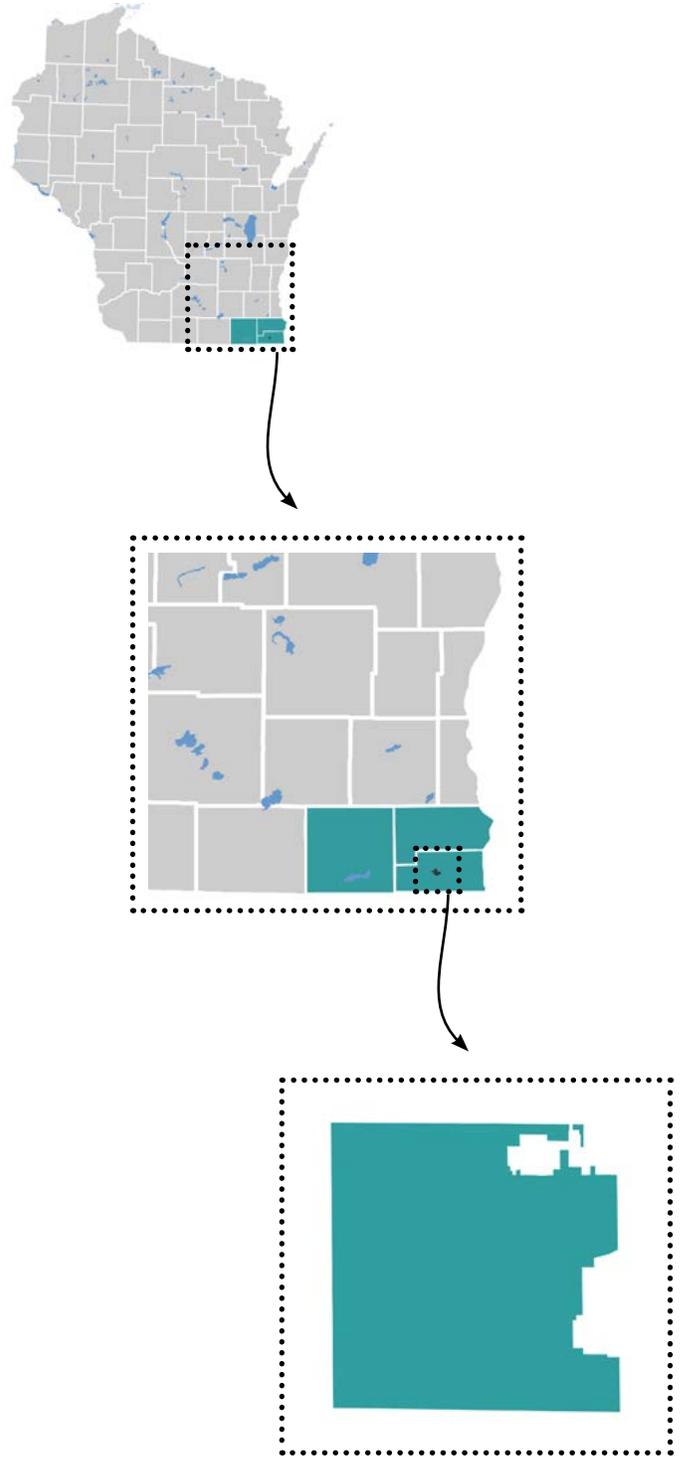
**NATURALLY**

# BRISTOL TODAY

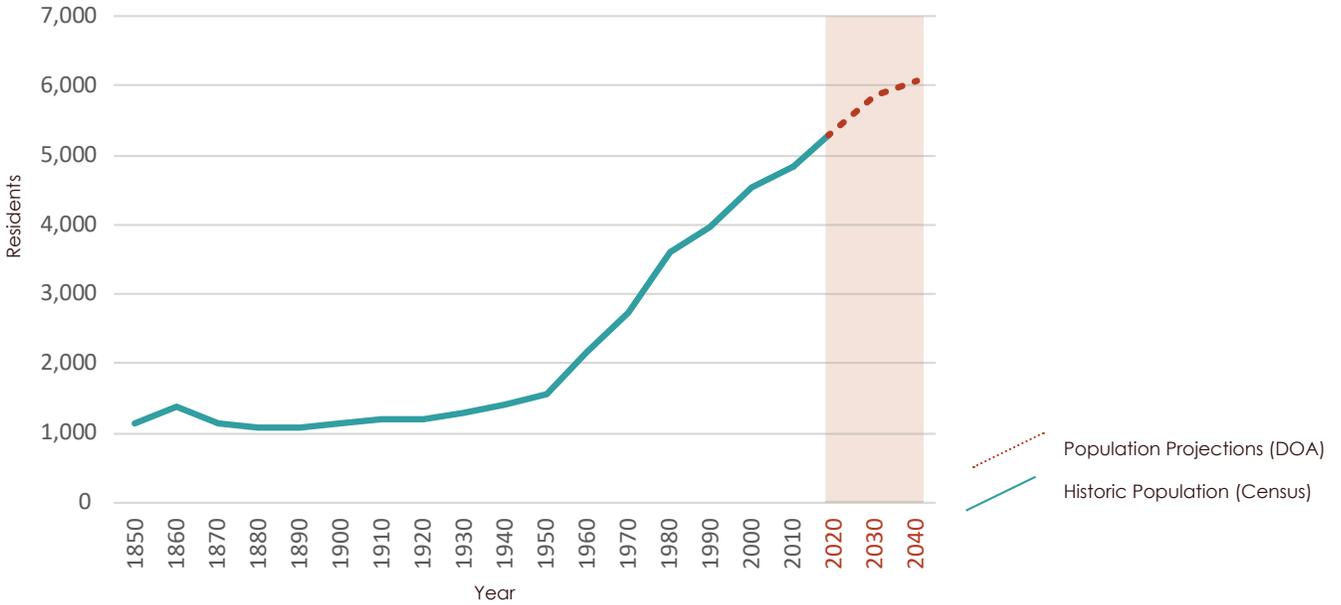
## A COMMUNITY PROFILE

Bristol is a small community in southeastern Wisconsin known for its high quality agricultural land and natural features. Once a town, the Village of Bristol incorporated in 2010, with the majority of the former town becoming the new village, and the remaining portion being annexed into neighborhood communities. Situated a few minutes away from the rapidly developing I-94 Corridor that connects the Milwaukee and Chicago metropolitan regions, Bristol is anticipated to experience significant growth in the coming decades.

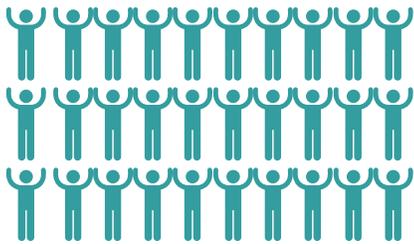
This chapter presents population, household, and employment analyses and projections for the Village of Bristol to the year 2050. The analysis and establishment of reasonable projections in population, households, and employment have significant importance in guiding land use plan development. In fact, these projections will serve, in part, as the rationale, or basis, for the development of selected land use objectives, principles, and standards presented in Chapter 5. These projections, when used in conjunction with the land use standards presented in Chapter 5, will result in ascertaining the Village's land use needs to the year 2050 as described in Chapter 6.



## Historic Population & Projected Growth



**5,038** Village Residents



▲ 2019 American Community Survey 5-Year Estimates



**\$96,464**  
Median Household  
Income

▲ 2019 American Community Survey 5-Year Estimates

**2,313** Total Housing Units



**86.3%** Occupied Units

**13.7%** Unoccupied Units

▲ 2019 American Community Survey 5-Year Estimates

# LOOKING FORWARD

## POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

### POPULATION PROJECTIONS

According to the most recent Census data (2010), the population of the Village of Bristol was 4,847 people. Depending on which data source is used, the population is anticipated to grow in the coming decades. The Wisconsin Department of Administration (DOA) anticipates that the Village of Bristol will grow by 23.5% over the next twenty years, reaching a projected population of 6,070 people by the year 2040. This growth trajectory is consistent with what the DOA expects will happen in Kenosha County over the next twenty years, but is moderately less than what the DOA anticipates will happen to the nearby communities of Twin Lakes and Pleasant Prairie. In contrast, the growth

predicted by the Southeast Wisconsin Regional Planning Commission (SEWRPC) projection models is a bit more aggressive, - an increase of 90% is anticipated by the year 2050, yielding a projected population of 9,219 people. It should be noted that SEWRPC is projecting to the year 2050, while the DOA is projecting only to 2040 - thus, these projections are not directly comparable. Despite this fact, it is quite clear that they are substantially different. Regardless of these differences, both projections are substantial enough that the Village must be strategic in how it manages its growth in the coming years.

**Table 2.1 – Existing Population by Age Group, ACS**

	2019 (estimate)
Under 5	378
5 to 9	73
10 to 14	450
15 to 19	201
20 to 24	155
25 to 34	630
35 to 44	343
45 to 54	784
55 to 64	409
65 to 74	545
75 to 84	589
85 and older	390
<b>Median age</b>	<b>49.7</b>

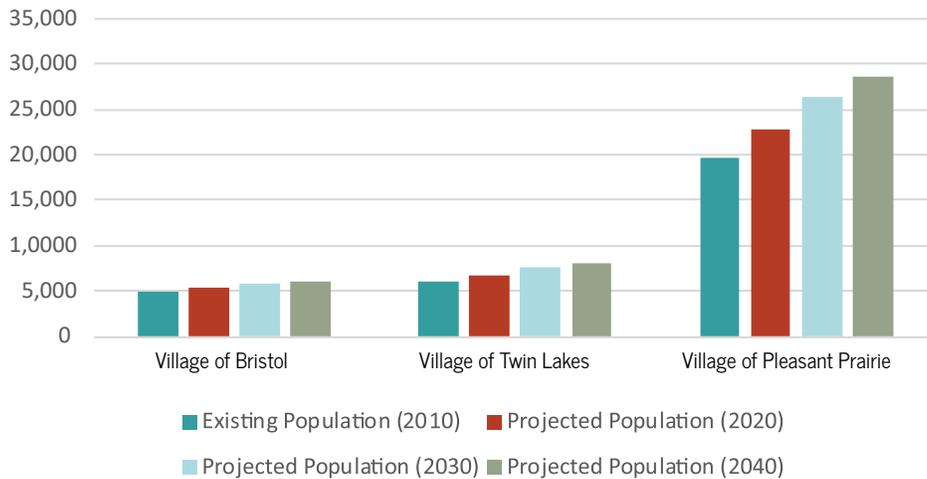
▲ 2019 American Community Survey 5-Year Estimates

**Table 2.2 – Existing Race & Ethnicity, ACS**

	2019 (estimate)
<b>Total Population</b>	5,038
<b>One Race</b>	5,038
White	4,976
Black or African American	39
Asian	23
Native Hawaiian and other Pacific Islander	0
Some other race	0
<b>Two Races</b>	0
Hispanic or Latino (any race)	241
Not Hispanic or Latino	4,797

▲ 2019 American Community Survey 5-Year Estimates

**Figure 2.6 – Population Comparison and Projections, DOA**



▲ Wisconsin DOA Population Projections (2020-2040)

**Table 2.3 – Population Comparison and Projections, DOA**

	2010 (estimate)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010-2040)
<b>Village of Bristol</b>	4,914	5,350	5,855	6,070	23.5%
<b>Village of Twin Lakes</b>	5,989	6,685	7,535	8,020	33.9%
<b>Village of Pleasant Prairie</b>	19,719	22,730	26,330	28,700	45.5%

▲ Wisconsin DOA Population Projections (2020-2040)

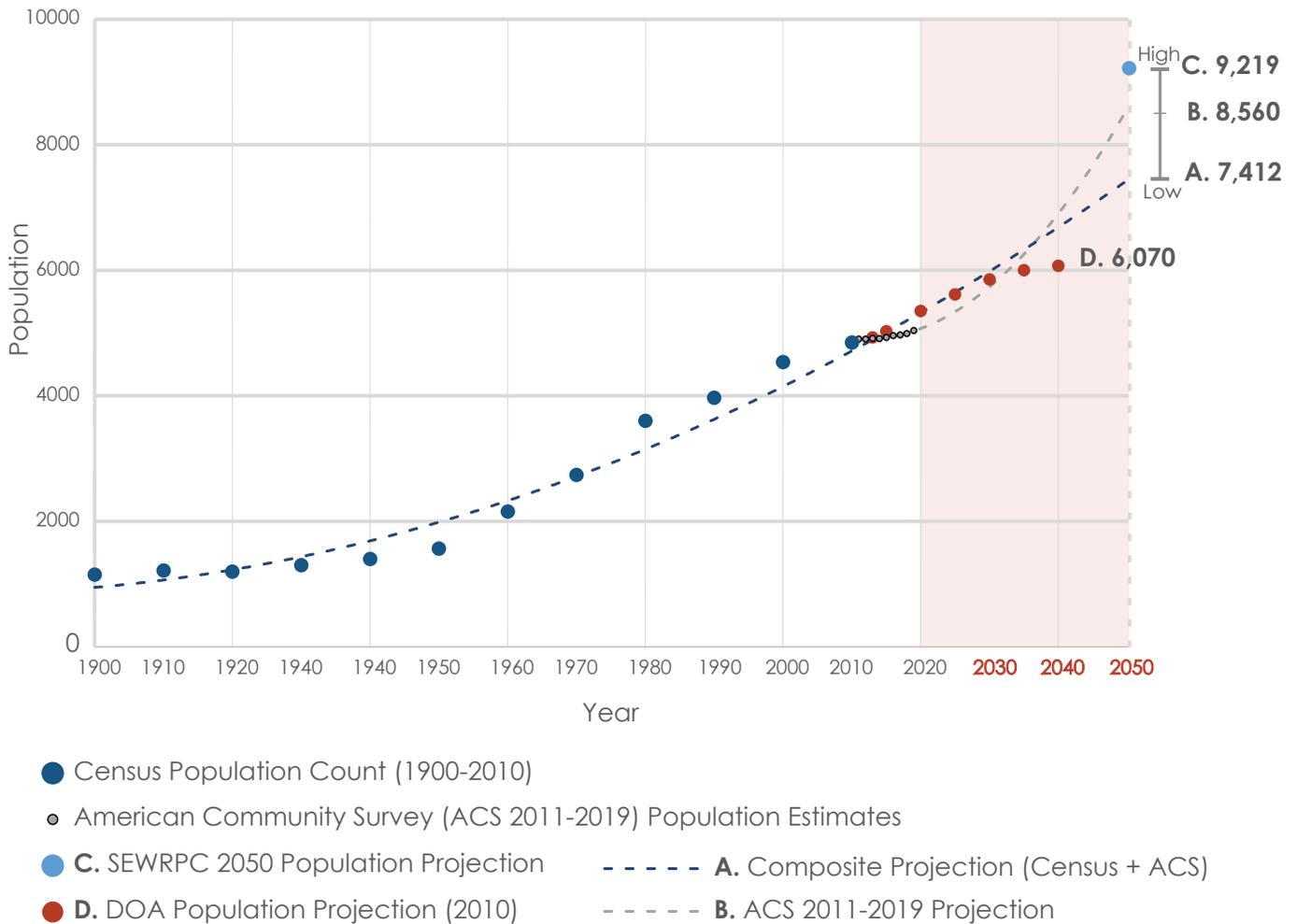
Note: there are several different agencies that create population projections for municipalities in the region. Though the table on the previous page uses Wisconsin DOA projections, SEWRPC also published population projections for Bristol based on the 2010 Census population. SEWRPC's projection model shows a much more aggressive growth - an additional 4,372 residents by 2050, representing an increase of 90%.

**Table 2.4 – Village of Bristol Population Projection, SEWRPC**

	2010 (Census)	2050 (projection)	Percent Increase
<b>Village of Bristol</b>	4,847	9,219	90.2%

▲ SEWRPC Population Projections (2021)

**Figure 2.7 – Population Projections Comparison, Bristol 2020-2050**



**POPULATION PROJECTIONS COMPARISON**

Figure 2.7 and Table 2.5 show projections from different sources which predict Bristol’s population growth to be somewhere between 4-9% every decade according to the DOA and 72% over 30 years according to SEWRPC. The discrepancies between these numbers may be explained by the availability and selection of data at the time of calculation. Two additional population projections were performed for this study, using purely mathematical trendline projections, to project the expected growth each decade through 2050.

The first projection “A. Composite Projection (Census + ACS)” combined population counts from the US Decennial Census and population estimates from the American Community Survey and projects an increase between 11-12% per decade for the Village. This trendline predicts a population of 7,412 residents by 2050.

The second projection “B. ACS Projection” considers only the recent American Community Survey estimates from 2011-2019 and projects more recent population trends out 31 more years to 2050. Due to recent

increases in population growth rate over the past decade, the trendline from this data projects a much higher long-term projection, growing 7% by 2030, another 20% by 2040, and another 24% by 2050 to 8,560 residents.

Compared to the SEWRPC and DOA projections, each of the projections performed for this study predict a future population somewhere in the middle. While mathematical projections are somewhat useful for understanding rates of growth in order to plan effectively, several factors may influence which growth curve the population rate matches. It is assumed **the future 2050 population will more likely be somewhere between 7,412 and 9,219 residents**, and may be influenced by the following factors:

- Economic and housing market performance
- Immigration policy and net migration trends
- Future land use plans
- Fertility rates
- Tax policy

The Village may anticipate future scenarios for population growth based on these and other factors. Additionally, it will be important to reevaluate and calculate these projections at least every 10 years to adjust for external factors influencing growth or decline. Indeed, the Village of Bristol and many others in Wisconsin are outpacing population growth projections calculated by the DOA in 2010, shared in this analysis.

**Table 2.5 – Population Projections Comparison, Bristol 2020-2050**

Year	2000	2010	2020	Projections:	2030	2040	2050
Bristol Population	4,538	4,847	5,350	<b>A. Composite Projection (GRAEF)</b>	5,980	6,690	7,412
				<b>B. ACS Projection (GRAEF)</b>	5,750	6,900	8,560
				<b>C. SEWRPC</b>	-	-	9,219
				<b>D. DOA</b>	5,855	6,070	-
					<b>Percent Increase</b>		
				<b>A. Composite Projection (GRAEF)</b>	12%	12%	11%
				<b>B. ACS Projection (GRAEF)</b>	7%	20%	24%
				<b>C. SEWRPC</b>	-	-	*72%
				<b>D. DOA</b>	9%	4%	-

▲ \*Percentage (%) change for SEWRPC represents change over 30 years, versus 10 years for all other estimates

The Wisconsin DOA also projects population growth at the county-level based on age, as shown on the table to the right. According to their models, the largest age group anticipated to increase in population is the 75 to 79 age group, which is anticipated to grow by 193.6% over the next twenty years. The age group that is anticipated to experience the least growth over that time period is the population aged 20 to 24 years, which is expected to experience a decline of 0.2% by the year 2040.

While the Village of Bristol may experience a population growth that does not exactly mirror these projections, it is likely that the increases in age groups will at least be relatively similar. For example, even if Bristol only experiences a growth of 100% in the population aged 75 to 79, as opposed to the projected 193.6% increase, it would have dramatic effects on their land use needs. In contrast, it is possible that Bristol could even experience a higher growth trajectory in that age group.

### How reliable is this data?

The data used for this Land Use Update comes from the US Census, the American Community Survey (which are estimates based on a sample of households and individuals), the Southeast Wisconsin Regional Planning Commission, the Wisconsin Job Center, and the Wisconsin Department of Administration. Bristol is a small community, which means that even minor population changes can have dramatic impacts on demographic

projections and estimates. Furthermore, the Wisconsin DOA notes that "population projections are not a statement of what will happen, but an inference of what might happen, if past patterns...hold true." The data used in this plan are our best estimates of what is happening in Bristol now, what happened in the past, and what might happen in the future. Such estimates should be updated regularly when new data becomes available.

Table 2.6 – Kenosha County Population Projections, DOA

	2010 (Census)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010 to 2040)
Under 5	10,995	11,690	12,580	12,440	13.1%
5 to 9	11,850	11,380	12,800	12,920	9.0%
10 to 14	12,310	12,270	13,270	13,580	10.3%
15 to 19	13,029	12,910	12,670	13,630	4.6%
20 to 24	11,307	10,620	10,830	11,280	-0.2%
25 to 29	10,377	12,680	12,460	11,620	12.0%
30 to 34	10,496	13,570	12,710	12,340	17.6%
35 to 39	11,135	11,470	14,290	13,350	19.9%
40 to 44	12,072	11,400	15,100	13,420	11.2%
45 to 49	13,767	11,550	12,210	14,540	5.6%
50 to 54	12,395	11,940	11,580	14,830	19.6%
55 to 59	10,248	13,180	11,230	11,670	13.9%
60 to 64	7,766	11,430	11,170	10,670	37.4%
65 to 69	5,595	8,950	11,810	10,000	78.7%
70 to 74	4,145	6,500	9,860	9,670	133.3%
75 to 79	3,297	4,390	7,240	9,680	193.6%
80 to 84	2,845	2,880	4,690	7,260	155.2%
85 to 89	1,829	1,790	2,520	4,270	133.5%
90 and older	968	1,375	1,600	2,500	158.3%
<b>Total Population</b>	<b>166,426</b>	<b>181,975</b>	<b>200,620</b>	<b>209,670</b>	<b>26.0%</b>

▲ Wisconsin DOA Population Projections, 2020-2040.

## HOUSING CHARACTERISTICS

According to the Village Assessor, there were a total of 2,251 housing units in the Village of Bristol in 2020. According to 2019 ACS 5-Year Estimates, of these housing units, approximately 86% were occupied, and approximately 14% were unoccupied. Approximately half of existing structures in the Village of Bristol were constructed prior to 1980, and approximately half were constructed after. Most of the housing stock consists of detached, single-family homes, with the next largest housing type being mobile

homes. Considering the projected increases in population and households, the Village will need to balance the provision of new housing with their stated goals of preserving existing agricultural and farmland. If the new population were to be accommodated with mostly single-family homes, consistent with the existing distribution of housing types, then much more land would need to be developed than if this population were to live in duplexes, three-plexes, or multifamily housing types.

**Table 2.7– Village of Bristol  
Existing Structure Types, Assessor**

	2020 (dwelling units)	2020 (percent)
Single-family	1,660	73.7%
Two-family	56	2.5%
Three-family	0	0.0%
Multi-family (4-6 units)	18	0.8%
Multi-family (7-9 units)	8	0.4%
Multi-family (10+ units)	104	4.6%
Condominium Units	84	3.7%
Mobile Home	9	0.4%
Other	0	0.0%
Mobile Home Within Mobile Home Park	312	13.9%
<b>Total</b>	<b>2,251</b>	<b>100%</b>

**Table 2.8 – Village of Bristol  
Existing Structure Types, ACS**

	2015-2019 (estimate)
1-unit, detached	72.6%
1-unit, attached	2.3%
2 units	2.7%
3 or 4 units	1.3%
5 to 9 units	1.6%
10 to 19 units	1.3%
20 or more units	0.0%
Mobile home	18.2%
Boat, RV, van, etc.	0.0%
<b>Total Housing Units</b>	<b>2,313</b>

▲ 2019 American Community Survey 5-Year Estimates

▲ Village of Bristol Assessor (2020)

**Table 2.9 – Village of Bristol  
Existing Structure Age, ACS**

	<b>2015-2019 (estimate)</b>
Built 2014 or later	3.3%
Built 2010 to 2013	1.9%
Built 2000 to 2009	12.1%
Built 1990 to 1999	21.4%
Built 1980 to 1989	10.9%
Built 1970 to 1979	16.9%
Built 1960 to 1969	10.5%
Built 1950 to 1959	5.5%
Built 1940 to 1949	3.5%
Built 1939 or earlier	14.1%
<b>Total Housing Units</b>	<b>2,313</b>

▲ 2019 American Community Survey 5-Year Estimates

**Table 2.10 – Village of Bristol  
Average Household Size, Census & ACS**

	<b>2000 (Census)</b>	<b>2010 (Census)</b>	<b>2019 (estimate)</b>
<b>Average Household Size</b>	2.64	2.77	2.52

▲ 2000 & 2010 Census Data and 2019 American Community Survey 5-Year Estimates

## HOUSEHOLD PROJECTIONS

Just as with the population projections, the data sources have a fairly wide divergence in their predictions. While the DOA anticipates an increase of households of 37.1% by the year 2040, SEWRPC anticipates an increase of 71% by the year 2050. As should be expected, these household projections correspond with their respective population projections (DOA predicts a population increase of 23.5% by 2040; SEWRPC predicts a population increase of 72% by 2050).

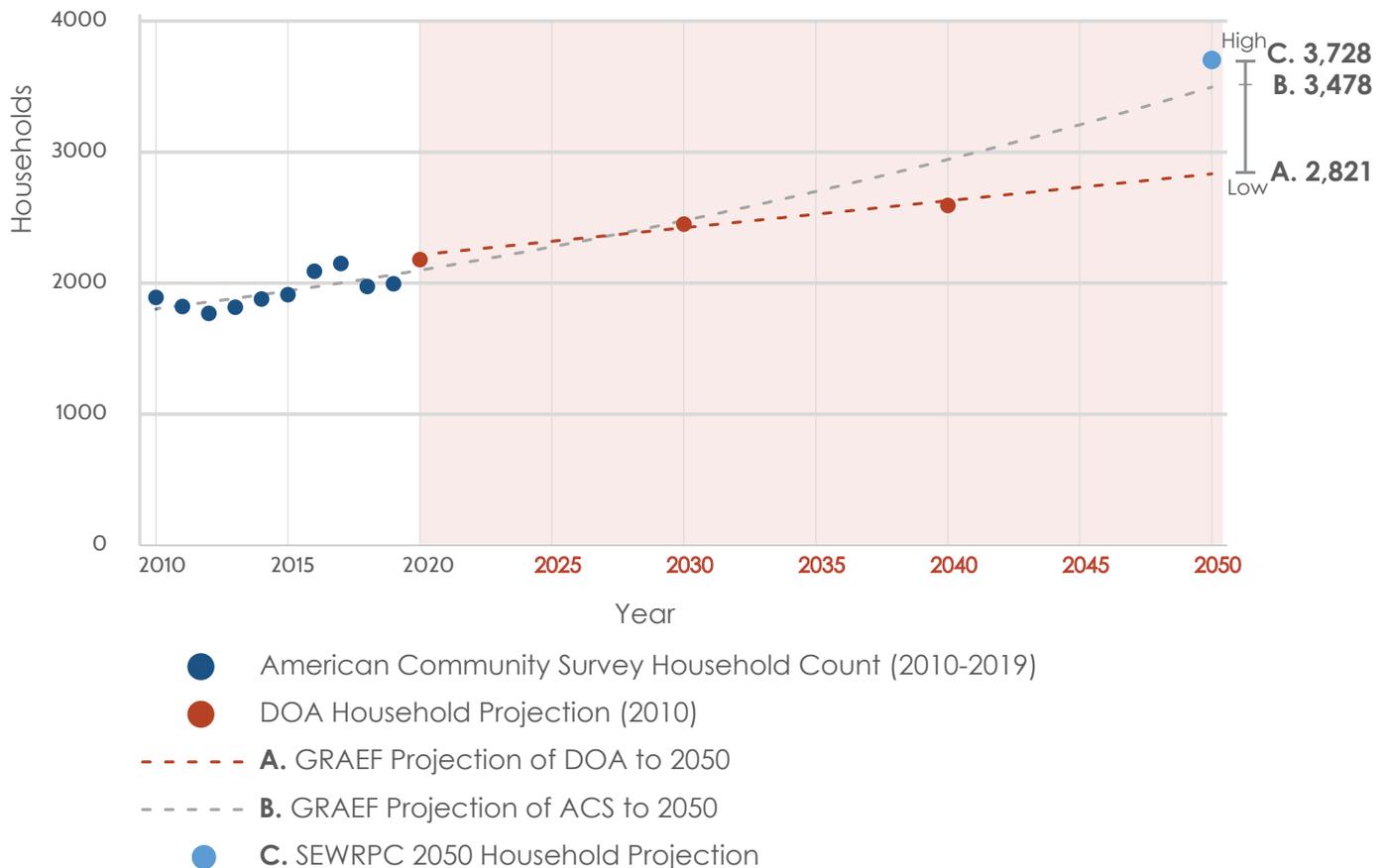
While the range of predictions is wide, it gives a reasonable range of possible futures for the Village's household growth. Just as the above population projections, two additional household projections were performed for this study, using purely mathematical trendline

projections, to project the expected growth each decade through 2050. Projections are shown in comparison in the figure below.

The first projection "A. GRAEF Projection of DOA to 2050" projects the numbers provided by the DOA one more decade to 2050 to give a "Low" estimate of future households comparable to SEWRPC projections.

The second projection "B. GRAEF Projection of ACS to 2050" considers the recent American Community Survey estimates from 2011-2019 and projects more recent population trends out 31 more years to 2050. This number more closely reflects the most recent projections published by SEWRPC at between 3,478 and 3,728 households by 2050.

Figure 2.8 – Household Projections Comparison, Bristol 2020-2050



**Table 2.11 – Households Comparison and Projections, DOA**

	2010 (Census)	2020 (projection)	2030 (projection)	2040 (projection)	Percent Increase (2010-2040)
Village of Bristol	1,892	2,180	2,451	2,593	37.1%
Village of Twin Lakes	2,345	2,771	3,208	2,484	48.6%
Village of Pleasant Prairie	7,272	8,875	10,561	11,735	61.4%
Kenosha County	62,650	72,546	82,133	87,347	39.4%

▲ Wisconsin DOA Household Projections, 2020-2040.

**Table 2.12 – American Community Survey Household Estimates, Bristol 2011-2019**

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Village of Bristol	1822	1770	1816	1879	1912	2091	2151	1974	1996

▲ American Community Survey 5-Year Estimates, 2011-2019

**Table 2.13 – Population Projections Comparison, Bristol 2020-2050**

Year	2010 (Census)	2020 (DOA)	Projections:	2030	2040	2050
Bristol Households	1,865	2,180	DOA Household Projection	2,451	2,593	-
			A. DOA (above) projected to 2050 (GRAEF)	-	-	2,821
			B. ACS projected to 2050 (GRAEF)	2,461	2,927	3,478
			C. SEWRPC	-	-	3,728
				<b>Percent Increase</b>		
			DOA Household Projection	12%	6%	-
			A. DOA (above) projected to 2050 (GRAEF)	-	-	9%
			B. ACS projected to 2050 (GRAEF)	13%	19%	19%
			C. SEWRPC	-	-	*71%

▲ \*Percentage (%) change for SEWRPC represents change over 30 years, versus 10 years for all other estimates

## EMPLOYMENT CHARACTERISTICS AND PROJECTIONS

According to SEWRPC, the Village of Bristol is anticipated to experience some substantial changes in employment by 2050. While the total number of jobs is anticipated to grow by 64.6%, not all jobs are predicted to grow equally. In particular, farming jobs are anticipated to experience a decline of approximately 27%, while service jobs are anticipated to increase approximately 140%. The next anticipated highest growth category is retail jobs, which is expected to increase by approximately 78%.

It should be noted that these employment projections were made prior to the COVID-19 Pandemic, which has introduced some dramatic changes to the employment landscape. In particular, the demand for service and retail jobs has been significantly impacted in many municipalities by both the application and removal of public safety mandates (such as “stay-at-home” orders and reduced capacity limitations for restaurants and retail). Thus, there has been an inconsistent demand for these types of jobs that has prompted many in this labor sector to seek new employment opportunities, which may have lasting impacts on the employment landscape.

The employment projections from the Wisconsin Job Center for the Southeast Workforce Development Area (which includes Kenosha, Racine, and Walworth Counties) are based on 2018 data. According to this data, the industries that are expected to experience the most growth in the region are construction, natural resources and mining, and self-employment.

Table 2.14 – Village of Bristol Employment Projection, SEWRPC

	2010 (Census)	2050 (projection)	Percent Increase
Retail	393	700	78.1%
Industrial	684	836	22.2%
Services	775	1,866	140.8%
Government	292	304	4.1%
Transportation, Warehousing, and Utilities	160	189	18.1%
Farming	107	78	-27.1%
Mining	10	12	20.0%
<b>Total</b>	<b>2,421</b>	<b>3,985</b>	<b>64.6%</b>

▲ SEWRPC Employment Projections (2021)

**Table 2.15 – Southeast Workforce Development Area  
Industry Projections, WI Job Center**

Industry	2018 Employment	2028 Projected Employment	Employment Change (2018-2028)	Percent Change (2018-2028)
<b>Total All Industries</b>	<b>204,657</b>	<b>217,780</b>	<b>13,123</b>	<b>6.4%</b>
<b>Goods Producing</b>	42,317	45,094	2,777	6.6%
<b>Natural Resources and Mining</b>	1,147	1,305	158	13.8%
<b>Construction</b>	6,245	7,282	1,037	16.6%
<b>Manufacturing</b>	34,925	36,507	1,582	4.5%
<b>Services Providing</b>	149,351	158,001	8,650	5.8%
<b>Trade, Transportation, and Utilities</b>	42,270	44,859	2,589	6.1%
<b>Information</b>	963	957	(6)	-0.6%
<b>Financial Activities</b>	4,816	4,987	171	3.6%
<b>Professional and Business Services</b>	17,581	18,387	806	4.6%
<b>Education and Health Services</b>	43,631	47,019	3,388	7.8%
<b>Leisure and Hospitality</b>	22,808	24,278	1,470	6.4%
<b>Other Services (except Government)</b>	7,233	7,492	259	3.6%
<b>Government</b>	10,049	10,022	(27)	-0.3%
<b>Self Employed</b>	12,989	14,685	1,696	13%

- ▲ Wisconsin Job Center, Industry Projections (2018-2028)
- ▲ NOTE: these projections are for the Southeast Workforce Development Area (Kenosha, Racine, and Walworth Counties)

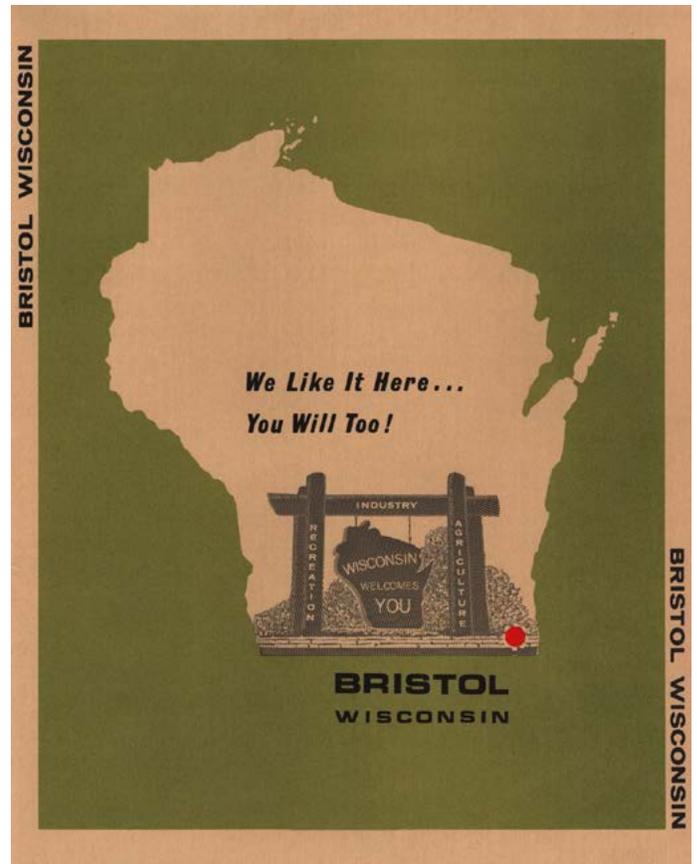
Table 2.16 – Southeast Workforce Development Area  
Hot Job Projections, WI Job Center

	2018 (estimate)	2028 (projection)	Employment Increase	Percent Increase
Heavy and Tractor-Trailer Truck Drivers	3,880	4,413	533	13.7%
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	2,146	2,497	351	16.4%
Maintenance and Repair Workers, General	2,426	2,675	249	10.3%
Secondary School Teachers, Except Special and Career/Technical Education	2,907	3,100	193	6.6%
First-Line Supervisors of Production and Operating Workers	1,988	2,130	142	7.1%
Elementary School Teachers, Except Special Education	2,447	2,604	157	6.4%
General and Operations Managers	1,990	2,167	177	8.9%
Substitute Teachers	1,551	1,653	102	6.6%
Industrial Truck and Tractor Operators	1,510	1,629	119	7.9%
Carpenters	1,244	1,451	207	16.6%
Construction Laborers	1,151	1,348	197	17.1%
Accountants and Auditors	1,385	1,515	130	9.4%
Machinists	1,238	1,376	138	11.2%
Welders, Cutters, Solderers, and Brazers	1,124	1,245	121	10.8%
Middle School Teachers, Except Special and Career/Technical Education	1,428	1,523	95	6.7%
Electricians	728	846	118	16.2%
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling	747	860	113	15.1%
Food Service Managers	692	750	58	8.4%
Industrial Machinery Mechanics	750	846	96	12.8%
Market Research Analysts and Marketing Specialists	559	701	142	25.4%
Medical Assistants	569	646	77	13.5%
Human Resources Specialists	656	703	47	7.2%
Education Administrators, Elementary and Secondary School	822	882	60	7.3%
Mechanical Engineers	792	879	87	11.0%
First-Line Supervisors of Construction Trades and Extraction Workers	491	569	78	15.9%
<b>Total, All Occupations</b>	<b>204,657</b>	<b>217,780</b>	<b>13,123</b>	<b>6.4%</b>
<b>First-Line Supervisors of Construction Trades and Extraction Workers</b>				

▲ Wisconsin Job Center, Hot Job Projections (2018-2028)  
▲ NOTE: these projections are for the Southeast Workforce  
Development Area (Kenosha, Racine, and Walworth Counties)

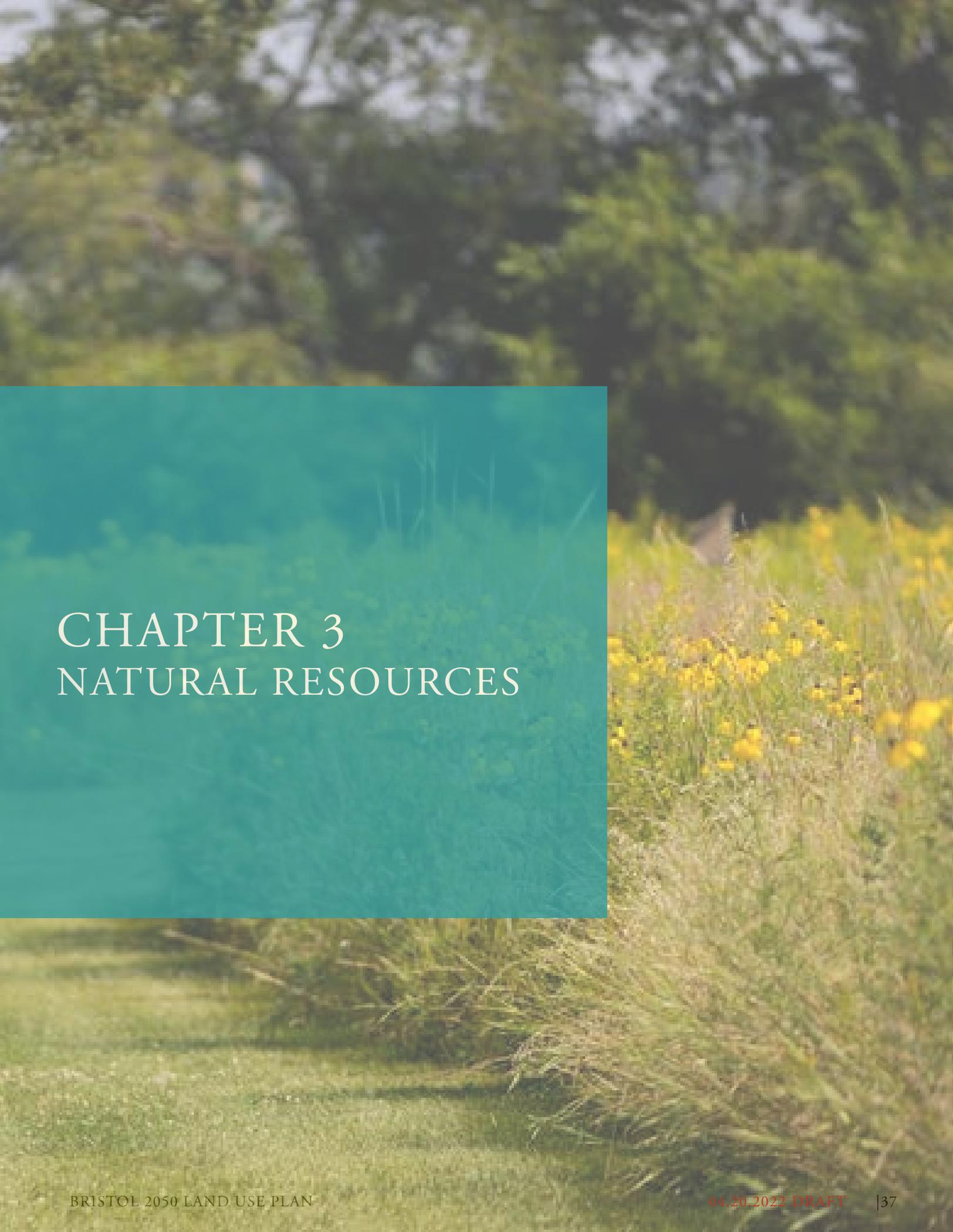
The Wisconsin Job Center also includes projections for particular jobs within industries that are anticipated to experience the most growth in the next decade for the Southeast Workforce Development Area. According to this data, market research analysts / specialists are anticipated to grow by 25.4%, representing the largest anticipated increase.

The projected increases in construction related industries is consistent with the projected increases in population and households, as substantial labor will be needed to create new residences for the growing population (construction laborers: 17.1%; carpenters: 16.6%; electricians: 16.2%).



▲ Village of Bristol marketing material from the 1960s





# CHAPTER 3 NATURAL RESOURCES

# INTRODUCTION

## CHARACTER

The character of the Village of Bristol is integrally tied to the natural resource base, which contributes significantly to the Village's character. The small lakes, ponds, streams, shore buffer, wetlands, woodlands, steep slopes, and the resulting open spaces created by these features have all contributed to the character of the Village. The policies embodied in the **Village of Bristol Land Use Plan** recognize that maintaining and enhancing the character of the Village — including both rural and developed areas — is dependent on preserving the natural resources of the Village.

## PRESERVATION

The health, safety, and welfare of the Village are also dependent upon the preservation of its natural resources. Science does not yet have a full understanding of the complex interactions between living organisms and the environment. We lack the ability to accurately predict the consequences of our actions as the impacts move through food chains, alter natural cycles, and interact with various components of ecosystems. It has been proven beyond a doubt that we can poison our environment. Our ability to engineer our habitat with an accurate understanding of the probable resulting adverse side effects has not yet been proven. Therefore, sound planning practice dictates that the various natural resources of the Village of Bristol should be held in high regard.

The cultural and natural resource base-related issues in the Village of Bristol are similar to those which exist throughout the nation. However, special emphasis must be given to the preservation of the Village of Bristol's cultural and natural resources because these resources play such an important role in actually defining the Village of Bristol as a unique community.

## ENVIRONMENTAL ANALYSIS

In order to form a rational approach to addressing these issues, natural resource base management should be based upon the results of substantive environmental analysis and should distinguish between different resource categories and components of the resource base (i.e., floodplains, woodlands, etc.). Most crucial of all is an understanding of the systemic and cyclical aspects of the environment. Since each resource element, or environmental unit, is a component of one or more systems, protection of its function within that system is more important than protecting it for its own sake.

Yet, in many instances, we continually recontour and reshape the environment to make it more "habitable"— actually, to make it less expensive to build, or to fit more buildings onto a piece of land. Various essential components of life move through a cycle whose operation must be understood in order to determine the necessary level of protection to be accorded each resource

element. A more carefully considered and cautious approach to urban, suburban, and rural planning and site design evaluates the resource elements inherent in the area being planned (i.e. the Village of Bristol), in order to properly determine their function and role in the environment, and respects the preservation objectives associated with each resource element.

## **RESOURCE PROTECTION**

The public role to be played in environmental and cultural resource protection logically follows from the essentially public character of these resources. This public character, coupled with the fact that the private market often does not adequately consider or allocate the costs of protecting these resources, compels the government to use its police powers to protect the environment insofar as public health, safety, and welfare are concerned.

This Chapter defines the significant natural resource base features of the Village of Bristol and their functions. This Chapter, in part, forms the factual basis from which the Village's natural resource protection objectives, as set forth in Chapter 5, are based. Relevant natural resource base protection standards are also presented for use by the Village of Bristol in the protection of its natural resources. The Village's **Land Division Ordinance** has already been modified and amended in order to be effectively used as an implementation tool in this regard.

An appropriate and legally defensible basis is required for zoning in order to incorporate resource protection standards, and it is essential that the standards be soundly grounded in scientific fact. It is also essential that resource protection standards recognize that development is not necessarily injurious or detrimental to various resources, but rather, that the form of development, given careful attention, can ensure that resource protection objectives are achieved.

## **NATURAL FEATURES**

Obviously, natural resources, or limitations such as floodplains or wetlands, are constraints on development in the Village as a whole as well as on specific sites within the Village. The presence of these features may dramatically alter the development potential of certain sites within the Village. It must be understood that emphasis should be placed on working with the environment and avoiding construction in unsuitable areas. Because the presence of natural resources tends to make some sites harder to develop efficiently while still profiting from development, there are typically intense economic pressures working against environmental protection. Standards, as those set forth in this Chapter, if implemented, would enable the Village to make environmentally sensitive decisions, when reviewing development proposals, that are both consistent and rational.

The natural resources which will be emphasized in this Chapter include upland resources (steep slopes, woodlands and forests) and water resources (lakes and ponds, stream corridors, floodplains, drainageways, wetlands, and shoreland wetlands).

In addition to the protection of the individual natural resource base elements, the concept of **environmental corridors** and **isolated natural areas**, as advanced by the

Southeastern Wisconsin Regional Planning Commission (SEWRPC), will form yet another component of the natural resource base framework for the preparation of the Village land use plan. The environmental corridor concept works both on a Village-wide basis as well as on an individual site basis. In both respects, such corridors represent a sound framework for plan preparation. The concepts of environmental corridors and isolated natural areas will be set forth in greater discussion later in this Chapter.



# THE CONCEPT OF NATURAL RESOURCE BASE PROTECTION STANDARDS:

The “**natural resource protection standard**” concept is used as the basis for the standards presented in this Chapter for the protection of the following resources: **water bodies** including lakes, ponds, and streams; **floodlands** including 100-year recurrence interval floodplains and floodways; **wetlands** (including State of Wisconsin defined shoreland wetlands); both mature and young **forest** or **woodland** areas; and **steep slopes** (i.e. slopes ranging from 10 to over 30 percent). The “natural resource protection standard,” as used in the Village’s Land Use Plan, measures the proportion of the natural features of a site (excluding land occupied by public street right-of-ways), which will remain undeveloped and protected and is specifically designated for natural resource protection. Natural resource features preserved through this method are intended to benefit the Village as a whole by protecting the natural resource base features, by providing (in some instances) passive privately-owned recreational and open space areas, and by setting forth, or maintaining, the intrinsic natural character of an area.

The natural resource protection standards are established to protect the existing natural resource features previously listed in this Chapter and located in various areas of the Village. The intent of these standards are to allow for the reasonable development of property (located in areas where development is planned to occur) while still preserving, in an equitable fashion, those natural resource features which are important to the Village. In this respect, the “natural resource protection standard” can be defined by the following simple equation as it relates to a single natural resource element:

$$\begin{array}{c} \textit{Natural Resource Protection Standard} \\ \times \\ \textit{Acres of Land in Resource} \\ = \\ \textit{Amount of Resource to be Protected} \end{array}$$

In situations where more than one natural resource element is present on the same area of land, only the most restrictive natural resource protection standard is used for the purposes of protecting all of the affected resource features. This is a frequent occurrence in the Village, particularly in the case of wooded sloped areas and shoreland wetlands which may be located within a 100-year floodplain.

# UPLAND RESOURCES

## STEEP SLOPES

Slope, to a considerable extent, determines the land uses practicable on a given parcel of land. Slope is directly related to water runoff, slope stability, and erosion hazards and, therefore, the type and extent of land uses should be carefully adjusted to the slope of the land. In general, slopes of ten percent or more are unsuitable for development and most agricultural uses; these slopes should be maintained as essentially natural, open areas for wildlife habitats and erosion control. Lands with less severe slopes may be suitable for certain open space uses, such as pastureland, and for certain development, such as carefully designed low-density residential areas. Lands which are gently sloping or nearly level are, typically, best suited for development. However, for detailed site and land planning purposes, all slopes should be determined from on-site topographic surveys prepared and graphically shown with contour intervals of at least two feet.

The lowest areas in the Village of Bristol are generally located contiguous to the Des Plaines River and Center Creek in the northeastern portion of the Village. Elevations in these areas range from only 650 to 700 feet in elevation above National Geodetic Vertical Datum. In contrast, the highest areas of the Village, ranging from 800 to 850 feet in elevation, are located, primarily, on the western boundary of the Village.

The natural resource protection standards to use as a policy guideline for determining the necessary protection levels for preserving various degrees of steep slopes are as shown in Table 3.1.

The Village of Bristol Zoning and Shoreland/Floodplain Zoning Ordinance, the C-2 Uplands Resource Conservancy District, sets forth the zoning district for regulating “rough” topography. The C-2 District is “intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas.”

**Table 3.1: Natural Resource Protection Standards for Steep Slopes**

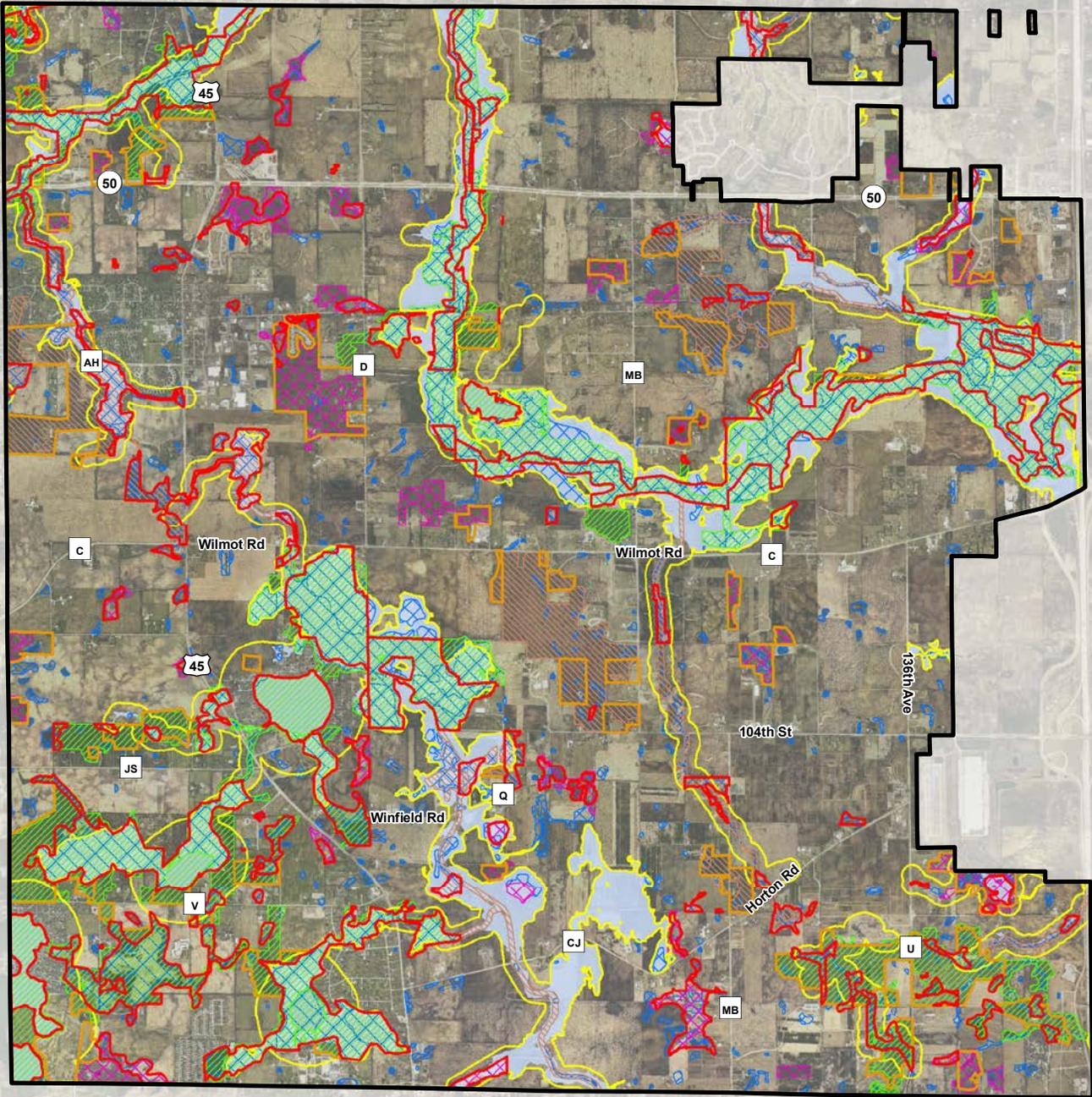
Steep Slopes	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
10-19%	0%	N/A	60%	No*	40%	No*
20-30%	65%	No*	75%	No*	70%	No*
30% +	90%	No*	85%	No*	80%	No*

*\*Unless approved by Village Board after recommendation from Plan Commission*

*Source: Section 14-1-90 of Village of Bristol Code of Ordinances*

# Legend

- Municipal Boundaries
- Lowland Resource Conservancy District
- Upland Resource Conservancy District
- Shoreland Zoning District
- 100 Year Floodplain
- Wetlands
- Environmental Corridors**
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area



## NATURAL RESOURCE BASE INVENTORY

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE 3.1

DRAFT  
10/20/2021

**GRAEF**



0 0.45 0.9  
Miles  
1 in = 0.9 miles

## WOODLANDS AND FORESTS

Woodlands and forests have important roles in many of the biological cycles, such as the energy, oxygen, nitrogen, and carbon cycles. They provide essential wildlife habitats for numerous varieties of plants and animals. Woodlands also serve as important moderators by buffering the potential impacts of damaging phenomena such as soil erosion, pollution, and severe weather. They are especially important in areas where they aid in slowing water flows, providing a soil that minimizes runoff, breaking wind velocities, absorbing pollutants, and moderating solar radiation.

With all these important functions, woodlands should be preserved or established wherever possible. Land to be developed that was previously farm field should be landscaped with trees in order to provide the residential subdivision or commercial property with its own source of woodland protection and benefits. Developable land with existing woodlands should be strictly regulated so that there is as little disturbance to the woodland as possible.

The Village of Bristol has only a limited amount of forest and woodland cover. In the year 2015, the Village only had about 1,575 acres of woodland area, or only about 7.4 percent of the total area of the

Village. Existing woodland and forest areas are located, primarily, in scattered locations throughout the Village. A large area of woodlands is already under public ownership in the Bristol Woods County Park located in U.S. Public Land Survey Sections 21 and 22. Another large woodland area is located east of the Bristol Industrial Park. It can also be noted that since these woodlands are in limited amounts and scattered, that their preservation becomes critical.

Wooded areas serve as sanctuary for many different types of animals and organisms. Aesthetically, the wooded areas provide beautiful areas which assist in defining the Village of Bristol as a rural community. This resource, as limited as it now is, has played an important role in defining the character of the Village of Bristol, and special preparations should be made to see that this resource is used and protected wisely.

Where development is allowed to occur in woodland areas, it should occur using lot clustering so as not to disrupt the environment any more than necessary. Natural resource protection standards should be used to protect woodlands and forests in the Village in order to assure that these resources are afforded the level of protection from destruction of which they are worthy.

**Table 3.2: Natural Resource Protection Standards for Woodlands**

Woodlands	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Mature	70%	No*	70%	No*	70%	Yes
Young	50%	No*	50%	Yes	50%	Yes

\*Unless approved by Village Board after recommendation from Plan Commission

Source: Section 14-1-90 of Village of Bristol Code of Ordinances

Woodlands and forests can be either mature woodlands or young woodlands. For the purposes of the Village of Bristol Land Use Plan, a mature woodland is defined as an area or stand of trees whose total combined canopy covers an area of one acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least ten (10) inches; or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove. However, no trees grown for commercial purposes should be considered a mature woodland.

A young woodland is defined, for the purposes of the Village of Bristol Land Use Plan, as an area or stand of trees whose total combined canopy covers an area of one-half (0.50) acre or more and at least fifty (50) percent of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three (3) inches. However, no trees kept or grown for commercial purposes shall be considered a young woodland.

Disturbance of mature woodlands, many of which are oak, should be kept to a minimum due to their sensitivity and their importance in maintaining the character of the Village of Bristol. Generally, no more than 30 percent of a mature woodland should be allowed to be disturbed. Young woodlands are also valuable, but they are more tolerant of

disturbance since they have not yet reached a climax succession (that is, have not reached a "mature" state). Thus, disturbance of 50 percent of young woodlands may be permitted. In practice, however, all farmers, developers, and residents of the Village should be encouraged to preserve as much woodland as possible on their property, regardless of the permitted disturbance ratio.

Natural resource protection standards to use as a policy guideline for preserving both mature and young woodlands are indicated in Table 3.2.

The Village of Bristol Code of Ordinances includes by reference the Kenosha County regulations regarding tree cutting and shrubbery clearing (Section 14-1-67(c)). Section 13-1-320(9)(b) sets forth other regulatory measures for tree cutting and shrubbery clearing in areas with steep slopes. Section 13-1-111 of this Ordinance, the C-2 Uplands Resource Conservancy District, is "intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas." However, no standards are given relative to the amount of disturbance that would actually be permitted. In order to implement the Bristol natural resource protection standards for woodlands, the Village Zoning Ordinance text may have to be amended slightly in order to further assure that these woodland areas are protected.

# WATER RESOURCES

In the Village of Bristol, protecting the Village's water resources can be approached from at least two perspectives. The first requires the protection and management of wetlands. Secondly, a cohesive surface drainage system needs to be maintained. This is typically accomplished through the floodland protection regulations so necessary for the protection of the health, safety, and welfare of Village residents. In the case of the Village of Bristol, both shoreland wetlands and 100-year recurrence floodplain areas are protected under the Village zoning regulations.

For the purposes of the Village's Land Use Plan, water resources include lakes and ponds, stream corridors, floodways and 100-year floodplains, drainageways, and wetlands and shoreland wetlands. In the year 2015, surface waters in the Village (excluding wetland areas) accounted for only about 385 acres of land, or only about 1.8 percent of the total area of the Village. Each of these water resource natural resource features are presented in detail in the following sections and the natural resource protection standards for each are set forth.

Natural resource protection standards to use as a policy guideline for preserving water resources are indicated in Table 3.3.

## LAKES AND PONDS

Lakes and ponds are natural or artificial water bodies that retain water year-round. For the most part, the characteristics and natural processes identified apply to both natural and artificial water bodies. Lakes are defined as any body of water two acres or larger in size; ponds are all bodies smaller than two acres. The size of the lake or pond is measured by the shoreline at its maximum condition rather than the permanent pool condition, if there is any difference.

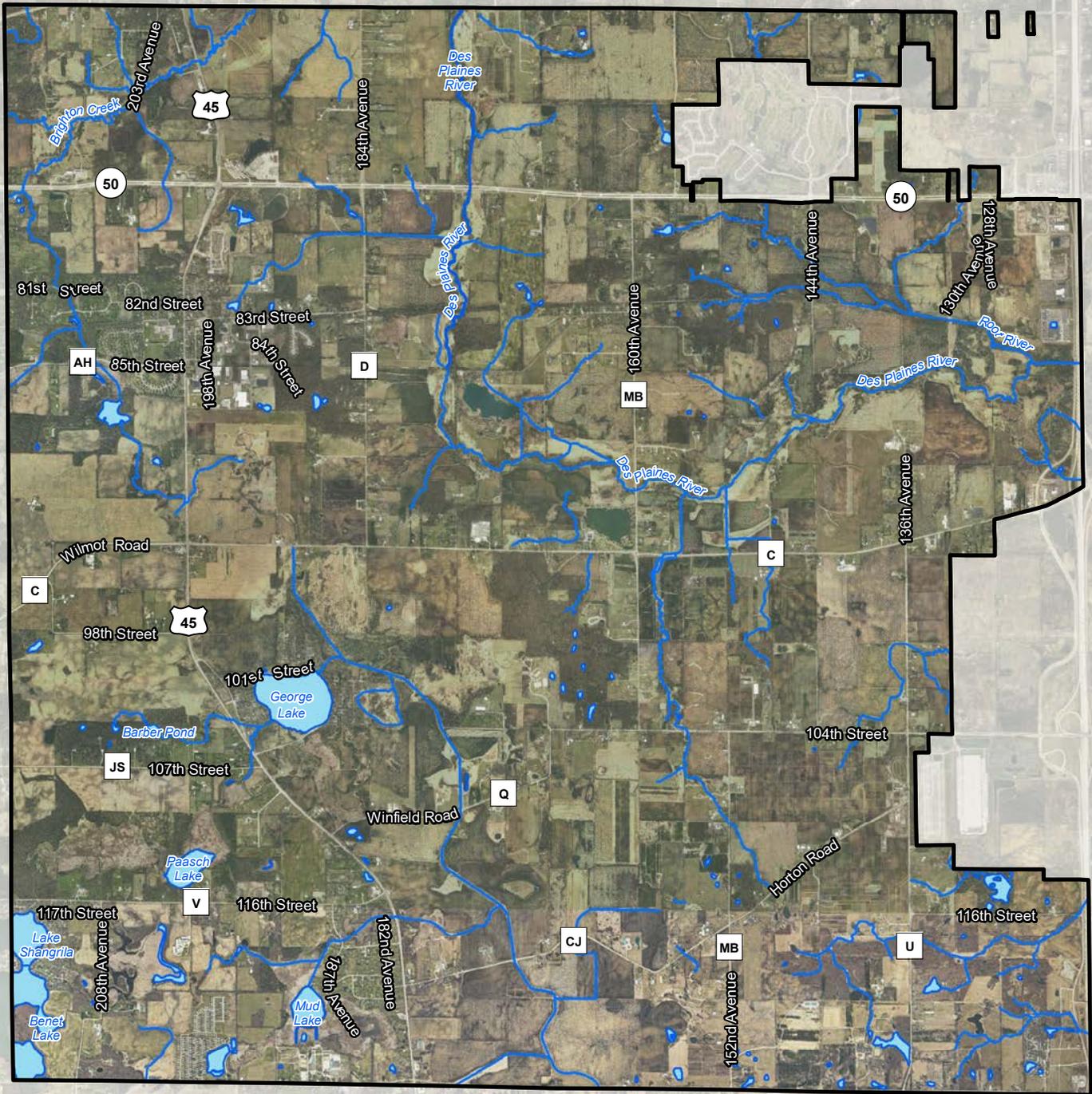
In the Village of Bristol, there are several named lakes which must be protected, including portions of the 180-acre Benet/Shangrila Lake (located in U.S. Public Land Survey Section 31), all of the 59-acre George Lake (in Sections 20 and 29), the 2-acre Barber Pond (in Section 30), the 22-acre Mud Lake (in Section 32), and the 15-acre Paasch Lake (in Sections 29 and 30).

Lakes and ponds serve a very important function as retention areas for controlling runoff during seasonal flooding and during periods of high rainfall. These water bodies also play important roles in the oxygen, nitrogen, and water cycles.

Lakes and ponds are most sensitive to filling, either directly through deliberate dumping or indirectly by siltation. Upstream development may create problems to which lakes and ponds are sensitive; sedimentation is a most critical problem.

# Legend

- Water Body
- Rivers and Streams



## WATERWAYS

### VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE 3.2



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In areas of the Village where topography has been disturbed, the revegetation and stabilization of these slopes should be accomplished in a timely fashion in order to prevent soil erosion resulting in lake or stream sedimentation. Furthermore, lakes are susceptible to high nutrient loads. Regulation is needed to prevent land uses from increasing the flow of both sediments and nutrients into lakes and ponds. Currently, such regulations are provided through the Village zoning regulations.

The natural resource protection standard for all lakes and ponds in the Village of Bristol is 1.00 (or 100 percent) and no mitigation is allowed. The control of stormwater runoff to these lakes and ponds is beyond the scope of the Village Land Use Plan and would require more detailed engineering studies, plans, and regulatory measures.

## **STREAMS**

The Village of Bristol lies completely within the Des Plaines River Watershed. The Des Plaines River Watershed is tributary to the Mississippi River drainage system.

The three major perennial streams in the Village are the Des Plaines River, Center Creek, and the Dutch Gap Canal. Perennial or intermittent streams are important sources of water for wildlife. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as those watercourses that do not maintain a continuous flow throughout the year. These stream corridors generally would include floodways, 100-year floodplains, shorelands, wetlands, and all but the smallest drainageways. These features are

overlapping and form a continuous system of drainage. The streams and their associated stream corridors not only accommodate drainage flow but also provide shelter to wildlife.

When viewed as stream corridors, there is a need to buffer the floodways, floodplains, and shoreland wetlands from development encroachment. Natural landscaping should be encouraged in these areas to the maximum degree possible. Some lawns are fertilized and are less effective than natural landscapes in filtering out nutrients and pollutants before they reach streams. There is a variety of planting techniques — native groundcovers or woodlands — that can be used in these areas. This will not only protect and maintain wildlife, but also encourage the maintenance of water quality. Development encroachment into these valuable stream corridor areas should be limited and controlled.

The natural resource protection standard for streams in the Village of Bristol is 1.00 (or 100 percent). The control of stormwater runoff to these stream corridors is beyond the scope of the Village Land Use Plan and would require more detailed engineering studies, plans, and regulatory measures.

For the purpose of the Village of Bristol Land Use Plan, appropriate standards have also been developed to use as a policy guideline for determining the level of natural resource protection necessary for preserving floodways, 100-year floodplains, and shoreland wetlands. The standards for these features are presented in the following sections of this Chapter.

**Table 3.3: Natural Resource Protection Standards for Water Resources**

Water Resources	Agricultural		Residential		Non-Residential	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Lakes & Ponds	100%	No	100%	No	100%	No
Streams	100%	No	100%	Yes	100%	Yes
Shore Buffer	100%	No	100%	No	100%	No
Floodplains / Floodlands (a)	100%	No	100%	No	100%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

Source: Section 14-1-90 of Village of Bristol Code of Ordinances

(a): Unless wetland mitigation is allowed under all applicable Federal, State, and Village regulations.

**SHORE BUFFER**

A shore buffer is defined as the area located within seventy-five (75) feet of the ordinary high-water mark of all navigable waters and parallel to that ordinary high-water mark. The ordinary high water mark is the point on the bank or shore of a navigable water up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

Shore buffers are important because they:

- Preserve the soil necessary to maintain the filtration of pollutants and sediment from surface water into the ground which assists in maintaining water quality.
- Preserve the vegetative cover necessary to stabilize the streambank and also to assist the filtration of pollutants and

sediment from the surface water which assists in maintaining water quality.

- Preserve the slope of the land for assisting in the retention of sediment and pollutants before they reach the stream.

The natural resource protection standard for shore buffer in the Village of Bristol is 1.00 (or 100 percent). Currently, shore buffers are regulated by Sections 14-1-10 and 14-1-90 of the Village of Bristol Code of Ordinances.

**FLOODPLAINS/FLOODLANDS**

The floodplains of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase markedly, and the channel may not be able to contain and convey all of the flow. As a result,

stages increase and the river or stream spreads laterally over the floodplain. The periodic flow of a river onto its floodplains is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodplain.

For planning and regulatory purposes, floodplains are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years or, stated another way, there is a one percent chance of this event being reached or exceeded in severity in any given year. Floodplain areas are generally not well suited to development, not only because of the flood hazard, but also because of the presence of high-water tables and of soils poorly suited to such use. However, the floodplain areas generally contain important elements of the natural resource base, such as woodlands, wetlands, and wildlife habitat. Therefore, floodplains constitute prime locations for needed open space areas. Every effort should be made to discourage indiscriminate and incompatible development on floodplains, while encouraging compatible open space use.

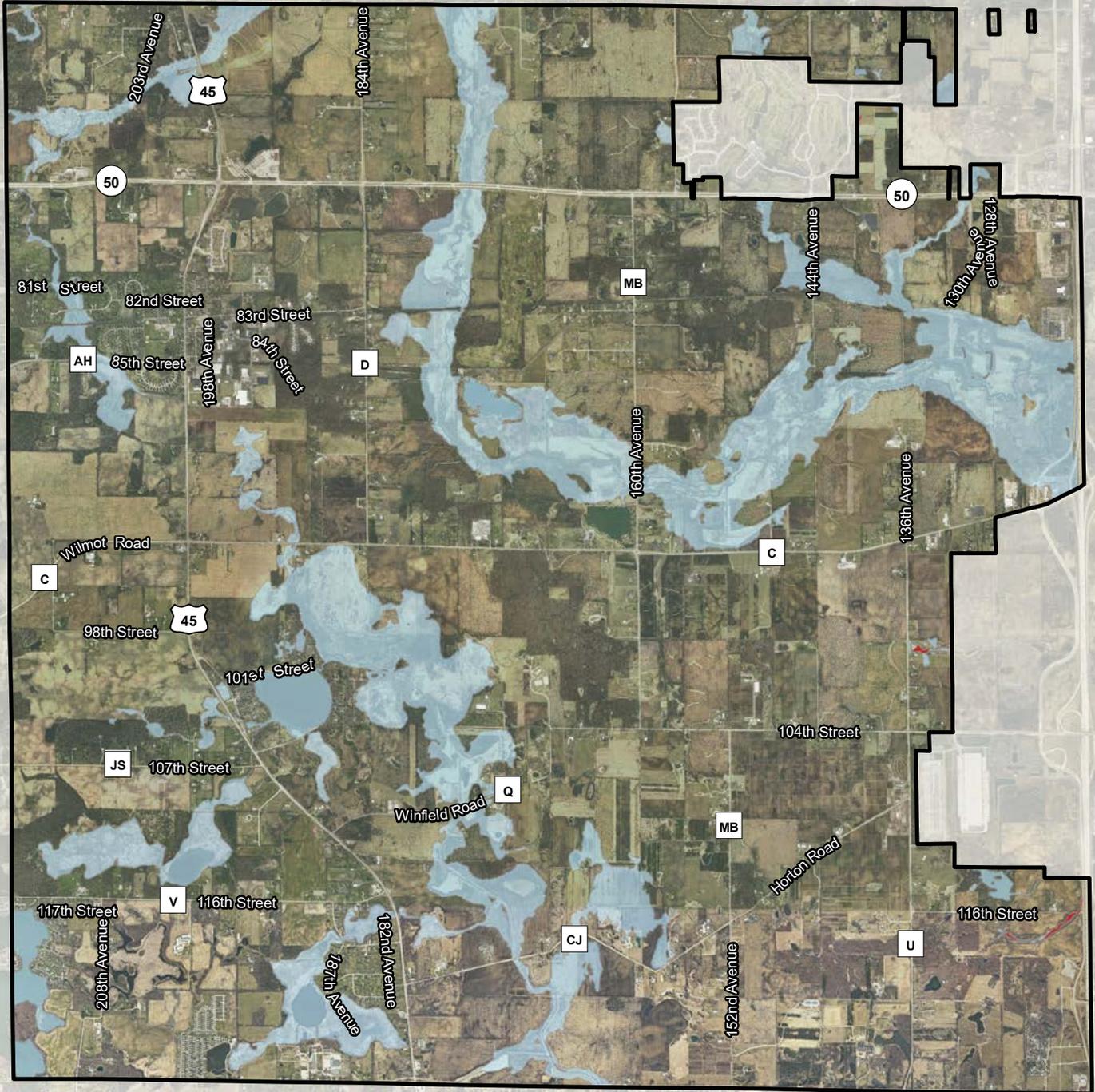
In August 1981, the Federal Emergency Management Agency (FEMA) and the Federal Insurance Administration (FIA) published the *Flood Insurance Study - Kenosha County, Wisconsin (Unincorporated Areas)*.

The results of that particular study formed the basis of Village's floodplain zoning districts. These floodplain zoning districts are illustrated on the Village's "Official Floodplain Zoning Map."

An appropriate standard to use as a policy guideline for determining the natural resource protection standard necessary for preserving 100-year floodplains is 1.00 (or 100 percent). This would allow for the effective preservation of floodplain areas and can be used in conjunction with the floodplain mapping already accomplished by the County for the Village. This standard, as well as current Village zoning district regulations and mapping, will ensure the continued sound protection of floodplains in the Village of Bristol.

# Legend

-  100 Year Flood
-  500 Year Flood
-  Floodway



0 2,250 4,500  
Feet  
1 in = 4,500 ft

## FLOODPLAIN

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE 3.3

**GRAEF**

## **WETLANDS & SHORELAND**

### **WETLANDS**

Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, sedge meadows, and similar areas. Precipitation, in the form of rain or snow, provides water to wetlands, becoming surface water runoff or percolating through the soil to become groundwater seepage. Wetlands may receive mostly surface water--direct precipitation, overland flow, and floodwaters--or mostly groundwater that infiltrates and moves through the ground. The location of the wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions. In the year 2015, wetland areas in the Village accounted for about 2,729 acres of land, or about 12.9 percent of the Village's total area.

Wetlands have an important set of natural functions which make them a particularly valuable resource. These functions may be summarized as follows:

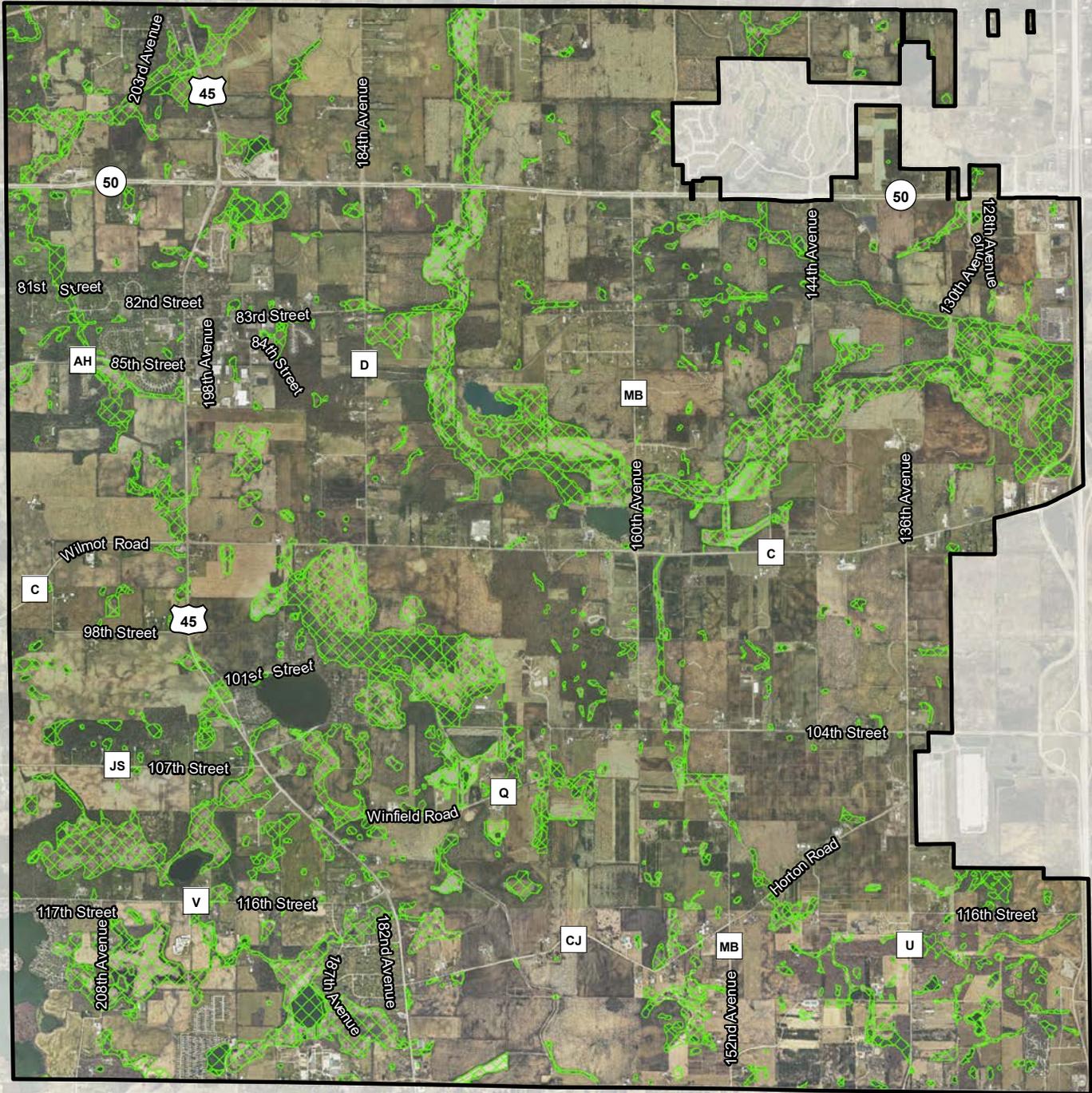
- Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat which is composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area.
- Wetlands regulate surface water runoff, storing water during periods of flood flows to release such waters during periods of dryer weather. Thus, wetlands help to stabilize stream flows.
- Wetlands provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. Thus, they contribute to the overall ecological health and quality of the environment of the area, as well as providing recreational, research, and educational opportunities and adding to the aesthetic quality of the community.
- Wetlands may serve as groundwater recharge and discharge areas, although other areas may be more effective in the Village of Bristol.

Wetlands must be protected because of their role as water-flow managers and wildlife habitats. The U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources identifies wetlands by vegetation type--this is more effective than identification by soils (a technique which was typically used in the past) and is required by Federal law.

Wetlands must be protected and should rarely be filled unless wetland mitigation is allowed under all applicable Federal, State, and Village regulations. All wetlands need a certain amount of maintenance when their natural maintenance mechanisms have been removed with the encroachment of development. In certain instances, periodic burning is recommended. Natural diversity also needs to be restored; thus, the community is encouraged to introduce additional native species into wetlands. There must be a willingness to be flexible in design so that developers are encouraged

# Legend

 Wetlands



0 2,250 4,500  
Feet  
1 in = 4,500 ft

## WWI WETLANDS

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE 3.4



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to preserve open spaces around wetlands in order to minimize encroachment by development.

The definition of shorelands, pursuant to the Wisconsin Department of Natural Resources' "Wisconsin Shoreland Management Program," states that shorelands are "lands within the following distances from the ordinary high-water mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the flood plain, whichever distance is greater." "Shoreland wetlands" are wetlands (as described above) located within these shoreland areas. State laws mandate that shoreland wetlands be protected.

Due, in part, to both the Federal and State mandates regarding the protection of wetlands, as well as the established ecological reasons, an appropriate standard to use as a policy guideline for determining the open space necessary for preserving wetlands--including shoreland wetlands--is a natural resource protection standard of 1.00. This standard, as well as current Village zoning district regulations, will ensure the continued sound protection of wetlands in the Village of Bristol.

# ENVIRONMENTAL CORRIDORS & ISOLATED NATURAL AREAS

Using the individual resource protection standards approach to natural resource protection, as advanced by the Village Land Use Plan as described earlier, will assist the Village in developing the necessary implementation tools to either augment or amend (where necessary) existing land use controls. In order to provide the Village Land Use Plan with an overall environmentally sensitive structure for plan development, the environmental corridor and isolated natural areas concept advanced by SEWRPC is also embraced by the Village plan. Neither approaches are mutually exclusive of the other nor would work interdependently since each is based upon individual resource features.

SEWRPC's delineated environmental corridors and isolated natural areas in the Village encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources and which should generally be preserved and protected in essentially natural open uses. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.

- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural resource areas, are delineated is presented in the SEWRPC's Technical Record (Vol. 4, No. 2, March 1981, pp. 1-21). In general, the delineation of these twelve natural resource and related elements for the Village of Bristol, as illustrated on Figure 3.5, results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by SEWRPC.

Environmental corridors are of two types: primary and secondary. Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Primary environmental corridors are located in four general areas of the Village: at the northwest corner of the Village, primarily in U.S. Public Land Survey Sections 5 and 6 along Salem Branch Creek; in the northeast corner of the Village along the Des Plaines River; at the southeast corner of the Village in Sections 35 and 36; and in the southwest corner of the Village along portions of Dutch Gap Creek and areas including and adjacent to George

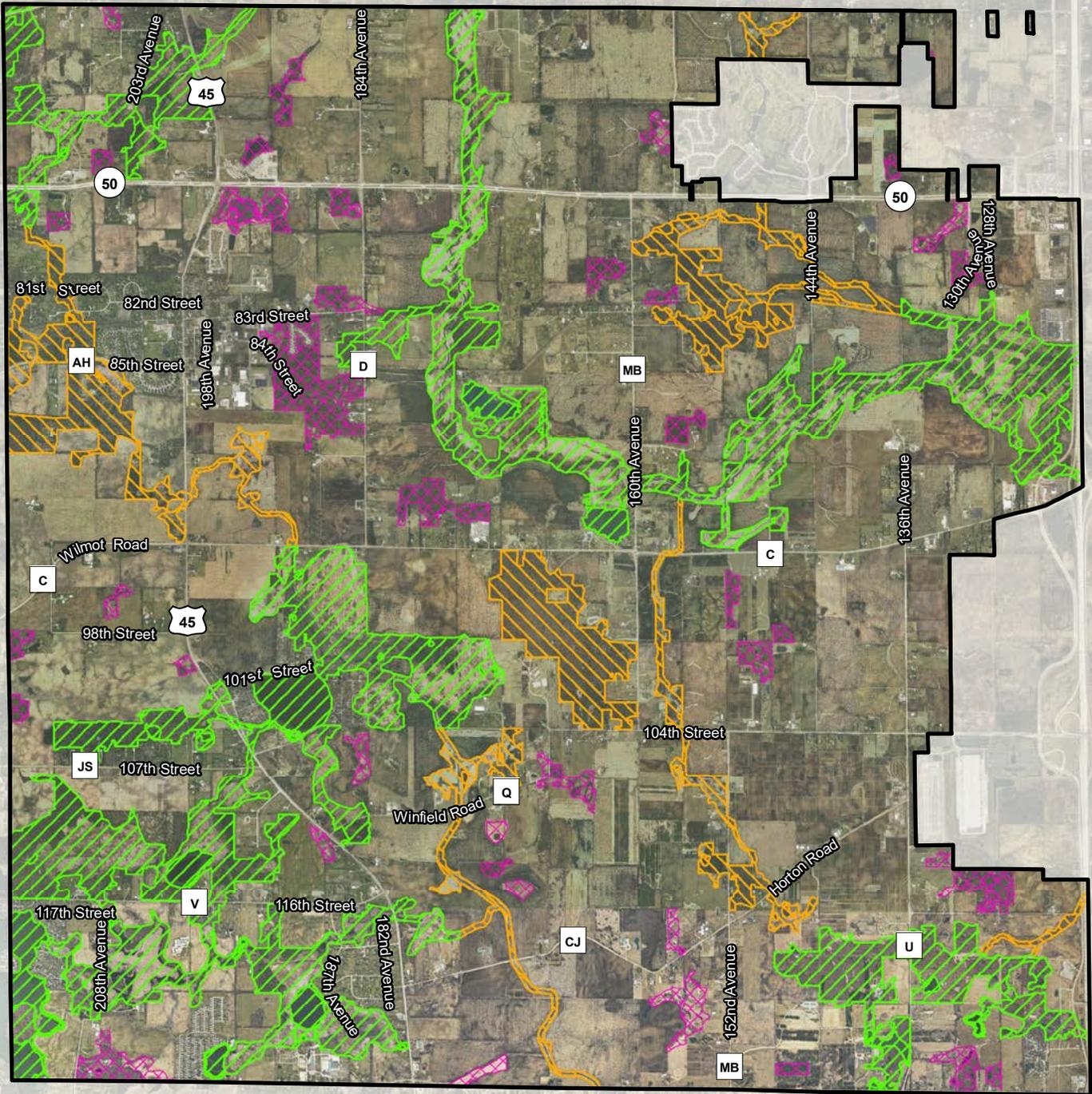
Lake, Paasch Lake, Lake Shangrila, Benet Lake, and Mud Lake. Primary environmental corridors are illustrated on Figure 3.5.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length. Secondary environmental corridors are located in several scattered areas of the Village including: Sections 7, 17, and 18 north of the Dutch Gap Canal; along the Dutch Gap Canal as it extends through Sections 28, 33, and 34; along Center Creek located in the northeastern portion of the Village in Sections 2, 10, 11, and 12; along an unnamed tributary of the Des Plaines River located in Sections 15, 22, 27, 26, and 35; and a small area in Section 36. Secondary environmental corridors are illustrated on Figure 3.5.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development. These types of areas are scattered throughout the Village. Isolated natural areas are illustrated on Figure 3.5.

# Legend

-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Resource Area



0 2,250 4,500  
Feet  
1 in = 4,500 ft

## ENVIRONMENTAL CORRIDORS

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

FIGURE 3.5



# BUILT ENVIRONMENT

## **REDUCING THE NEGATIVE EFFECTS OF DEVELOPMENT**

Some of the past development and agricultural practices that have occurred in the Village have severely impacted wetlands, woodlands, steep slopes, and other natural resources features. These decreasing resources are an important land use which, in part, give the Village its community character (see Chapter 4). With increased development pressures, development and the environment are competing with each other for land area. The impacts of auto-urban and suburban development on the Village's environment have often resulted in the natural resources giving way in those areas where auto-urban and suburban development has totally encompassed them, as the remaining resources are no longer in an environment suitable for their existence.

As the designated areas of the Village grow in a planned fashion, good design practice and criteria can be implemented to lessen the potential harmful effects on the precious natural environment. For example, under some circumstances, the stormwater drainage of off-street parking lots can be designed to allow the pollutants to be soaked up and filtered effectively by the natural areas surrounding the parking lot. This eliminates the need for an expensive storm sewer system which collects the pollutants and transfers them directly into a lake or stream totally unfiltered. In addition, this type of design encourages open space in the area which serves as a relief area, or buffer,

from visual pollutants like the overwhelming concrete and signs which are typically abundant in these commercial-oriented areas. By placing new development and important resources in places suitable to their furthered growth and enhancement, a more balanced community in which some semblance of order exists is created. It is in this way that natural resources and new development can co-exist without threatening each other.

## **MITIGATION**

Mitigation is a concept that permits development to occur if a degraded natural resource is improved or replaced at another naturally viable location. In the process of development, natural resource protection standards can be developed that will allow for the mitigation of potential problems which may be created by development in environmentally sensitive areas. The objective is to improve the overall quality of the land and its natural resource function for both wildlife and people. For instance, where a channelized drainageway may cross a property to be developed, the artificial channel may, under some circumstances, be regraded to provide for natural meanders, more flood storage capacity, and less velocity. The channel may also be re-vegetated with plant materials that trap nutrients and pollutants. Also, for example, road edge ditches may be able to be re-vegetated with plantings of grasses and wildflowers. Understory trees, shrubs, and canopy trees may also be included as part of a development in order to filter out pollutants

from the development that otherwise would reach the watercourse to which the on-site drainageway is tributary to.

Mitigation can also be used in areas where the use permitted on the land would otherwise require the destruction of the resource or sharply devalue the property. This is sometimes the case where natural resources are located in high-valued commercial areas.

Most mitigation efforts have been used by the U.S. Army Corps of Engineers when dealing with certain wetland issues. Mitigation efforts by local units of government place a price on natural resource destruction rather than allowing land developers to impose a burden on society through the destruction of valuable natural resource. Mitigation places a cost on resource destruction, eliminates the consideration of the resource as a "free good," and requires the developer to account for damage to important resources in economic terms.

The Village of Bristol recognizes the importance of the protection of critical natural resources, as well as the importance of using mitigation as a tool to attain the necessary levels of resource protection set forth in the Plan. Thus, where legal under Federal, State and Village regulations, this Plan recognizes the importance of the use of mitigation techniques in Plan implementation.





# CHAPTER 4 EXISTING LAND USE & PROJECTED 2050 LAND USE NEEDS

# INTRODUCTION

This Chapter of the Village of Bristol Land Use Plan presents an analysis of the existing year 2020 land uses in the Village and projected land use needs to the year 2050. This Chapter, in conjunction with Chapters 2, 3, and 5, forms a significant basis for the preparation of the land use plan which is presented in Chapter 6.

The existing 2020 land use analysis is based upon data collected by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as a part of its regional land use inventory. The data gathered under this land use inventory was mapped and analyzed in order to provide a quantitative and locational basis for the determination of, in part, appropriate patterns of future land use development in the Village of Bristol as set forth in Chapter 6.

The land use objectives, principles, and standards presented in Chapter 5 express the basis for the development intent of the Village of Bristol for the preparation of the Village Land Use Plan described in Chapter 6. The standards perform a particularly important function in designing the Village Land Use Plan since they form the policy basis upon which estimates of future Village land use needs are based.

## EXISTING YEAR 2020 VILLAGE OF BRISTOL LAND USE

In terms of the Village of Bristol Land Use Plan, existing land uses are categorized as either developed or undeveloped uses. The proportion of developed to undeveloped acreage can be seen in Figure 4.1. The developed land uses include residential (single-family, two family, and multiple-family residential), commercial, industrial, transportation, communications, utilities, governmental, institutional, and recreational uses. Undeveloped land uses include water, wetlands, woodlands, agricultural lands, and other open lands. Each of these land use types has been mapped and quantified for the Village of Bristol (See Figure 4.2).

The existing 2020 land uses in the Village of Bristol are graphically shown on Figure 4.2 and the amount of land devoted to each type of land use in the Village is presented, in terms of total acres, in Table 4.1.

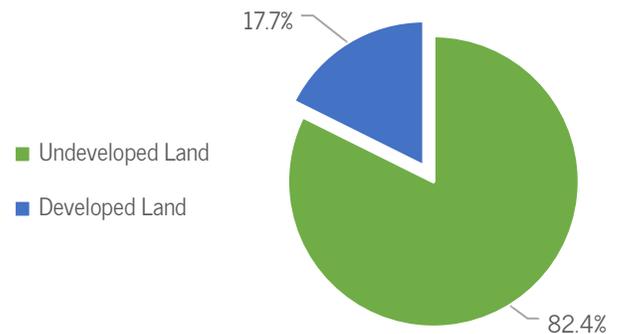
In 2020, approximately 21,280 acres were contained within the Village of Bristol. This includes approximately 620 acres in the northeast portion of the Village that was previously identified in the 2006 Land Use Plan as a City of Kenosha Growth Area. As shown in Chapter 6 of this Plan, this growth area is forecasted to be annexed into the City of Kenosha by the year 2027 and thus is not included in the total land area identified in Chapter 6 and the “Planned Land Use Map”.

**Table 4.1 – Existing Land Use Categories**

	Acres	Percent of Village
<b>Agricultural</b>	11,581.11	54.42%
<b>Commercial</b>	136.08	0.64%
<b>Communication &amp; Utilities</b>	6.04	0.03%
<b>Government &amp; Institutional</b>	90.61	0.43%
<b>Industrial</b>	301.51	1.42%
<b>Open Lands</b>	5,944.48	27.93%
<b>Recreational</b>	436.86	2.05%
<b>Residential - Multi Family</b>	63.69	0.30%
<b>Residential - Single Family</b>	1,713.38	8.05%
<b>Residential - Two Family</b>	2.25	0.01%
<b>Transportation</b>	1,004.02	4.72%
<b>Total</b>	<b>21,280.02</b>	<b>100.00%</b>

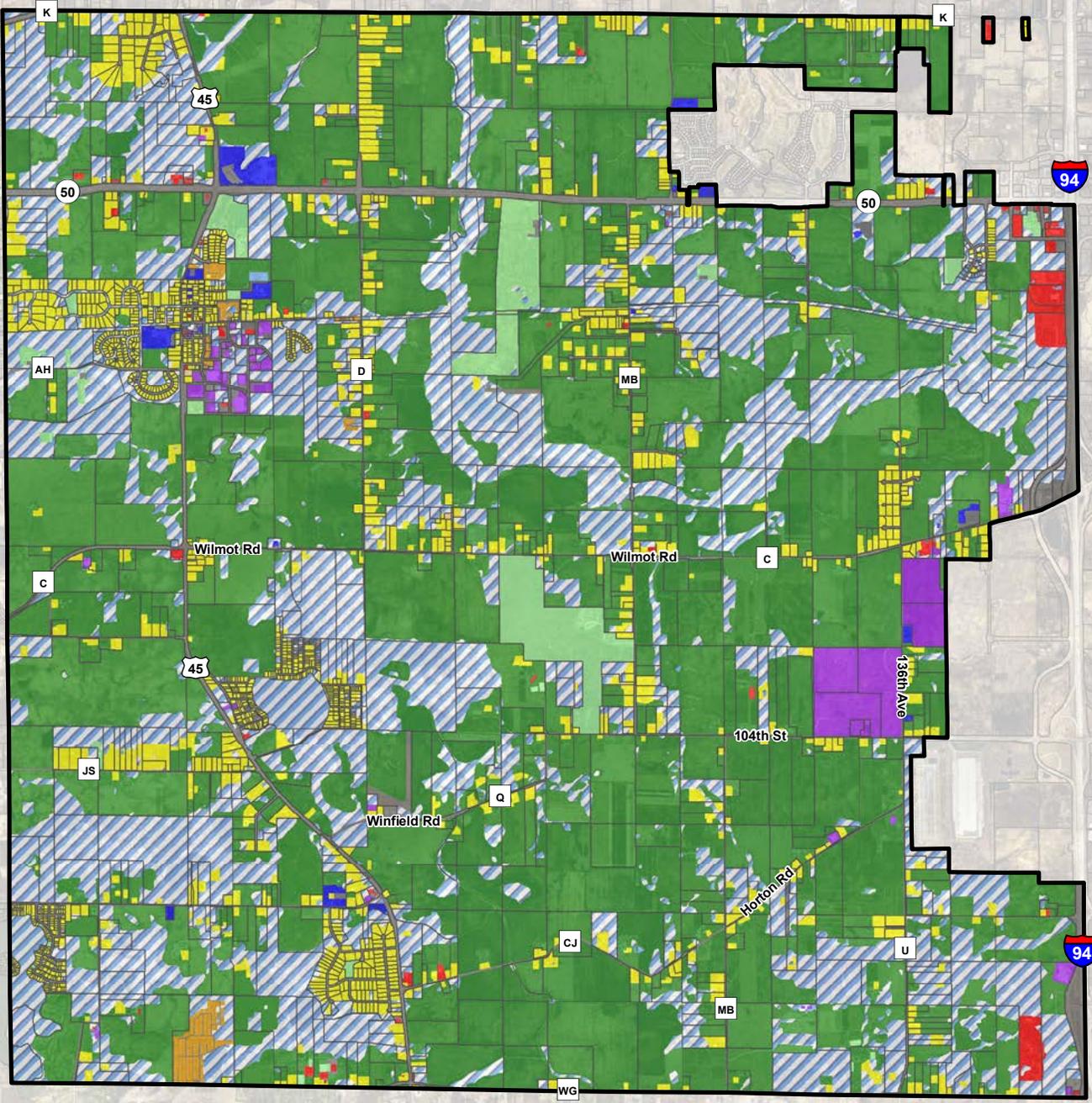
▲ SEWRPC, Kenosha County, GRAEF

**Figure 4.1 – Developed and Undeveloped Land Use Categories**



# Legend

- Municipal Boundaries
- Residential - Single Family
- Residential - Two Family
- Residential - Multi Family
- Commercial
- Industrial
- Communication & Utilities
- Government & Institutional
- Transportation
- Recreational
- Agricultural
- Open Lands



## EXISTING LAND USE

### VILLAGE OF BRISTOL

### KENOSHA COUNTY, WISCONSIN

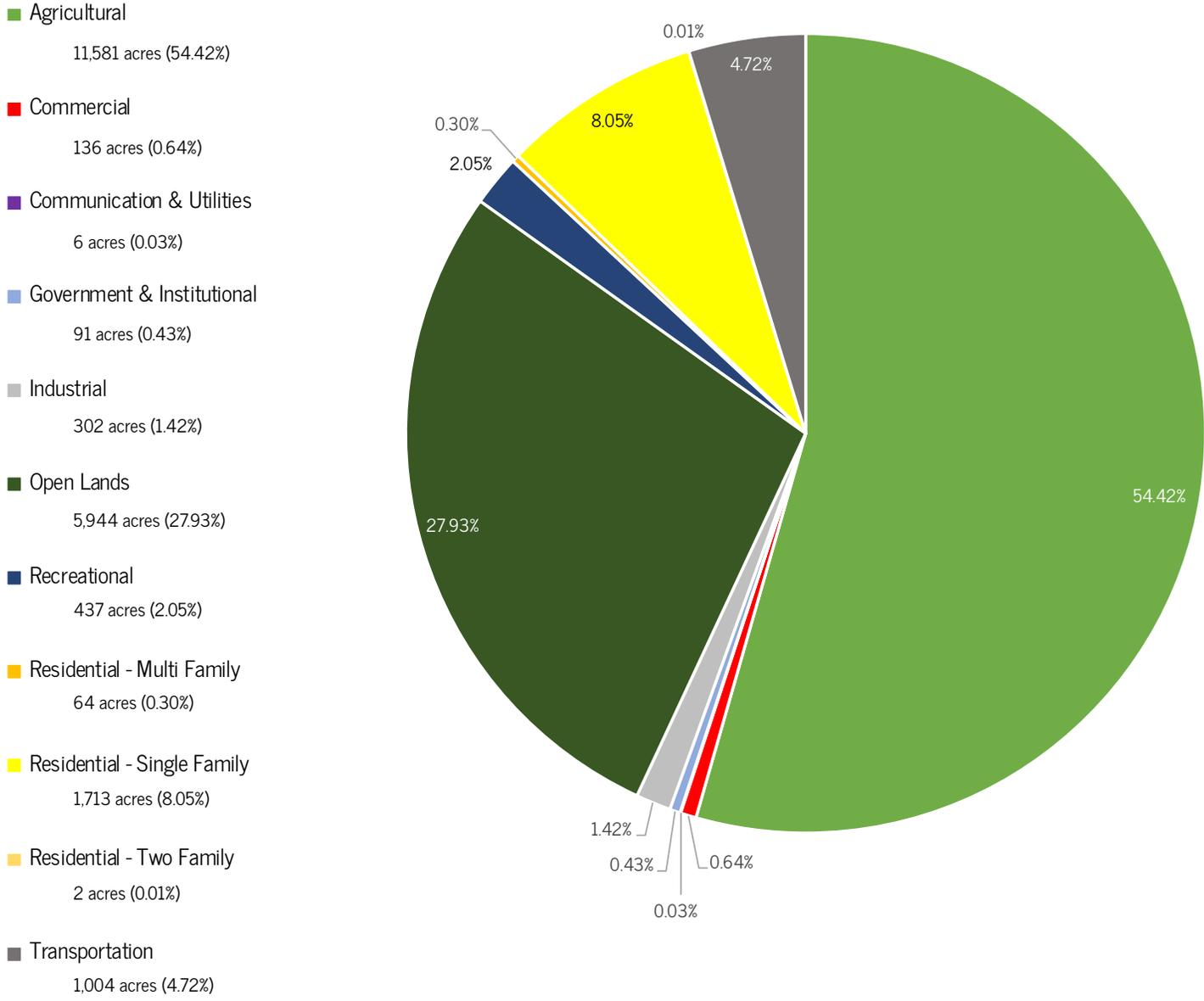
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**FIGURE 4.2**  
**GRAEF**

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Proj. Number: 2020-1000.08 Source: Kenosha County & SEWRPC

**Figure 4.3 – Existing Land Use Categories**



▲ SEWRPC, Kenosha County, GRAEF

## DEVELOPED LAND USES

Figure 4.4 graphically indicates the portions of the developed general land use category which, in 2020, were used for residential (single-family, two-family, and multiple-family residential), commercial, industrial, transportation, communications, utilities, governmental, institutional, and recreational uses.

### RESIDENTIAL LAND USE:

Typically, the residential use portion of a community land use plan generally holds the interest of the largest number of residents. It is particularly important that the planning for residential uses be given careful consideration during the preparation of the Village of Bristol Land Use Plan since those areas of the Village designated for residential use must provide a safe, attractive, and comfortable setting for housing with logical and well-planned transitions between residential development and nonresidential development. In addition, the level of residential land use is typically directly proportional to the need for supporting community facilities and public

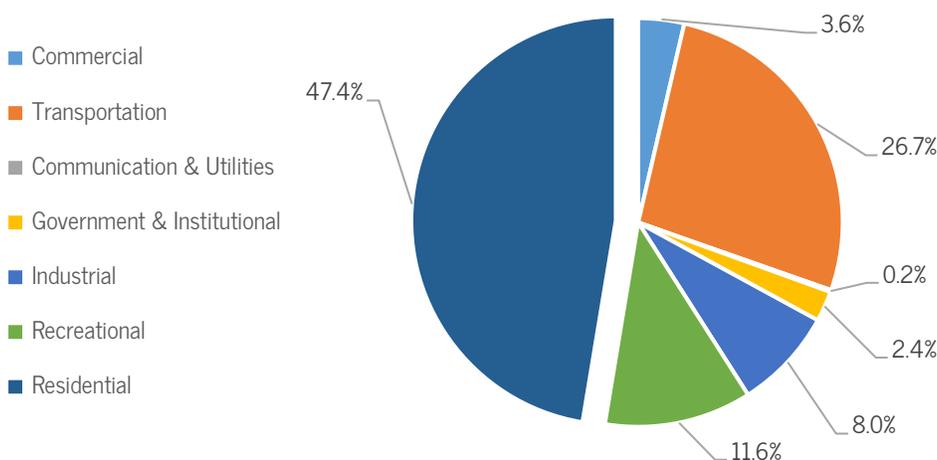
utilities including transportation and sanitary sewer service.

In 2020, residential land use accounted for about 1,779 acres, or about 47.4 percent, of the developed area of the Village and only about 8.4 percent of the total Village area. As indicated on Figure 4.2, residential development is scattered throughout the Village but is most abundant in those areas of downtown Bristol and near Lakes Shangri La, George, and Mud Lake, as well as the unincorporated "hamlet" of Woodworth.

### COMMERCIAL LAND USE:

In 2020, commercial land uses accounted for about 136 acres, or about 3.6 percent of the developed uses of the Village and about 0.6 percent of the total Village area. The commercial uses, as indicated on Figure 4.2, occur primarily along STH 50 (75th Street) and IH-94. The IH-94/STH 50 interchange area serves a regional trade area as well as the immediate Village area. Other minor commercial sites can be found along other arterial streets and highways in the Village.

Figure 4.4 – All Developed Land Use Categories



### **INDUSTRIAL LAND USE:**

In 2020, industrial land uses accounted for about 301 acres, or only about 8.0 percent of the developed uses of the Village and only about 1.4 percent of the total Village area. The industrial uses, as indicated on Figure 4.2, occur primarily on the south side of downtown Bristol and near IH-94 in the eastern area of the Village. Bristol Business Park and Bristol Highlands Commerce Center were two industrial parks under development at the time of the Plan creation that include unified development controls as part of a PUD approval or development agreements.

### **TRANSPORTATION, COMMUNICATIONS, AND UTILITIES LAND USES:**

In 2020, transportation, communications, and utility land uses, which include arterial streets and highways, collector streets, minor land access streets, and public and private trucking and transportation services, occupied approximately 1010 acres of land representing 26.7 percent of all developed land uses and about 4.8 percent of the total Village area. IH-94, USH 45, and STH 50 (75th Street) occupy a significant portion of the transportation-related land uses in this category.

### **GOVERNMENTAL AND INSTITUTIONAL LAND USES:**

In 2020, governmental and institutional land uses accounted for about 91 acres of land representing 2.4 percent of the developed uses of the Village and about 0.4 percent of the total Village area. These land uses primarily include the Village Hall, the Kenosha County Center, schools, and churches.

### **RECREATIONAL LAND USE:**

In 2020, developed and actively used recreational lands occupied approximately

436 acres of land, or about 11.6 percent of the developed portion of the Village and about 2.0 percent of the total Village area. Figure 4.5 includes the location of existing public parks, trails, and proposed bicycle facilities.

In 2004, the Village of Bristol adopted the Comprehensive Outdoor Recreation Plan for the Village of Bristol: 2020 (dated June 2004). A Comprehensive Outdoor Recreation Plan (sometimes referred to as "CORP") is a fundamental tool utilized in sound public park, open space, and recreational facilities planning practices and is a key element of community planning. The Village of Bristol Comprehensive Outdoor Recreation Plan was designed to address projected and prioritized needs through the year 2020 with progress reviews annually and a more extensive review and/or update ideally every five years. An approved and adopted comprehensive outdoor recreation plan is required by the Wisconsin Department of Natural Resources (WDNR) for communities to be eligible for participation in most cost sharing (grant) programs. The information included in Table 4.2 indicates the name, site area (in acres), and ownership of all those developed and undeveloped public and private outdoor recreation and open space sites which existed in the Village of Bristol in 2004. Under the 2004 inventory, the actual ownership acreage of recreational lands was 414.24 acres even though not all of this land use was developed and actively used.

The Village should explore an update to their Comprehensive Outdoor Recreation Plan to ensure the continued provision of ample recreational facilities in the community.

**Village to review and confirm table information below**

**Table 4.2 - Summary of Publicly-Owned Outdoor Recreation Sites (Including Area) in the Village of Bristol: 2004**

SITE NAME	AREA OF SITE (Acres)	PARK OWNERSHIP
<b>REGIONAL AND MULTI-COMMUNITY PARKS</b>		
Wisconsin Department of Natural Resources State Wetland Area	160+/-	State of Wisconsin
Bristol Woods Park and Pringle Nature Center	206+/-	Kenosha County
<b>SUBTOTAL</b>	<b>366+/-</b>	<b>-</b>
<b>COMMUNITY PARKS (in Park Sites)</b>		
Richard Hansen Memorial Park	4.6+/-	Village of Bristol
Veterans Park (former landfill)	10.47+/-	Village of Bristol
<b>SUBTOTAL</b>	<b>15.07+/-</b>	<b>-</b>
<b>COMMUNITY (Playfields at Middle School or High School Sites)</b>		
None		
<b>NEIGHBORHOOD PARKS (in Park Sites)</b>		
None		
<b>NEIGHBORHOOD (Playground and Playfields at Bristol School Site)</b>		
Bristol School (Early Childhood through 8th Grade)	6.85+/- (of the total 17.6+/- acre school property)	Bristol School District #1
<b>SUBTOTAL</b>	<b>6.85+/-</b>	<b>-</b>
<b>MINI-PARKS (in Park Sites)</b>		
Cherri Vista Dells Subdivision Park	3.4+/-	Village of Bristol
Fireman's Park	1.5+/-	Village of Bristol
<b>SUBTOTAL</b>	<b>4.9+/-</b>	<b>-</b>
<b>SPECIAL PARKS</b>		
Former Wastewater Treatment Facility Site	2.83+/-	Village of Bristol
Village Hall/Veteran's Memorial Park	1.78+/-	Village of Bristol
Bristol Road/Hillcrest Subdivision Lift-Station and Open Space Site	0.15+/-	Village of Bristol
George Lake North Beach (101st Street Beach at west end of 101st Street)	0.07+/-	Village of Bristol
George Lake North Shore Park (east end of 101st Street)	0.34+/-	Village of Bristol
George Lake East Shore Park (including 103rd Court Beach)	1.28+/-	Village of Bristol
Shangri-La Lake Dam	0.47+/-	Village of Bristol
Shangri-La Lake Boat Launch	0.13+/-	Village of Bristol
122nd Street Wetland	6.2	Village of Bristol
191st Avenue Woods	0.29+/-	Village of Bristol

**Village to review and confirm table information below**

**Table 4.3 - Summary of Publicly-Owned Outdoor Recreation Sites (Including Area) in the Village of Bristol: 2004 (continued)**

SITE NAME	AREA OF SITE (Acres)	PARK OWNERSHIP
190th Avenue Lift-Station and Woods	0.14+/-	Village of Bristol
189th Avenue Woods (west side of 189th Avenue)	0.14+/-	Village of Bristol
189th Avenue Woods (east side of 189th Avenue)	0.79+/-	Village of Bristol
81st Street Natural Area	3.62+/-	Village of Bristol
<b>SUBTOTAL</b>	<b>18.23</b>	-
<b>VILLAGE TRAILS</b>		
Bristolwood Subdivision Trail Segment	3.19+/- (about 1,390 lineal feet in length)	Village of Bristol
SUBTOTAL	3.19+/-	-
<b>GRAND TOTAL</b>	<b>414.24</b>	-

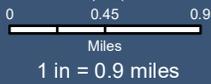
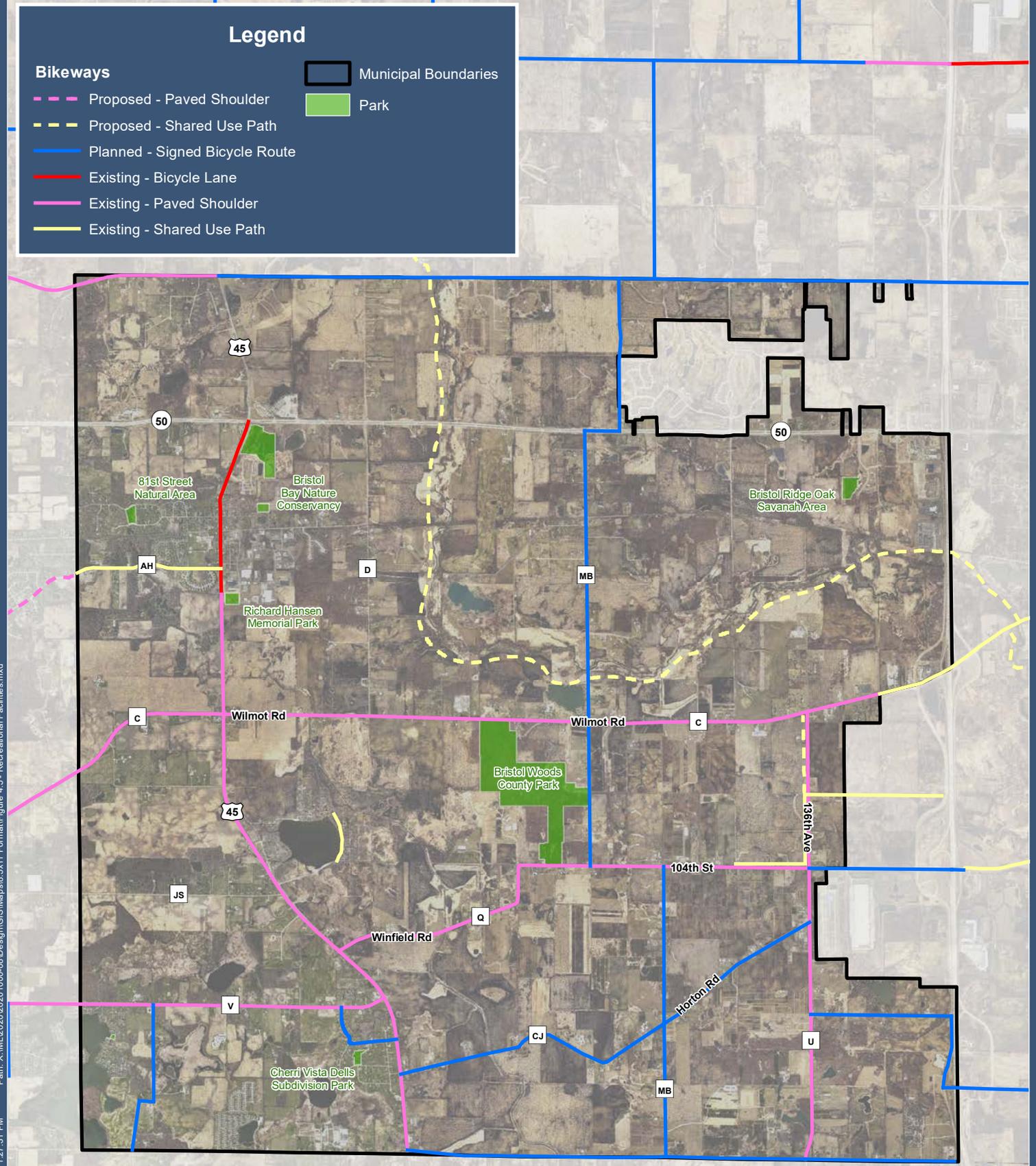
- ▲ \*Includes entire school site area including school building and associated off-street parking.
- ▲ Source: Village of Bristol and Meehan & Company, Inc.

# Legend

## Bikeways

- Proposed - Paved Shoulder
- Proposed - Shared Use Path
- Planned - Signed Bicycle Route
- Existing - Bicycle Lane
- Existing - Paved Shoulder
- Existing - Shared Use Path

- Municipal Boundaries
- Park



# RECREATIONAL FACILITIES

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN

DRAFT  
10/20/2021

FIGURE 4.5



User: 1956 Date Saved: 10/20/2021 1:27:31 PM Path: X:\ML\2020\20201000-08\Design\GIS\Map8.5x11 Format\Figure 4.5 - Recreational Facilities.mxd

## UNDEVELOPED LAND USES

Undeveloped land uses include water, wetlands, woodlands, prime and general agricultural lands, and other unused urban and open rural lands. Figure 4.6 shows the percentage of agricultural land compared to all other undeveloped uses. As indicated earlier, in 2020 undeveloped land uses accounted for about 17,525 acres of land, or 82.4 percent of the entire Village of Bristol area. The various undeveloped land uses assist in giving form and structure to the man-made landscape which has evolved in the Village since its early settlement years.

### OPEN LAND USES:

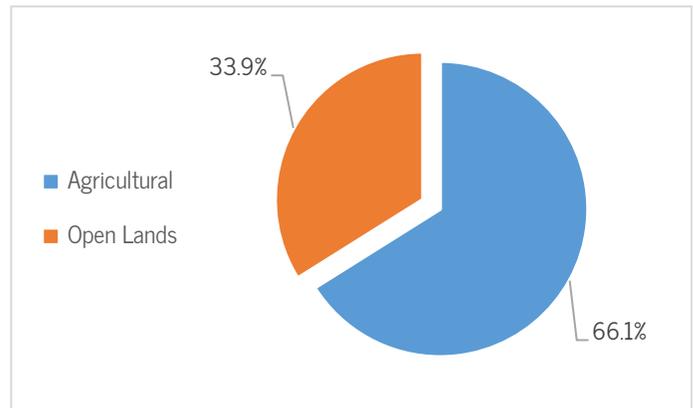
Open land uses include water, wetlands and woodlands. In 2020, the combined acreage of all natural areas in the Village was 5,944 acres or about 33.9% of all undeveloped land.

The importance of the continued preservation of these various natural areas land uses was described in detail in Chapter 3 of the Village Land Use Plan. Also, Chapter 3 presented various natural resource protection objectives, principles, and standards which should further the long-term preservation of the natural resource areas.

### AGRICULTURAL LAND USE:

In 2020, agricultural land uses accounted for about 11,581 acres of land, or 66.1 percent of all undeveloped land.

Figure 4.6 – Undeveloped Land Use Categories



## **EXISTING YEAR 2021 VILLAGE OF BRISTOL ZONING DISTRICTS**

Figure 4.7 shows the Village of Bristol Zoning Map. Table 4.4 indicates the year 2021 zoning districts used and mapped in the Village of Bristol, the overall acreage of each existing zoning district, and the percentage of the Village of Bristol which the various zoning districts represent. Since Village of Bristol has, for the most part, maintained a policy of not zoning in advance for long-term speculative development, the amount of existing zoning within the Village of Bristol gives an indication of how much land is both zoned and currently used for the types of land uses allowed under each respective district. Since zoning district designations generally include the entire property ownership and not just the area of land actually developed and being actively used by the property owner, the area of a zoning district is typically larger than the actual land area which is assigned to the current land use occupying property and, therefore, may be a more accurate portrayal of the actual land area which is assigned the land use of a property.



**Table 4.4 - Village of Bristol Zoning District Areas: 2021**

	Acres	Percent of Subtotal	Percent of Village of Bristol	
<b>RESIDENTIAL ZONING DISTRICTS</b>				
R-1	Rural Residential District (five-acre min. lot size/0.2 dwelling units per net acre)	821.9	31.7%	3.9%
R-2	Suburban Single-Family Residential District (40,000 sq.ft. min. lot size/1.1 dwelling units per net acre)	772.9	29.8	3.6
R-3	Urban Single-Family Residential District (20,000 sq.ft. min. lot size/2.2 dwelling units per net acre)	321.0	12.4	1.5
R-4	Urban Single-Family Residential District (15,000 sq.ft. min. lot size/2.9 dwelling units per net acre)	199.4	7.7	0.9
R-5	Urban Single-Family Residential District (10,000 sq.ft. min. lot size/4.4 dwelling units per net acre)	177.7	6.9	0.8
R-6	Urban Single-Family Residential District (to accommodate existing development only; 6,000 sq.ft. min. lot size/7.3 dwelling units per net acre)	157.7	6.1	0.8
R-8	Urban Two-Family Residential District (20,000 sq.ft. min. lot size/4.4 dwelling units per net acre)	17.9	0.7	0.1
R-9	Multiple Family Residential District (10,000 sq.ft. min. lot size/8.7 dwelling units per net acre)	22.1	0.9	0.1
R-11	Multiple Family Residential District (20,000 sq.ft. min. lot size/12.4 dwelling units per net acre)	13.0	0.5	0.1
R-12	Mobile Home Park/Subdivision Residential Districts (7,500 sq.ft. min. lot size/5.8 dwelling units per net acre)	88.9	3.4	0.4
Residential Zoning Districts Subtotal		2592.5	100.0	12.2

table continues on the following page

**Table 4.4 - Village of Bristol Zoning District Areas: 2021 (continued)**

	Acres	Percent of Subtotal	Percent of Village of Bristol	
<b>NONRESIDENTIAL ZONING DISTRICTS</b>				
<b>BUSINESS/COMMERCIAL DISTRICTS</b>				
B-1	Neighborhood Business District	3.0	0.5	0.0
B-2	Community Business District	5.8	1.0	0.0
B-3	Highway Business District	206.2	35.8	1.0
B-4	Planned Business District	13.9	2.4	0.1
B-5	Wholesale Trade and Warehousing District	12.3	2.1	0.1
B-6	Business and Professional Office District	175	3.0	0.1
BP	Business Park District	317.9	55.1	1.5
	Business/Commercial Districts Subtotal	576.6	100.0	2.7
<b>INDUSTRIAL DISTRICTS</b>				
M-1	Limited Manufacturing District	21.2	7.4	0.12
M-2	General Manufacturing District	177.5	61.7	0.94
A-3	Agricultural-Related Manufacturing, Warehousing, and Marketing District	54.3	18.9	0.3
M-3	Mineral Extraction District	34.5	12.0	0.2
	Industrial Districts Subtotal	287.5	100.0	1.56
<b>PUBLIC AND SEMI-PUBLIC DISTRICTS</b>				
I-1	Institutional District	219.54	24.9	1.0
PR-1	Park - Recreational District	663.49	75.1	3.1
	Public and Semi-Public Districts Subtotal	883.0	100	4.1
<b>AGRICULTURAL DISTRICTS</b>				
A-1	Agricultural Preservation District	8996.51	68.5	42.6
A-2	General Agricultural District	4075.3	31.0	19.3
A-4	Agricultural Land Holding District	54.3	0.4	0.3
	Agricultural Districts Subtotal	13126.1	100	62.2
<b>NATURAL RESOURCE PROTECTION DISTRICTS</b>				
C-1	Lowland Resource Conservancy District	2432.2	65.6	11.5
C-2	Upland Resource Conservancy District	1276.0	34.4	6.0
	Natural Resource Protection Districts Subtotal	3708.2	100.0	17.5
	<b>ALL DISTRICTS TOTALS</b>	<b>21,202.4</b>	<b>-</b>	<b>100.00</b>

▲ Source: Village of Bristol Official Zoning Map, 2021





# CHAPTER 5 OBJECTIVES, PRINCIPLES, & STANDARDS

# INTRODUCTION

This Chapter of the Village Land Use Plan sets forth the Village of Bristol's community development objectives and principles and their supporting standards. These objectives relate primarily to the maintenance of the Village's current rural and limited urban and suburban character and the allocation and distribution of the various land uses. This Plan should meet the needs of the existing and probable future Village resident and employment levels over the next three decades to the year 2050.

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. The resulting objectives, principles, and standards presented in this Chapter reflect the collective aspirations and the developmental policies of the Village's citizens and officials. In general, these guidelines were drafted recognizing both the commodity and resource protection values of the Village's land and natural resources.

## DEFINITIONS & TERMINOLOGY

Planning-related terms have been known to be subject to a range of interpretations. In order to clarify their meanings, as they are used within the context of the Village Land Use Plan, these terms are defined as follows:

- **Objective:** a goal or end toward the attainment of which plans and policies are directed.
- **Principle:** a fundamental, generally accepted tenet used to support objectives and prepare standards and plans.
- **Standard:** a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
- **Plan:** a design which seeks to achieve agreed-upon objectives.
- **Policy:** a rule or course of action used to ensure plan implementation.
- **Program:** a coordinated series of policies and actions to carry out a plan.

The Village has identified ten topic areas for the Land Use Plan that include individual objectives, principles, and standards.

- 1. The conceptual framework for the preparation of the Village of Bristol Land Use Plan;**
- 2. The maintenance of the Village’s various community character including rural, suburban, and urban areas;**
- 3. Natural resource base features;**
- 4. Open space preservation/protection and agricultural lands protection;**
- 5. Land use allocation;**
- 6. Land use spatial distribution;**
- 7. Recreation;**
- 8. Transportation system;**
- 9. Sanitary sewer service areas;**
- 10. Plan implementation.**

# OBJECTIVES, PRINCIPLES, & STANDARDS

## 1. Conceptual Framework for Plan Preparation

### **OBJECTIVE**

Develop a land use plan for the Village which is responsive to both local cultural and natural conditions.

### **PRINCIPLE**

Existing local Bristol conditions (both natural and cultural) should determine, in part, the boundaries of planning areas and not a single preconceived planning model. In using this approach, the following facts are recognized:

- a. Preparing a plan for a predominantly rural Village which has both suburban and urban subareas is both an art and a science;
- b. The form of suburban and urban growth in those Village subareas does not, nor cannot, fit into any single model for growth;
- c. Rural, suburban, and urban forms and their diverse functions should be planned integral with the existing natural environment and desirable cultural features;
- d. Due to both the existing natural and cultural features of the Village, several alternative planning approaches may have to be used in concert with one another in order to properly recognize these factors. And, thus, several different planning approaches may have to be used in distinctly different areas of the Village.

### **STANDARDS**

The Village Land Use Plan shall be generally developed and structured into a planning hierarchy that includes a low level of specificity for regional contexts and high level of specificity for neighborhoods and individual lots. This planning hierarchy calls for the plan to be developed within the larger regional context of which the Village is an integral part, the planning of the Village as a whole, and the planning of the component parts or areas of the Village. These component parts or areas of the Village shall include special planning districts as described below:

- a. The special planning districts shall include the I-94 Corridor, STH 45 & 50 area, and the “Village Center” as further specified in Chapter 6.
- b. Residential neighborhoods shall consist of subordinate sub-neighborhood areas. Sub-neighborhoods, in turn, shall consist of subordinate residential clusters. Residential “cluster” open space developments shall be encouraged.

## 2. Community Character

### **OBJECTIVE**

The retention, preservation, maintenance, and enhancement of the existing and desired community character of the Village, Village neighborhoods, and special planning districts, and the promotion of the planned and desired community character of Village areas.

### **PRINCIPLE**

Further the appropriate use of land, the conservation of natural resource features; preserve and promote the beauty of the community; lessen congestion, promote the safety and efficiency of streets; prevent overcrowding; and stabilize and protect property values.

### **STANDARDS**

Detailed land division regulations, with appropriate rural, suburban, and urban design and land use standards and requirements, shall be developed and adopted as necessary. These shall recognize and promote the retention, preservation, maintenance, and enhancement of the community character of the Village in its rural areas, suburban and urban areas, and its special planning districts, and shall assist in the implementation of this Plan.



### 3. Natural Resource Base Protection

#### **OBJECTIVE**

A spatial distribution of land use types which results in the protection, preservation, and wise use of the Village's natural resource base.

#### **GENERAL PRINCIPLE**

The proper distribution of land use types can assist in maintaining an ecological balance between the activities of man and the natural environment which supports man.

#### **SOILS PRINCIPLE**

The proper relation of land use development to soil type and the distribution of those soils can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of soils.

#### **STANDARD**

Development served by public sanitary sewers should not be located in areas covered by soils having severe or very severe soil limitations for such development except in areas which may be overcome by sound engineering practices and which are not recognized as protected wetlands.

#### **LAKES, PONDS, AND STREAMS PRINCIPLE**

Inland lakes, ponds, and streams contribute to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; serve to store and convey flood waters; and provide certain water withdrawal requirements.

#### **STANDARD 1**

Floodlands, including floodways and floodplains, should not be allocated for development which would cause or be subject to flood damage.

#### **STANDARD 2**

The floodwater storage capacity of natural floodlands should not be reduced by urban, suburban, or rural development. To achieve this end, stormwater detention facilities should be utilized when properly planned and coordinated with areawide watershed and stormwater drainage planning activities.

#### **STANDARD 3**

The flow capacity of perennial stream channels, and associated floodlands should not be reduced below existing conditions.

## 3. Natural Resource Base Protection

### **STANDARD 4**

Lakes, ponds, and streams in the Village should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their preservation.

### **SHORE BUFFER PRINCIPLE**

Shore buffers preserve the soil necessary to maintain the filtration of pollutants and sediment from surface water into the ground which assists in maintaining water quality; preserve the vegetative cover necessary to stabilize the streambank and also to assist the filtration of pollutants and sediment from the surface water which assists in maintaining water quality; and preserve the slope of the land for assisting in the retention of sediment and pollutants before they reach the stream.

### **STANDARD**

Shore buffer areas should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

### **WETLANDS PRINCIPLE**

Wetlands support a wide variety of desirable and sometimes unique plant and animal life; assist in the stabilization of lake levels and stream flows; trap and store plant nutrients in runoff, thus, reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply; reduce stormwater runoff by providing area for floodwater impoundment and storage; trap soil particles suspended in runoff and thus reduce stream sedimentation; and provide the population with opportunities for certain scientific, educational, and recreational pursuits.

### **STANDARD**

Wetland areas should maintain a natural resource base protection standard as set forth in Chapter 3 of this Plan in order to foster their continued preservation unless wetland mitigation is allowed under all applicable Federal, State, and Kenosha County laws.

### 3. Natural Resource Base Protection

#### **WOODLANDS PRINCIPLE**

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

#### **STANDARD**

Mature and young woodland areas should maintain natural resource base protection standards as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

#### **WILDLIFE PRINCIPLE**

Wildlife, when provided with a suitable habitat, will supply the Village population with opportunities for certain scientific, educational, and recreational pursuits; comprise an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provide food sources; offer an economic resource for the recreation industries; and serve as an indication of environmental health.

#### **STANDARD**

The most suitable habitat for wildlife--that is, the area wherein fish and game can best be fed, sheltered, and reproduced--is a natural habitat. Since the natural habitat for fish and game can best be achieved by preserving or maintaining in a wholesome state other resources (i.e. soil, water, wetlands, woodlands, etc.), the standards for each of these other resources, if met, will ensure the preservation of a suitable wildlife habitat and population.

#### **STEEP SLOPES PRINCIPLE**

The preservation of the natural slope of land contributes to the overall community aesthetic appearance; when vegetated, assists in the reduction of erosion, stormwater runoff hazards, and reduces sediment; affords views and vistas of the Village landscape; and provides for wildlife habitat.

#### **STANDARD**

Steep sloped areas should maintain natural resource base protection standards as set forth in Chapter 3 of this Plan in order to foster their continued preservation.

## 4. Open Space & Agricultural Lands Preservation/Protection

### **OBJECTIVE**

The preservation of sufficient high-quality open space lands—including environmental corridors, isolated natural areas, and agricultural areas—for the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the area.

### **GENERAL PRINCIPLE**

Ecological balance and natural beauty are important determinants of the Village's ability to provide a pleasant and habitable environment for all forms of life and to maintain the Village's social and economic well-being. Preservation of the most significant aspects of the natural resource base, that is, environmental corridors, isolated natural areas, and the various resource components which comprise those features, as well as agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and the economic wellbeing of the Village.

### **ENVIRONMENTAL CORRIDORS & ISOLATED NATURAL AREAS PRINCIPLE**

The primary and secondary environmental corridors and isolated natural areas (delineated in Chapter 3 of the Village Land Use Plan) are a composite of the best individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands (floodplains and floodways), wetlands, woodlands, wildlife habitat areas; rugged terrain consisting of slopes twelve (12) percent or greater; wet, poorly drained or organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

### **STANDARD 1**

All remaining undeveloped lands within the designated primary environmental corridors in the Village should be encouraged to be preserved in essentially natural, open uses.

### **STANDARD 2**

All remaining undeveloped lands within the designated secondary environmental corridors and isolated natural areas in the Village should be considered for preservation as urban or suburban development proceeds and used as drainageways, floodwater detention areas, and parks.

### **STANDARD 3**

To the extent practicable, environmental corridors and isolated natural areas should be linked with public parks located in the Village.

## 4. Open Space & Agricultural Lands Preservation/Protection

### **PRIME AGRICULTURAL LANDS PRINCIPLE**

The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.

### **STANDARD**

Prime agricultural lands in the Village, located outside of areas planned for development (also see Chapter 6), should be preserved for agricultural use through the application of agricultural zoning districts and a land division ordinance which permit only agricultural uses and agricultural-related uses and which specify a relatively large parcel size-- such as thirty-five (35) acres--in order to foster farmland preservation in the rural areas of the Village.

### **AGRICULTURAL LANDS OF STATEWIDE AND LOCAL SIGNIFICANCE PRINCIPLE**

Agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Village and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base (to a limited degree), preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.

### **STANDARD**

Farmlands of statewide and local significance, located outside of areas planned for development (also see Chapter 6) in the Village of Bristol, should be preserved for agricultural use to the maximum extent practicable through the application of zoning and land division ordinances which permit only agricultural uses and agricultural-related uses and which specify a relatively large minimum parcel size, such as thirty-five (35) acres.

## 4. Open Space & Agricultural Lands Preservation/Protection

### **OTHER AGRICULTURAL LAND PRINCIPLE**

While less important to the production of food and fiber than prime and locally significant agricultural lands, other agricultural lands serve many useful functions. Such lands lend form and structure to urban and suburban development and contribute to the agricultural heritage and natural beauty of the Village of Bristol. Moreover, these agricultural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around major educational and recreational sites. The preservation of all agricultural lands, including those of marginal value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.

### **STANDARD**

Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance should be protected to the maximum extent practicable.



## 5. Land Use Allocation

### OBJECTIVE

A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Village of Bristol.

### PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

### STANDARD

The amount of land area set aside for accommodating forecast growth in the Village of Bristol should be determined, in part, by the application of the standards set forth in Table 5.1. It is also recognized that the Village Land Use Plan should address the provision of adequate land uses to accommodate land market choice. Therefore, land uses allocated in the Village Land Use Plan using those standards set forth in Table 5.1 should be increased an additional twenty-five (25) percent in order to accommodate such market choice.

Table 5.1 – Land Use Standards

Land Use Category	Development Standard (gross area) (a)
<b>Residential (Single-Family Detached Dwellings)</b>	
Rural	20+ acre lots
Countryside	5- to 20-acre lots
Estate	1- to 5-acre lots
Suburban	1/4- to 1-acre lots
Urban	Less than 1/4-acre lots
<b>Residential (Multiple-Family Attached Dwellings)</b>	
Medium-Density Urban	4.4 to 6.9 dwelling units/acre
High-Density Urban	6.9 to 8.0 dwelling units/acre
<b>Commercial, Office, &amp; Industrial</b>	
Commercial	6 acres per 100 commercial employees
Office	9 acres per 100 office employees (b)
Industrial	9 acres per 100 industrial employees (b)
<b>Governmental &amp; Institutional</b>	
Major	12 acres per 1,000 persons
Public Elementary School	0.3 acres per 100 students
Public Middle School	0.3 acres per 100 students
Public High School	0.3 acres per 100 students
Church	2.5 acres per 1,000 persons
Other	12 acres per 1,000 persons
<b>Public Outdoor Recreation</b>	
Regional & Multi-Community	No Standard (c)
Community (in park sites)	2.2 acres per 1,000 persons
Community (in middle school or high school sites)	0.9 acres per 1,000 persons
Neighborhood (in park sites)	1.7 acres per 1,000 persons
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons
Subneighborhood (Mini Parks in park sites)	1.0 acre per 1,000 persons (d)

- (a) Gross areas include associated street rights-of-way, off-street parking for each land use category, and any Town-required private mini-parks for residential areas. These standards have been based upon existing land use studies of the Southeastern Wisconsin region since 1963 performed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and are reasonably responsive to expected future as well as present conditions. These standards exclude any additional required open space or areas with natural resource features protected under the various resource protection standards presented in Chapter 3 of the Town of Bristol Land Use Plan.
- (b) Assuming a net land-to-building ratio of from about 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then 6 acres per 100 employees is a more realistic standard to use.
- (c) As recommended in SEWRPC's Planning Report No. 27, *A Regional Park and Open Space Plan for Southeastern Wisconsin-2000* (Waukesha, WI: SEWRPC, November 1977) and SEWRPC's Community Assistance Planning Report No. 131, *A Park and Open Space Plan for Kenosha County* (Waukesha, WI: SEWRPC, November 1987).
- (d) Excluding stormwater detention/retention areas and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Chapter 3.

: Meehan & Company, Inc. and SEWRPC.

## 6. Land Use Spatial Distribution

### **OBJECTIVE**

A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services and which will result in a compatible arrangement of land uses.

### **PRINCIPLE**

The proper distribution of uses to land can avoid or minimize hazards and dangers to health, safety, and welfare and maximize amenity and convenience in terms of accessibility to supporting land uses.

### **STANDARD**

Sites for commercial, educational, transportation, recreational, industrial, and other employment facilities to serve the Village, County, and region should be provided in accordance with the standards set forth in Chapter 6.

### **PRINCIPLE**

The transportation and public utility facilities and services and the land use pattern which these facilities serve and support are mutually interdependent. The land use pattern determines the demand for, and loadings upon, these facilities and services. These facilities in turn are essential to, and form a basic framework for, in part, land use development.

### **STANDARD 1**

Urban and suburban development should be located so as to maximize the use of the existing transportation and utility systems. In this respect, certain selected and planned arterial street and highway intersections or highway segments may be used as potential urban activity nodes.

### **STANDARD 2**

All lands developed or proposed to be developed for urban or suburban use should be located in areas serviceable by a public water supply system and by a public sanitary sewerage system and, preferably, within the gravity drainage area tributary to such systems.

### **STANDARD 3**

Adequate stormwater drainage facilities should be provided for all development.

## 6. Land Use Spatial Distribution

### **STANDARD 4**

Commercial facilities should meet the following minimum standards in addition to those indicated in Chapter 6.

- a. Neighborhood and Community-level commercial land uses should be located in established and planned centers of concentrated retail and service activity as identified in Chapter 6.
- b. Direct access to the arterial street and highway system.
- c. Provision of a high degree of visual exposure from the arterial street or highway.
- d. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- e. The provision of adequate off-street parking and loading facilities.
- f. The provision of adequate building setbacks from abutting major arterial streets and highways.
- g. The provision of adequate landscape screening to serve as a buffer between commercial uses and adjacent noncommercial uses.
- h. Available adequate stormwater drainage facilities.
- i. Available adequate utilities (sanitary sewer service, water, electric power, gas)

### **STANDARD 5**

Highway-oriented commercial retail and service facilities shall be located at either planned “major” or “minor” nodes in the Village using the “nucleated” or “planned area” development approaches described in Chapter 6 of the Village Land Use Plan.

### **STANDARD 6**

Office development should also meet the following minimum standards in addition to those indicated in Chapter 6:

- a. Office development should be located in established and planned locations as identified in Chapter 6.
- b. Direct access to the arterial street and highway system.
- c. To the extent possible, office or office park sites should be located so as to maximize visibility and should offer potential for public identity.
- d. The site configuration, or its shape, should accommodate the use of the site as an office development.
- e. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets and highways.
- f. An office development or office park should be served by an internal street system which provides convenient access from individual parcels in the park to the supporting arterial street and highway system.

## 6. Land Use Spatial Distribution

- g. An office development, or office park, should allow for the internal expansion of the office development area in order to accommodate some future office land needs.
- h. Adequate off-street parking and loading areas on-site.
- i. The provision of adequate building setbacks from abutting major streets and highways.
- j. The provision of adequate landscape screening to serve as a buffer between office uses and adjacent incompatible non-office uses.
- k. Available adequate stormwater drainage facilities.
- l. Available adequate utilities (sanitary sewer service, water, electric power, gas, telephone communication systems).

### **STANDARD 7**

Industrial development should meet the following minimum standards in addition to those indicated in Chapter 6:

- a. Industrial development should be located in established and planned locations as identified in Chapter 6.
- b. Direct access to the arterial street and highway system or access within two (2) miles to the freeway system.
- c. To the extent possible, industrial sites should be located so as to maximize visibility and should offer potential for public identity.
- d. The site configuration, or its shape, should accommodate the use of the site as a planned industrial development.
- e. The provision of properly located and controlled points of vehicular ingress and egress to prevent safety problems and traffic congestion on adjacent arterial streets.
- f. Adequate fire protection services should be available at or near the industrial development for protecting plant and employees against the hazards of fire.
- g. The planned industrial development should be served by an internal street system which provides convenient access from individual parcels in the development to the supporting arterial street and highway system.
- h. The planned industrial development should allow for the internal expansion of the industrial area in order to adequately accommodate future industrial land needs.
- i. Adequate off-street parking and loading areas on-site.
- j. The provision of adequate building setbacks from abutting major streets and highways.
- k. The provision of adequate landscape screening to serve as a buffer between industrial uses and adjacent incompatible non-industrial uses.
- l. Available adequate stormwater drainage facilities.
- m. Available adequate utilities (sanitary sewer service, water, electric power, gas)

## 7. Recreation

### **OBJECTIVE**

The provision of an integrated system of public general use outdoor recreation sites and related open space areas, areas for intensive non-resource-oriented outdoor recreational activities, areas for intensive resource-oriented outdoor recreational activities, land-based outdoor recreational activities, and water-based outdoor recreational activities, which will allow the resident population of the Village of Bristol adequate opportunity to participate in a wide range of outdoor recreation activities.

### **PRINCIPLE**

The attainment and maintenance of good physical and mental health is an inherent right of all residents of the Village. The provision of outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of outdoor recreation sites and related open space areas can contribute to the orderly growth of the Village area by lending form and structure to suburban and urban development patterns.

### **PUBLIC GENERAL USE OUTDOOR RECREATION SITES PRINCIPLE**

Public general use outdoor recreation sites promote the maintenance of proper physical and mental health both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice-skating--activities that facilitate the maintenance of proper physical health because of the exercise involved--as well as opportunities to participate in such less athletic activities as pleasure walking, picnicking, or just rest and reflection. These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well-being. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of the Village's activity nodes, residential neighborhoods, and therefore, the Village of Bristol as a whole.

### **STANDARD**

The public sector should provide, or cause to be provided, general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population.

## 8. Transportation

### OBJECTIVE

An integrated transportation system which, through its location, capacity, and design, will effectively serve the existing and proposed land use pattern and promote the implementation of the Village Land Use Plan, meeting the anticipated travel demand generated by the existing and proposed land uses.

### PRINCIPLE

An integrated area transportation system serves to freely interconnect the various land use activities within the Village's activity nodes, neighborhoods, Village as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.

Standard - The transportation system should provide access not only to all land presently devoted to rural, suburban, and urban development, but to land proposed to be used for suburban and urban development, as well as an orderly functional hierarchy of arterial streets and highways, collector streets, and minor streets. All streets and highways in the Village of Bristol should be placed into one of the following functional classifications and should form a circulation system hierarchy as illustrated in Figure 5.1.

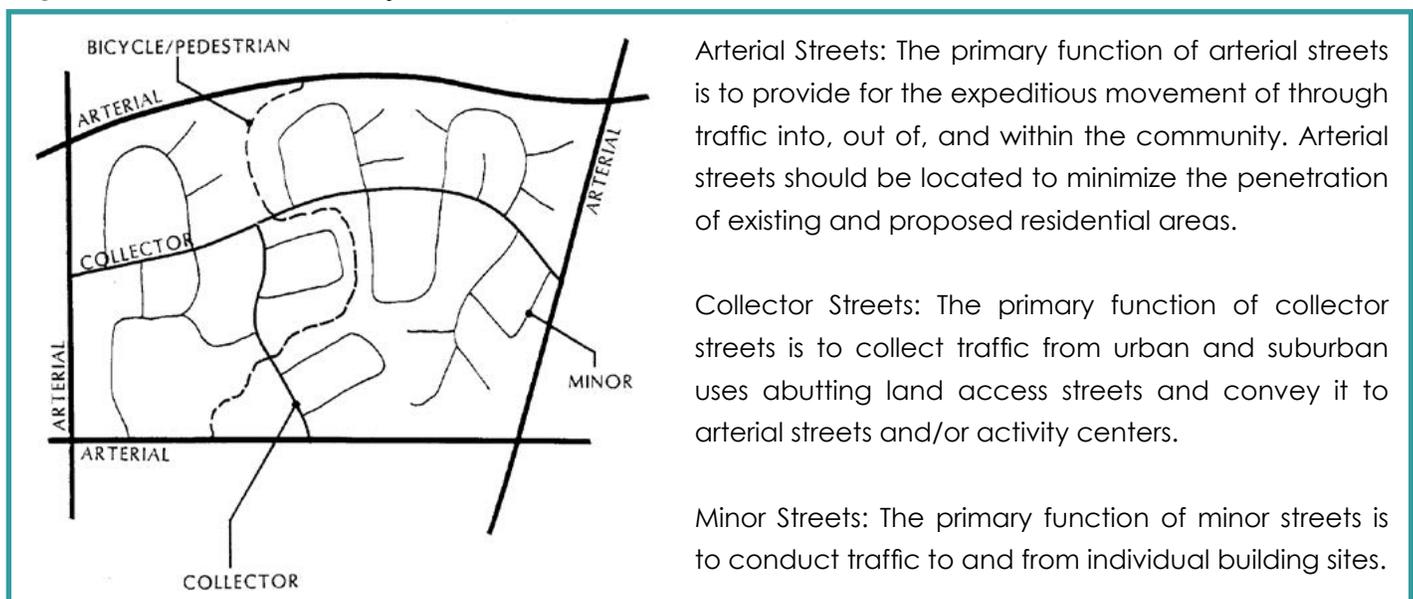
### STANDARD 1

Transportation-related terminal facilities, such as off-street parking and off-street truck loading, should be located in proximity to the principal land uses to which they are accessory.

### STANDARD 2

A network of convenient, safe, and well-designed bicycle and pedestrian facilities that link all local and regional systems and community destinations shall be embraced and adhere to the recommended locations identified in Chapter 3.

Figure 5.1 – Street Hierarchy



## 9. Sanitary Sewer Service Area

### OBJECTIVE

To retain refined sanitary sewer service areas which are in conformance with both the adopted areawide water quality management plan and the Village Land Use Plan.

### PRINCIPLE

All proposed sanitary sewer extensions are to be in conformance with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans and, thereby, assuring the maintenance of areawide water quality.

### STANDARD

All development proposed to be located within the Village's delineated sanitary sewer service areas shall be served by public sanitary sewers.

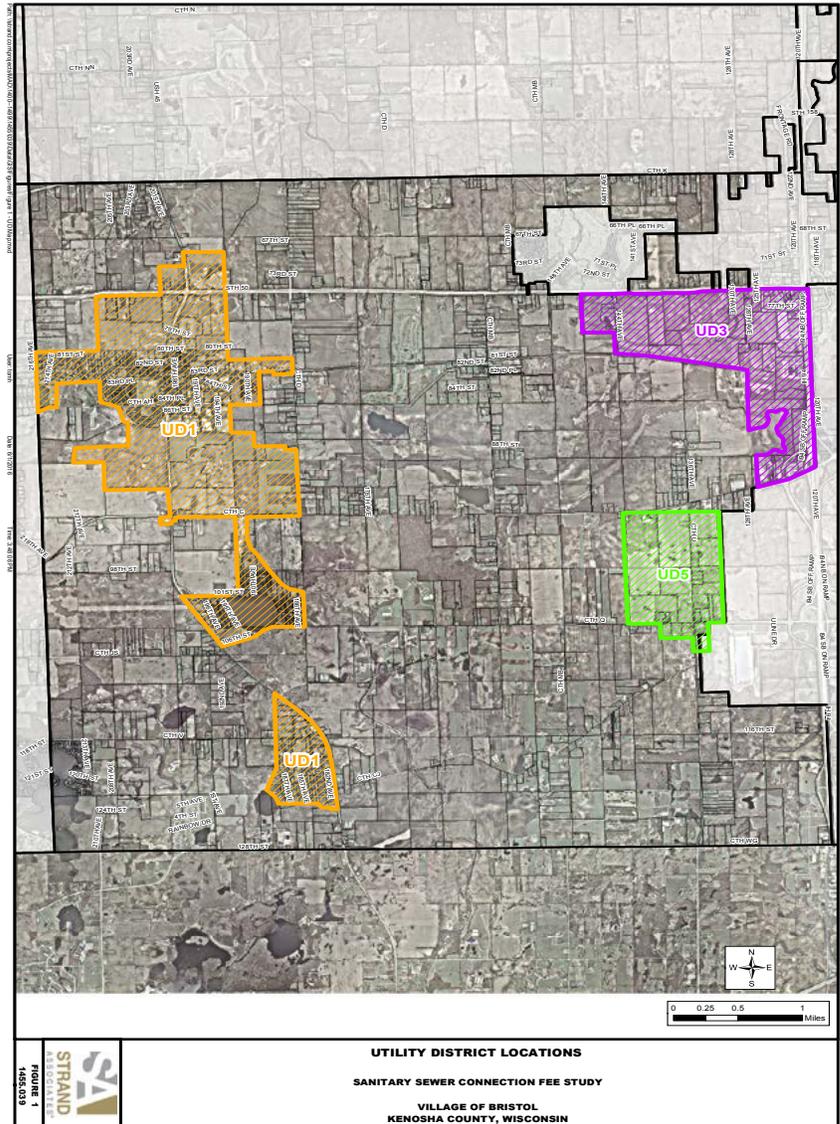


Figure 5.2 – Bristol Utility Districts

## 10. Plan Implementation

### **OBJECTIVE**

The Village of Bristol shall endeavor to use all of the Village Land Use Plan implementation tools legally available to the Village in order for the Village Land Use Plan to be implemented.

### **PRINCIPLE**

Village Land Use Plan implementation will assist in guiding and accomplishing a coordinated, adjusted, and harmonious development of the Village which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

### **STANDARDS**

Village Land Use Plan implementation tools to be used by the Village of Bristol to implement the Village Land Use Plan and its various elements shall include, but shall not necessarily be limited to, the following:

- a. Appropriate amendments and revisions to Bristol's zoning ordinance. Such amendments shall serve to effectively link the Village Land Use Plan to the implementing Bristol's zoning ordinance.
- b. Under these provisions, Section 62.23(6) of the Wisconsin Statutes provides that the Village Board may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways, and parkways, and the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. Therefore, the Village shall endeavor to prepare and adopt such a map for its entire Village area. The "Official Map" shall serve to advance the Village Land Use Plan and its stated objectives, principles, and standards.
- c. Other implementation measures deemed necessary by the Village Plan Commission and/or the Village Board which will implement the Village Land Use Plan and/or its stated objectives, principles and standards.

The objectives, principles, and standards presented in this Chapter express the basis for the development intent of the Village of Bristol. The standards perform a particularly important function in designing the Village Land Use Plan since they form the basis upon which estimates of future Village land use needs are based. Village land use requirements are set forth in Chapter 6 for the year 2050 based, in part, upon these objectives, principles, and standards.





CHAPTER 6  
LAND USE PLAN

## INTRODUCTION

This Chapter (Chapter 6) presents the Village of Bristol's land use plan map and planned land uses addressing the location and extent of environmental corridors and isolated natural resource areas, land use type, amount, density (for residential uses) and intensity (for nonresidential uses), the development standards for each land use district presented, and the location of each land use planned for the Village. The Village 2050 Planned Land Use Map is presented in Figure 6.1, indicating environmental corridors as well as the various location and extent of planned land use categories. A detailed version of Figure 6.1 follows on the subsequent four pages, showing the locations of each detailed land use category as outlined in Table 6.2.

This chapter is divided into several components as follows:

- 2050 Planned Land Use Map
- Planned Land Use Categories and Character Descriptions
- Opportunity Areas

**Table 6.1 – 2050 Planned Land Use Categories (General)**

	Acres	Percent of Village
Agricultural	9,244.76	44.75%
Business / Commercial	1,002.33	4.85%
Institutional	372.67	1.80%
Manufacturing / Industrial	1,229.21	5.95%
Park / Recreation	1,070.12	5.18%
Residential	7,722.11	37.38%
Water	18.05	0.09%
<b>Total</b>	<b>20,659.25</b>	<b>100%</b>

▲ SEWRPC, Kenosha County, GRAEF

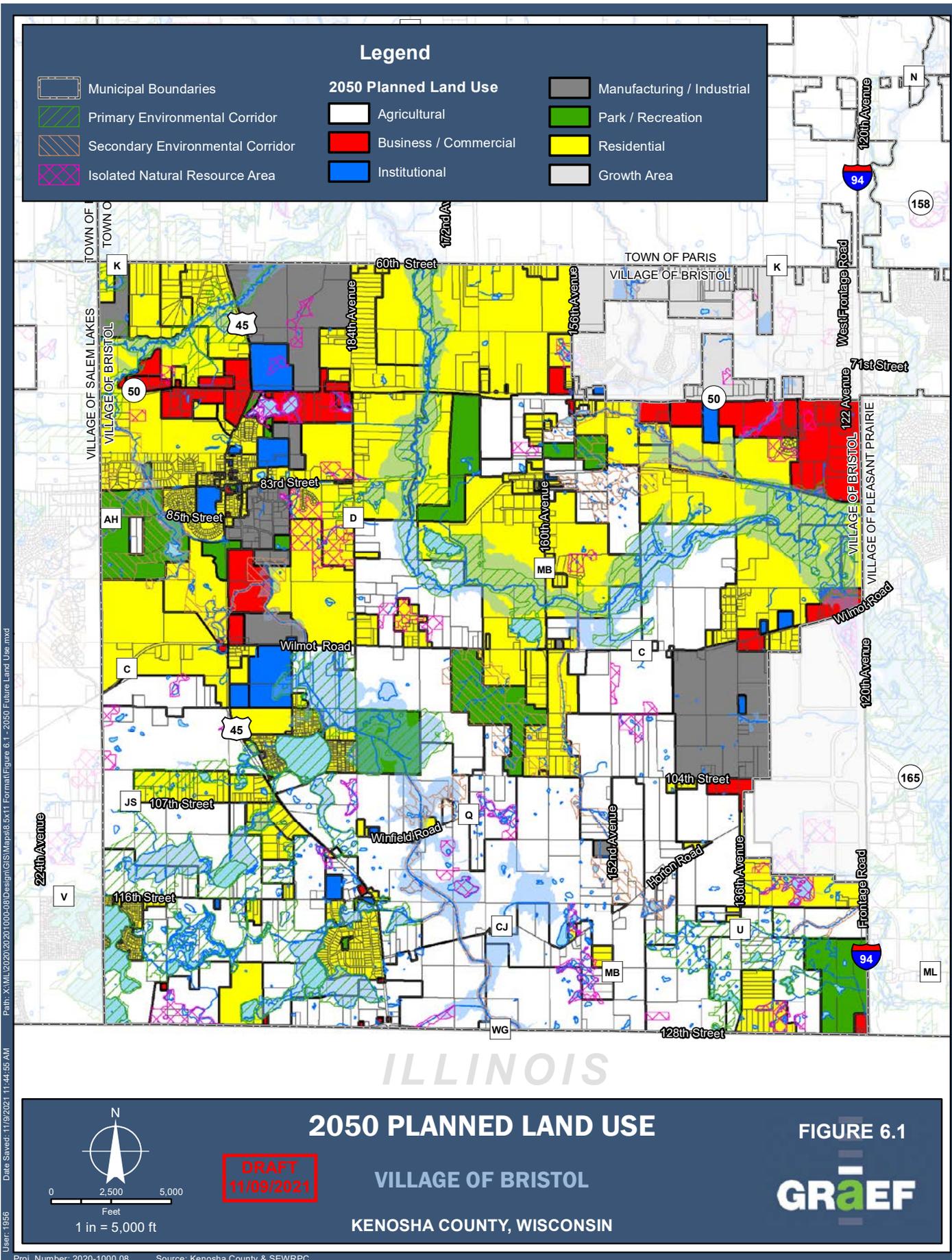
▲ NOTE: Excludes "Growth Area" in the NE corner of the Village

**Table 6.2 – 2050 Planned Land Use Categories (Detailed)**

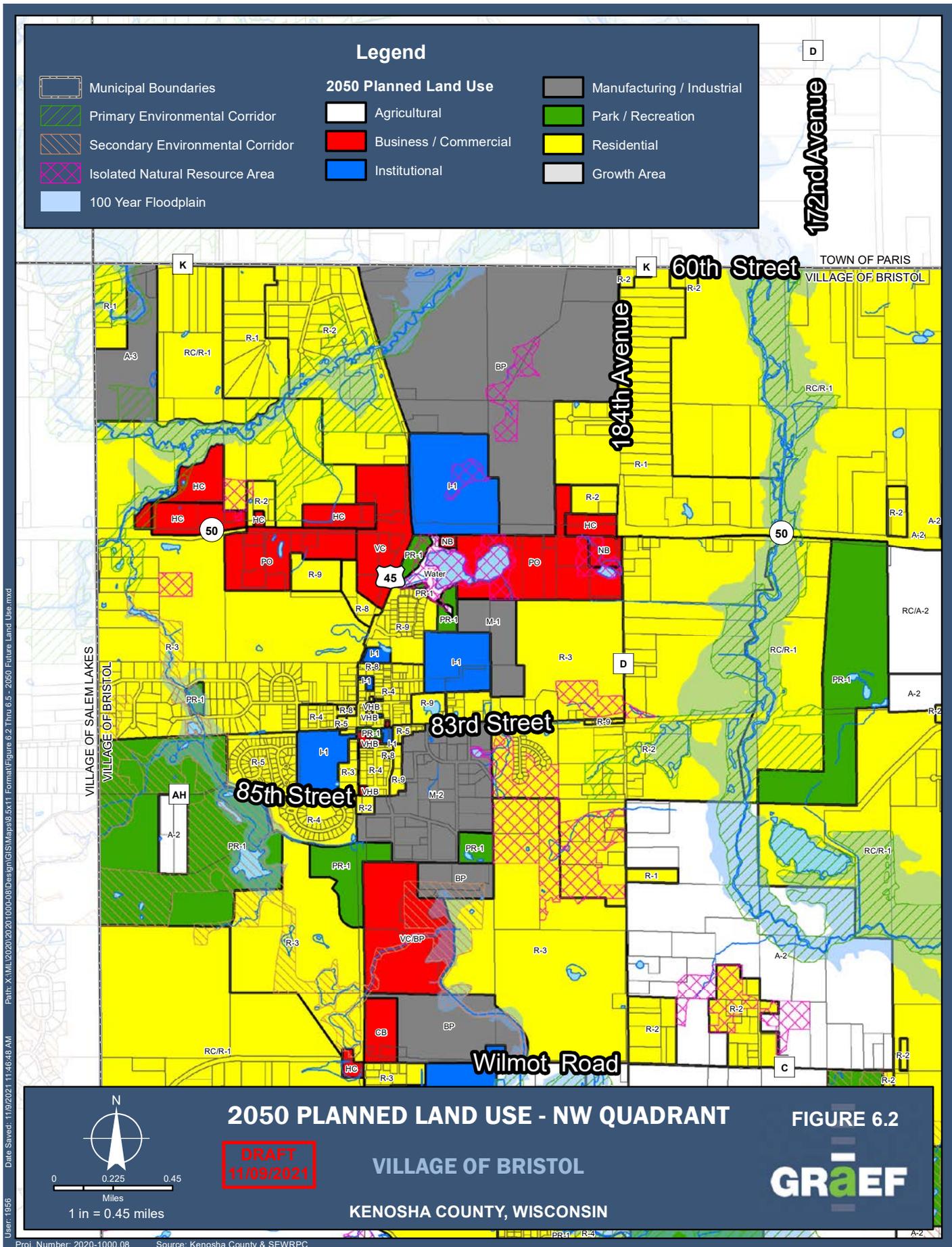
	Acres	Percent of Village
A-1	5,147.25	24.91%
A-2	3,029.78	14.67%
A-3	77.17	0.37%
BP	498.31	2.41%
BP/PO	521.98	2.53%
CB	162.15	0.78%
HC	381.46	1.85%
HC/PO	53.30	0.26%
I-1	232.80	1.13%
I-1/A-1	105.62	0.51%
I-1/A-2	34.25	0.17%
M-1	40.03	0.19%
M-2	123.87	0.60%
NB	35.14	0.17%
PO	179.14	0.87%
PR-1	1,049.61	5.08%
PR-1/A-2	20.51	0.10%
R-1	973.67	4.71%
R-2	1,185.90	5.74%
R-2/HC	28.87	0.14%
R-2/VHB	4.62	0.02%
R-3	902.01	4.37%
R-4	112.30	0.54%
R-5	47.68	0.23%
R-6	159.78	0.77%
R-8	300.71	1.46%
R-8/I-1	136.32	0.66%
R-9	275.35	1.33%
RC/A-1	286.42	1.39%
RC/A-2	781.31	3.78%
RC/R-1	3,594.90	17.40%
VC	56.39	0.27%
VC/BP	93.49	0.45%
VHB	9.10	0.04%
Water	18.05	0.09%
<b>Total</b>	<b>20,659.25</b>	<b>100%</b>

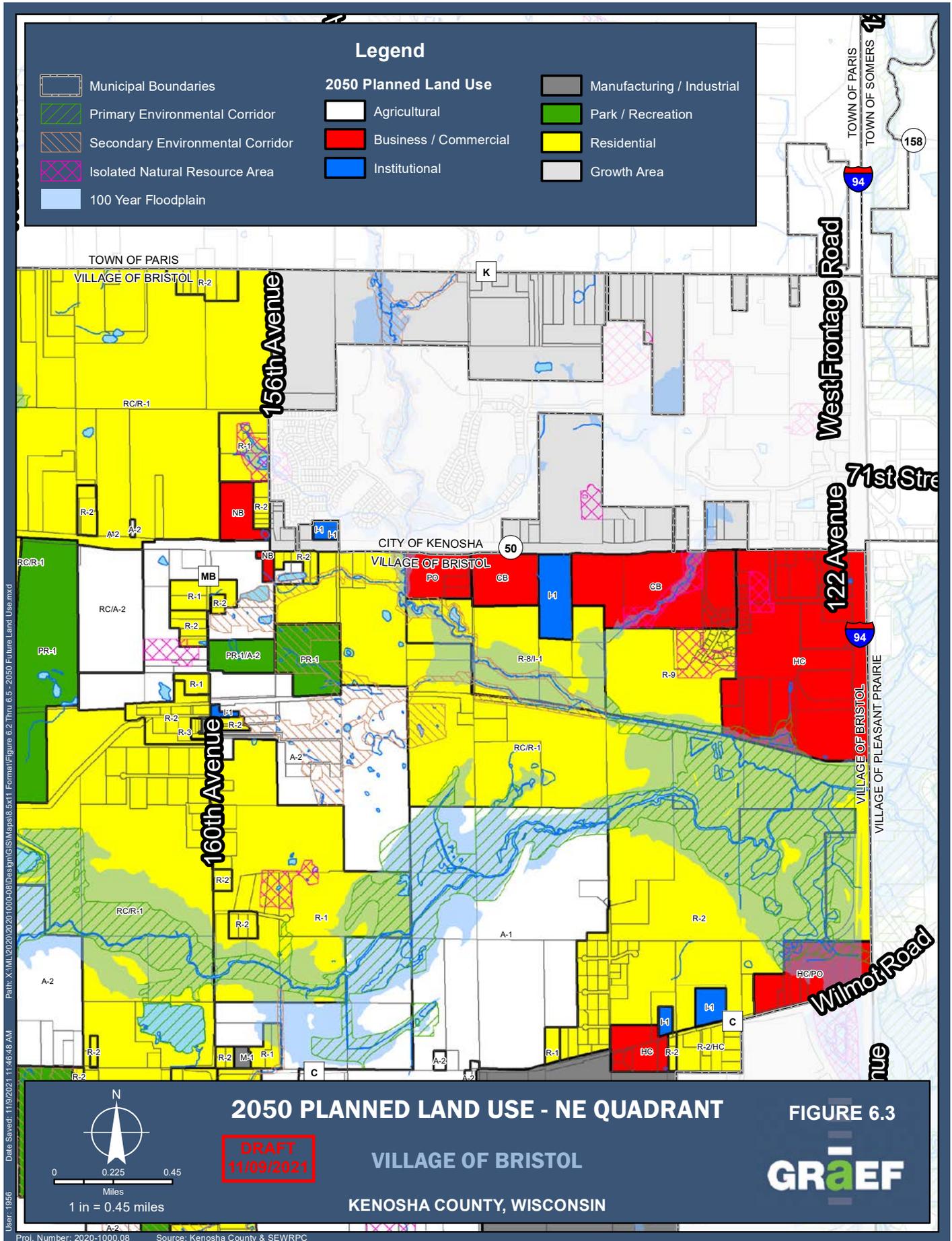
▲ SEWRPC, Kenosha County, GRAEF

▲ NOTE: Excludes "Growth Area" in the NE corner of the Village



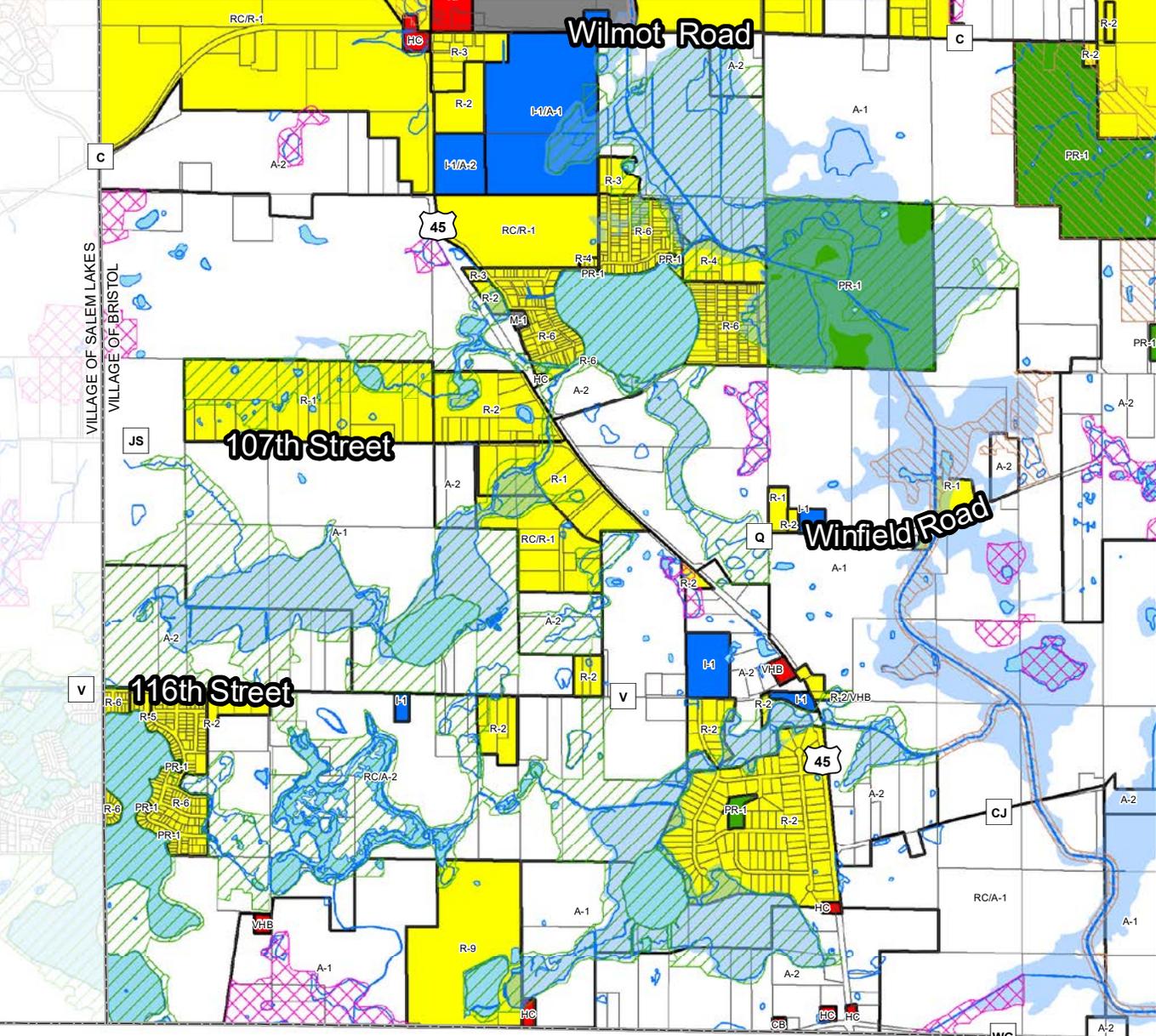
User: 1956 Date Saved: 11/9/2021 11:44:55 AM Path: X:\ML\2020\20100-08\Design\GIS\Mapset\8\_sx11\_Format\Figure 6.1 - 2050 Future Land Use.mxd  
 Proj. Number: 2020-1000.08 Source: Kenosha County & SEWRPC





### Legend

<ul style="list-style-type: none"> <li> Municipal Boundaries</li> <li> Primary Environmental Corridor</li> <li> Secondary Environmental Corridor</li> <li> Isolated Natural Resource Area</li> <li> 100 Year Floodplain</li> </ul>	<h4 style="text-align: center;">2050 Planned Land Use</h4> <ul style="list-style-type: none"> <li> Agricultural</li> <li> Business / Commercial</li> <li> Institutional</li> </ul>	<ul style="list-style-type: none"> <li> Manufacturing / Industrial</li> <li> Park / Recreation</li> <li> Residential</li> <li> Growth Area</li> </ul>
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0 0.225 0.45  
Miles  
1 in = 0.45 miles

**2050 PLANNED LAND USE - SW QUADRANT**

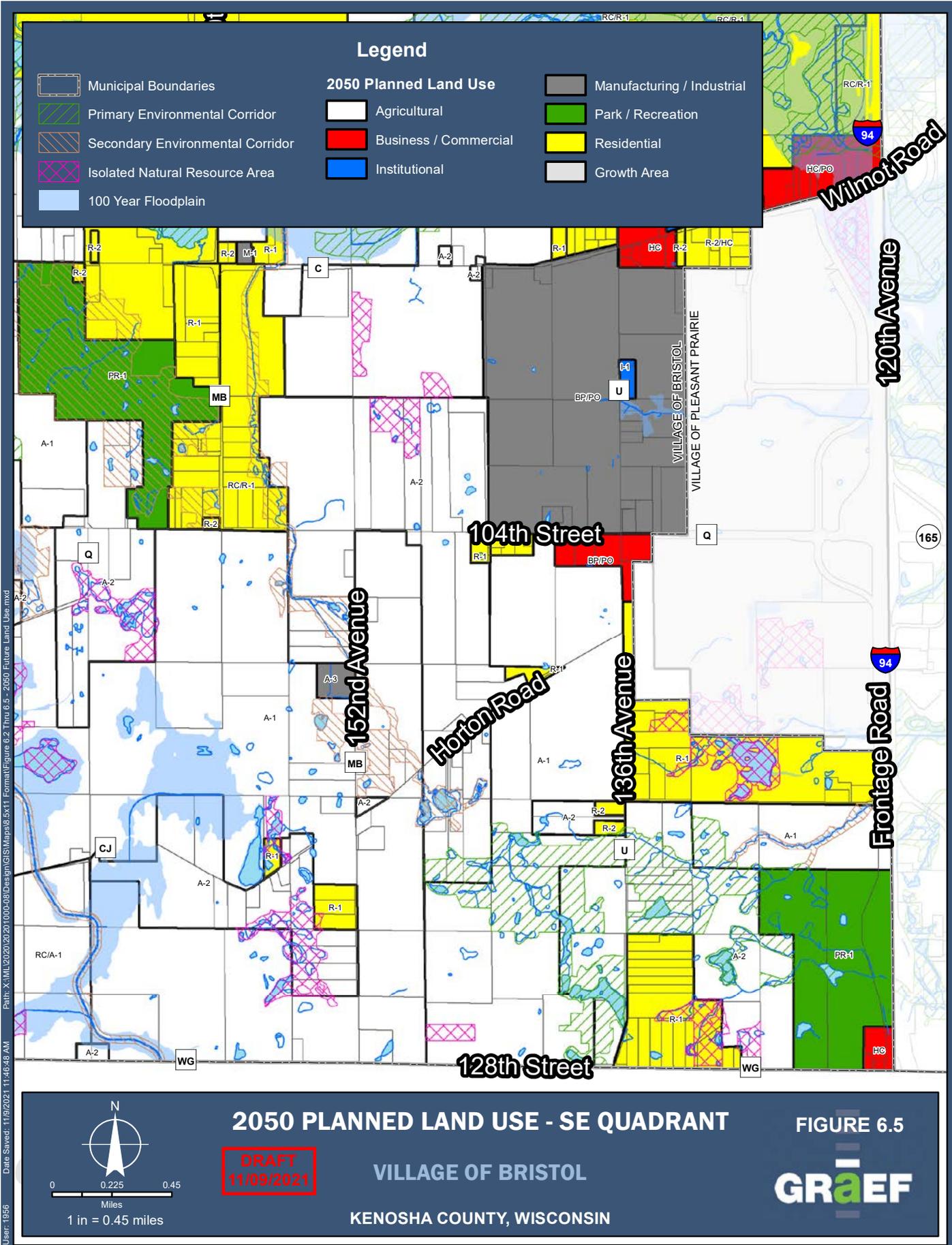
**VILLAGE OF BRISTOL**

**KENOSHA COUNTY, WISCONSIN**

**FIGURE 6.4**

**DRAFT**  
11/03/2021

Proj. Number: 2020-1000.08 Source: Kenosha County & SEWRPC

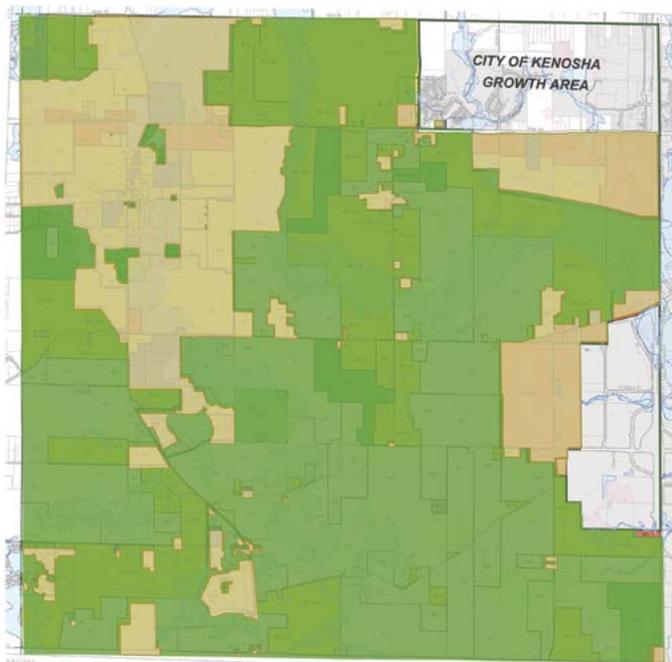


## PLAN PHASING

This Plan is intended to serve the Village of Bristol to the year 2050--about 30 total years. The Plan consists of three phases: Phase 1 (2020 to the year 2030), Phase 2 (for the years 2030 to 2040), and Phase 3 (for the years 2040 to 2050) as graphically indicated on Figure 6.7.

Year 2050 concentrated growth in the Village of Bristol, in general, is planned to be served by public sanitary sewer facilities. Year 2050 planned rural preservation area is not planned to be served by public sanitary sewer facilities (i.e., the A-1, A-2, RC, R-1, and other rural land use categories).

**Figure 6.6: Future Land Use Overview**



### Future Land Use Overview

This map is intended to graphically portray the desire of the Village of Bristol to remain primarily rural with only concentrated areas intended for higher development intensity.

	<b>Rural Preservation</b> Includes future land use categories PR1, A-1, A-2, A-3, R-1, and RC
	<b>Concentrated Growth Areas</b> Includes future land use categories R-2, R-3, R-4, R-5, R-6, R-8, R-9, NB, CB, HC, PO, VHB, M-1, M-2, BP, M-3, and I-1

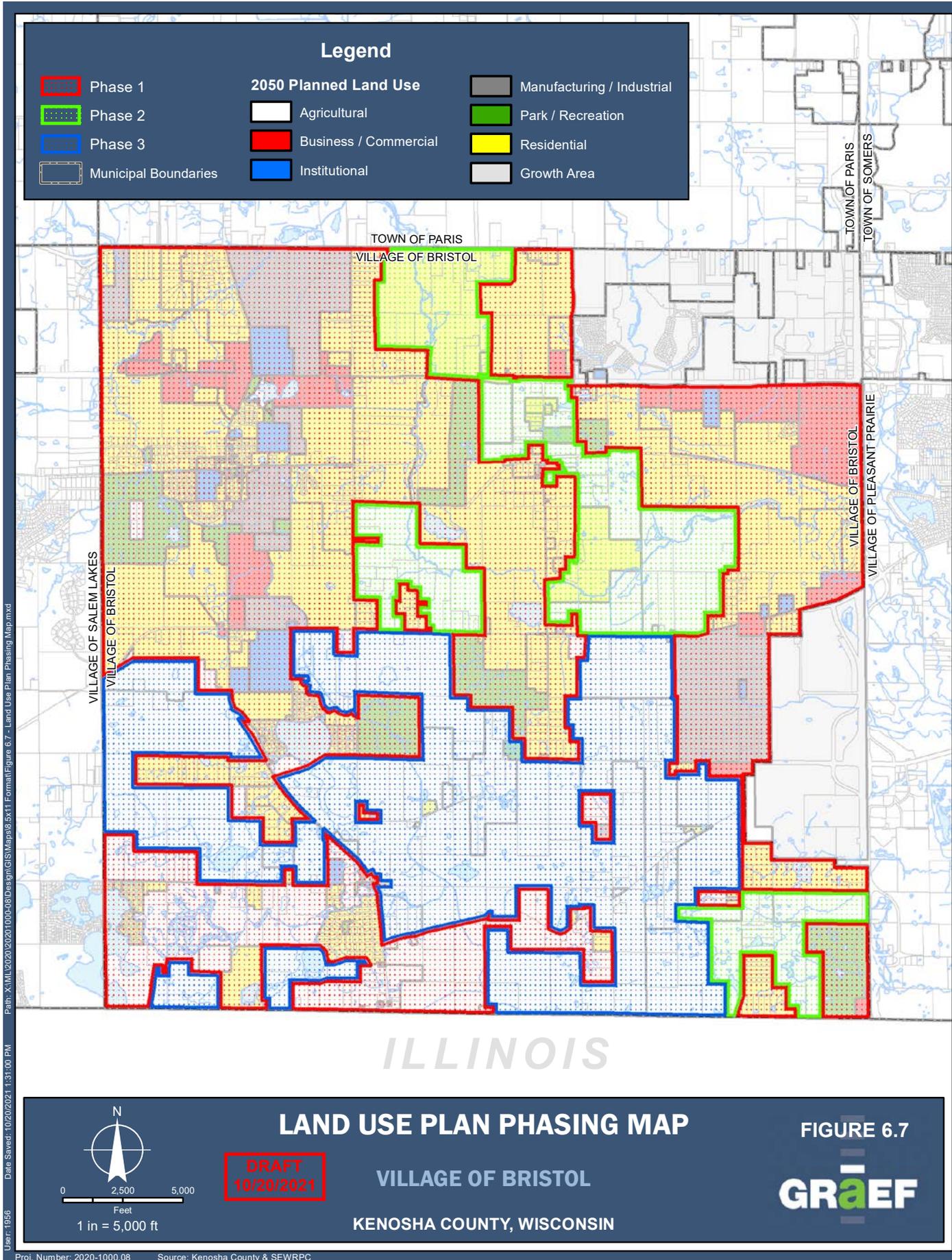
## GENERAL DESCRIPTION OF 2050 PLANNED LAND USE MAP

### PLANNED USES FOR DOWNTOWN BRISTOL AND WOODWORTH AREAS

New suburban and urban growth is planned to radiate from the downtown Bristol area. Downtown Bristol serves as the nucleus for new development and growth in the western portion of the Village. New suburban and urban growth include a balance of both residential and nonresidential land use types. The development proposed downtown is framed within the natural limitations imposed by Salem Branch Creek, the Des Plaines River, and other delineated environmental corridors and isolated natural resource areas.

The majority of the new residential growth is planned to extend in a northern and easterly direction from the existing downtown. The logical physical barrier for this growth is the Des Plaines River which extends in a north/south direction through U.S. Public Land Survey Sections 4, 9, and 16.

A significant business area is shown to develop as a mixed institutional, commercial, office, and medium- to high-density residential “node” at the intersection of STH 50 and USH 45. This location affords excellent access from the Village as well as surrounding areas. In the northeast corner of this intersection is the Kenosha County Center office and public works facility. These mixed uses are planned at this location using the nucleated development approach. Continued development in this area will also foster the attraction of new growth of downtown Bristol rather than spreading it throughout the Bristol countryside in an unplanned and haphazard fashion.



- Legend**
- Phase 1
  - Phase 2
  - Phase 3
  - Municipal Boundaries

- 2050 Planned Land Use**
- Agricultural
  - Business / Commercial
  - Institutional

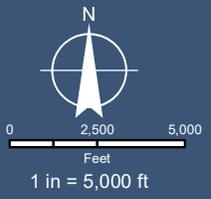
- Manufacturing / Industrial
- Park / Recreation
- Residential
- Growth Area

User: 1956  
 Date Saved: 10/20/2021 1:31:00 PM  
 Path: X:\ML\2020\20201000-08\Design\GIS\Map8.sx11.Format\Figure 6.7 - Land Use Plan Phasing Map.mxd  
 Proj. Number: 2020-1000.08      Source: Kenosha County & SEWRPC

ILLINOIS

**LAND USE PLAN PHASING MAP**

FIGURE 6.7



DRAFT  
 10/20/2021

VILLAGE OF BRISTOL

KENOSHA COUNTY, WISCONSIN



The existing Bristol Industrial Park is planned to extend southerly on the east side of USH 45 to CTH C in coordination with a planned Village Center (see page 140: Opportunity Area). At this location, new industrial and office growth can take locational advantage of the already existing Bristol Industrial Park and the existing infrastructure which this area affords. This area is easily accessible from USH 45. Another commercial node is planned at the northeast corner of USH 45 and CTH C which would support local area residents and the abutting planned business park area.

A significant business park area is shown to be developed on the north side of STH 50 between USH 45 and CTH D and located east and north of the Kenosha County Center.

In the Woodworth area, R-1/RC (Rural Cluster) Countryside growth is shown on the south side of Woodworth extending past the Des Plaines River to Bristol Woods Park.

**I-94 CORRIDOR AREA**

Development is planned to occur in the I-94 corridor at various locations along the freeway. This approach recognizes both existing “linear” development trends in the corridor (i.e. growth which extends in a linear fashion along the length of the freeway) as well as “nucleated” development trends at major highway intersections (i.e., growth which clusters at major highway intersections). The existing and planned nonresidential uses in the I-94 corridor area are intended to provide a significant tax and employment base to the Village, County, and region over the planning periods.

**RURAL AREAS**

To maintain the community character of the Village and reduce the costs associated with providing public services, the majority of new development is planned to occur in either in downtown Bristol or the I-94 Corridor Planning Districts. With the exception of existing growth and platted areas, the planned uses for the majority of the rural portions of the Village fall into the A-1 Agricultural Preservation and A-2 General Agricultural Land Use Categories.

**VILLAGE CENTER**

See page 140: Opportunity Area Section Detail

# DETAILED LAND USE CATEGORY APPROACH

This section sets forth both residential and nonresidential planned land use categories and characteristics for this Plan. Figures 6.2 through 6.5 represent the 2050 Planned Land Use map for the Village of Bristol. The residential and nonresidential planned land use categories are presented based upon the data inventory, analyses, and policy implications in the preceding chapters.

Through the use of detailed land use categories, the Village of Bristol Land Use Plan will be taken to a high level of detail. The high level of detail should enable the Plan Commission and Village Board to effectively deal with development proposals on both a site specific and land use specific level. More land use categories are created and made available to the Village for land use plan preparation. In addition, the land use categories will also assist the Village in the use of the appropriate Village zoning districts in order to assure Village land use policies are implemented not only at the Village level but at the County level as well (see Chapter 7).

The planned land use categories are not zoning districts. However, they form the basis upon which the necessary Plan implementing zoning districts can be used (Chapter 7). Similarities between planned land use categories and the Plan implementing zoning districts (Chapter 7) are intended to assure consistency between the Plan and its implementing zoning regulations.

Zoning Districts which specifically deal with natural resource features (i.e., specific floodplain, wetland, conservancy, etc.) are not specified under this land use category approach. The protection of natural resources is intended to be accomplished through the use of the natural resource protection standards set forth in Chapter 3 of the amended Village Land Use Plan as well as the existing floodplain and wetland zoning districts specified and mapped in the Village of Bristol Zoning regulations. The 2050 Planned Land Use map designates the various Village planned land use categories set forth in this Chapter, as well as areas identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as environmental corridors (primary, secondary, and isolated natural resource areas).

# RESIDENTIAL PLANNED LAND USE DISTRICTS

There are nine residential planned land use categories for the Village of Bristol. The residential planned land use categories are, in some instances, derived from existing conditions in the Village relative to minimum lot size, minimum lot width, and both gross and net density. Each of these terms is defined below:

- **Minimum Lot Size.** The smallest permissible lot size allowed in the planned land use category.
- **Minimum Lot Width.** The smallest lot width permitted within the lot boundaries between the side lot lines.
- **Maximum Gross Density (GD).** The value used to determine the maximum number of dwelling units that may be placed on the overall acreage of a site including land required for public street rights-of-way and other open space and natural resource protection lands which are a part of the overall site.
- **Maximum Net Density (ND).** The value used to determine the maximum number of permitted dwelling units physically located within the buildable portion of the site. This excludes any required open space areas or areas to be preserved for natural resource protection land (conservancy lands including lakes, ponds and streams; 100-year recurrence interval floodplains and floodways; wetlands, including State of Wisconsin defined shoreland wetlands; mature and young forest or woodland areas; and steep slopes over 10 percent) as well as land required for public street dedication.

The nine proposed residential planned land use categories are as follows:

- RC: Rural Cluster Development Single-Family Residential
- R-1: Countryside Single-Family Residential
- R-2: Estate Single-Family Residential
- R-3: Suburban/Estate Single-Family Residential
- R-4: Suburban Single-Family Residential
- R-5: Urban Single-Family Residential
- R-6: Village, Hamlet, and Lakefront Residential Neighborhood Conservation
- R-8: Medium Density Urban Residential
- R-9: High Density Urban Residential

The planned land use category names coincide with the proposed plan implementing zoning categories described in Chapter 7. Using the category names, densities, and lot design characteristics will help assure the necessary consistency between the Plan and the implementing Village of Bristol Zoning Ordinance. Each of the residential land use categories is described in detail on the following pages.

## **RURAL CLUSTER DEVELOPMENT SINGLE-FAMILY RESIDENTIAL OVERLAY (RC)**

The purpose of the RC Rural Cluster Development Single-Family Residential Overlay category is to preserve rural landscape character, sensitive natural resource areas, farmland, and other large areas of open land, while permitting residential development at low, rural densities, in an open space setting, located and designed to reduce the perceived intensity of development and provide privacy for dwellings. The Village's RC Zoning District is generally the most appropriate zoning option for areas classified as Rural Cluster Development Single-Family Residential Overlay category.

Specific objectives are as follows:

- To maintain and protect rural/natural character by preserving important landscape elements, including those areas containing unique and environmentally sensitive natural features such as woodlands, hedgerows, stream corridors, wetlands, floodplains, shorelands, prairies, ridge tops, steep slopes, and critical species habitat by setting them aside from development. Such areas are contained in primary environmental corridors as identified by the Southeastern Wisconsin Regional Planning Commission and are of particular significance for conservation.
  - To preserve scenic views and to minimize views of new development from existing streets.
- To provide for the unified and planned development of clustered, single-family, low density residential uses, incorporating large areas of permanently protected common open space.
  - To provide for greater design flexibility in the siting of dwellings and other development features than would be permitted by the application of standard regulations in order to minimize the disturbance of the rural/natural landscape elements, scenic quality, and overall aesthetic value of the landscape.
  - To increase flexibility and efficiency in the siting of services and infrastructure, by reducing street length, utility requirements, drainage requirements, and the amount of paving required for residential development, where possible.
  - To create groups of dwellings with direct visual and physical access to common open space.



**Table 6.3 – Development Guidelines for the RC Category**

<b>Minimum Tract Size</b>	25 acres (with R-1) 50 acres (with A-2)
<b>Minimum Lot Size</b>	40,000 square feet (with R-1 when served by public sanitary sewer)
<b>Minimum Lot Width</b>	150 feet (with R-1) 200 feet (with A-2)
<b>Maximum Gross Density</b>	0.18 dwelling unit per gross acre (with R-1 when served by public sanitary sewer) 0.09 dwelling unit per gross acre (with A-2 when not served by public sanitary sewer)
<b>Maximum Net Density</b>	0.2 dwelling unit per net acre (with R-1 when served by public sanitary sewer) 0.1 dwelling unit per net acre (with A-2 when not served by public sanitary sewer) .15
<b>Minimum Common Open Space</b>	70 percent (development served by sanitary sewer)

- To permit active and passive recreational use of common open space by residents of developments within this category and by the public, when appropriate.
- To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
- To allow for the continuation of agricultural uses in those areas best suited for such activities and when such activities are compatible with adjoining residential uses.
- To permit various means for owning common open space and for protecting it from development in perpetuity.
- To create an attitude of stewardship for the land within common open space by requiring a land management plan for the common open space.
- To implement the objectives of any applicable adopted comprehensive plan or comprehensive plan component.

As shown on Figures 6.2 through 6.5, areas of RC Rural Cluster Development Single-Family Residential Overlay category are planned for the southwest side of the Village of Bristol as well as outlying areas of downtown Bristol, the outlying areas of the unincorporated "hamlet" of Woodworth, and about a mile south and southwest of the IH-94 and STH 50 interchange area.

## COUNTRYSIDE SINGLE-FAMILY RESIDENTIAL (R-1)

This category is designed to permit residential development at intensities that are consistent with the maintenance of a countryside character and life-style. It serves as a transitional area between the more rural areas, or farmland areas, and the more suburban intensity areas of the Village. It is the most rural of the residential planned land use categories. It may be served either by on-site soil absorption sewage disposal systems or by public sanitary sewer facilities. The Village's R-1 Zoning District is generally the most appropriate zoning option for areas classified as Countryside Single-Family Residential.

As shown on Figures 6.2 through 6.5 areas of the R-1 Countryside Single-Family Residential category are planned for the outlying areas of downtown Bristol, the outlying areas of unincorporated "hamlet" of Woodworth, about a mile south and southwest of the IH-94 and STH 50 interchange area, and other scattered areas of the Village. The R-1 category is often shown on the Planned Land Use Map in conjunction with the RC Rural Cluster Development Single-Family Residential Overlay category in order to foster the preservation of the rural/natural character.



**Table 6.4– Development Guidelines for the R-1 Category**

<b>Minimum Lot Size</b>	217,800 square feet (5 acres)
<b>Minimum Lot Width</b>	300 feet
<b>Maximum Gross Density</b>	0.18 dwelling unit/gross acre
<b>Maximum Net Density</b>	0.2 dwelling unit/net acre

## ESTATE SINGLE-FAMILY RESIDENTIAL (R-2)

This category provides for estate type housing on very large lots. It preserves and enhances the estate character of surrounding areas and the attractiveness associated with such areas. The R-2 category may also be used as a transitional category located between residential areas of lower and higher intensity levels such as the R-1 and R-3 categories. The R-2 category may be served either by on-site soil absorption sewage disposal systems (unless located within a planned sanitary sewer service area) or by public sanitary sewer facilities (when located in a planned sanitary sewer service area). This category is to be used in areas where public sanitary sewer facilities may eventually be provided. The Village's R-2 Zoning District is generally the most appropriate zoning option for areas classified as Estate Single-Family Residential.

As shown on Figures 6.2 through 6.5, the R-2 Estate Single-Family Residential category is planned for the outlying areas of downtown Bristol, as well as for existing developed areas which occur elsewhere in the Village. As indicated above, the R-2 category is also used as a transitional area located between residential areas of lower and higher intensity levels such as the R-1 and R-3 categories.



**Table 6.5 – Development Guidelines for the R-2 Category**

<b>Minimum Area</b>	20 contiguous acres
<b>Served By Public Sanitary Sewer</b>	
<b>Minimum Lot Size</b>	40,000 square feet
<b>Minimum Lot Width</b>	150 feet
<b>Maximum Gross Density</b>	0.89 dwelling unit/gross acre
<b>Maximum Net Density</b>	1.1 dwelling units/net acre
<b>Not Served By Public Sanitary Sewer</b>	
<b>Minimum Lot Size</b>	80,000 square feet
<b>Minimum Lot Width</b>	200 feet
<b>Maximum Gross Density</b>	0.46 dwelling unit/gross acre
<b>Maximum Net Density</b>	0.54 dwelling units/net acre

## **SUBURBAN/ESTATE SINGLE-FAMILY RESIDENTIAL (R-3)**

This category provides for a combination of suburban and estate character. The R-3 category may also be used as a transitional category located between residential areas of higher and lower intensity levels such as the R-2 and R-4 categories. This category is to be served by public sanitary sewer facilities. The Village's R-3 Zoning District is generally the most appropriate zoning option for areas classified as Suburban/Estate Single-Family Residential.

As shown on Figures 6.2 through 6.5, the R-3 Suburban/Estate Single-Family Residential category is planned for developing areas of downtown Bristol.



**Table 6.6 – Development Guidelines for the R-3 Category**

<b>Minimum Lot Size</b>	20,000 square feet
<b>Minimum Lot Width</b>	100 feet
<b>Maximum Gross Density</b>	1.71 dwelling units/gross acre
<b>Maximum Net Density</b>	2.2 dwelling units/net acre

## **SUBURBAN SINGLE-FAMILY RESIDENTIAL (R-4)**

This category provides for residential development of a suburban character in areas already committed to this type of development density and character. This category is typically found in existing developed areas as a transitional category between the less dense R-3 category and the higher density R-5 category. This category is not intended to accommodate new subdivisions or development which is not already planned for the R-4 category or zoned in the R-4 District under the provisions of the Village of Bristol Zoning and Shoreland/Floodplain Zoning Ordinance. The R-4 category permits low density suburban type single-family development in a manner consistent with the provision of a high-quality suburban community character. Areas of open space may also be provided in this category to maintain this character. This category is to be served by public sanitary sewer facilities. The Village's R-4 Zoning District is generally the most appropriate zoning option for areas classified as Suburban Single-Family Residential.

As shown on Figures 6.2 through 6.5, the R-4 Suburban Single-Family Residential category is planned for existing and developing areas of downtown Bristol.



**Table 6.7 – Development Guidelines for the R-4 Category**

<b>Minimum Lot Size</b>	15,000 square feet
<b>Minimum Lot Width</b>	90 feet
<b>Maximum Gross Density</b>	2.21 dwelling units/gross acre
<b>Maximum Net Density</b>	2.9 dwelling units/net acre

## URBAN SINGLE-FAMILY RESIDENTIAL (R-5)

This category is the most dense of the single-family residential category types. It provides for the continuation of higher density urban type single-family dwelling lots in areas of the Village where such development has already occurred or is already zoned under the provisions of the Village of Bristol Zoning and Shoreland/Floodplain Zoning Ordinance. It is to be used to protect the existing character of single-family dwelling lots in established residential neighborhoods and subdivisions. It permits urban type single-family residential development in a manner consistent with the provision of a high-quality urban community character. Areas of open space may also be provided in this category to maintain this character. This category is not intended to accommodate new subdivisions or development which is not already zoned in the R-5 District under the provisions of the Village of Bristol Zoning and Shoreland/Floodplain Zoning Ordinance. This category is to be served by public sanitary sewer facilities. The R-5 category is typically found in existing developed areas as a transitional area between the less dense R-4 category and other higher density residential areas. The Village's R-5 Zoning District is generally the most appropriate zoning option for areas classified as Urban Single-Family Residential.

As shown on Figures 6.2 through 6.5, the R-5 Urban Single-Family Residential category is planned for existing platted areas of downtown Bristol.



**Table 6.8 – Development Guidelines for the R-5 Category**

<b>Minimum Lot Size</b>	10,000 square feet
<b>Minimum Lot Width</b>	75 feet
<b>Maximum Gross Density</b>	3.16 dwelling units/gross acre
<b>Maximum Net Density</b>	4.4 dwelling units/net acre

## VILLAGE, HAMLET, AND LAKEFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION (R-6)

This category is to be used in existing residential subdivisions (minor and major including certified survey maps) located in downtown Bristol, George Lake, and Benet/Shangrila Lake areas of the Village. It is not intended to be expanded into areas not already subdivided unless such areas are designated for this use category on the Village land use plan map (see Figure 6.4). The category is not to be confused with incorporated "villages" as defined by the Wisconsin State Statutes. The location of the various areas planned for the R-6 category are indicated on Figure 6.4.

The R-6 category is designed to minimize nonconforming and substandard lot sizes as such lots would become if placed under more suburban-oriented land use (and ultimately zoning) classifications. The number of existing substandard lots is to be minimized and limited through the eventual combination of abutting substandard lots into a single lot under the same ownership. This category also provides for the minor infilling of vacant or redevelopment areas consistent with this category and the established character of the neighborhood as defined by earlier approved subdivisions and certified survey maps. This category is to be served by public sanitary sewer facilities. The Village's R-6 Zoning District is generally the most appropriate zoning option for areas classified as Village, Hamlet, and Lakefront Residential Neighborhood Conservation.



**Table 6.9 – Development Guidelines for the R-6 Category**

<b>Minimum Lot Size</b>	8,000 square feet (for new subdivisions) 6,000 square feet (for existing lots of record)
<b>Minimum Lot Width</b>	60 feet
<b>Maximum Gross Density</b>	up to 4.88 dwelling units/gross acre may be permitted
<b>Maximum Net Density</b>	up to 7.3 dwelling units/net acre may be permit

As shown on Figure 6.4, the R-6 Village, Hamlet, and Lakefront Residential Neighborhood Conservation category is planned primarily for those areas of the southwest quadrant of the Village adjacent to George Lake and Lake Shangri-La.

## MEDIUM DENSITY URBAN RESIDENTIAL (R-8)

This category permits medium density, urban type, multiple-family or two-family dwelling unit residential development at planned locations in a manner consistent with the provision of a high-quality, urban, community character. Areas of open space may also be provided to maintain this character. This category is to be served by public sanitary sewer facilities.

The R-8 category is the least dense of the two multi-family residential category types. It may also be used as a transitional area between the R-5 and R-9 categories. The Village’s R-8 Zoning District is generally the most appropriate zoning option for areas classified as Medium Density Urban Residential.

As shown on Figures 6.2 through 6.5, the R-8 Medium Density Urban Residential category is planned primarily for those areas located in downtown Bristol as well as about a quarter mile south of STH 50 near the IH-94/STH 50 interchange.



**Table 6.10 – Development Guidelines for the R-8 Category**

<b>Minimum Lot Size</b>	10,000 square feet (single-family dwellings) 20,000 square feet (two-family dwellings)
<b>Minimum Lot Area per Dwelling Unit</b>	10,000 square feet (single-family dwellings and two-family dwellings)
<b>Minimum Lot Width</b>	80 feet (single-family dwellings) 100 feet (two-family dwellings)
<b>Maximum Gross Density</b>	up to 3.42 dwelling units/gross acre may be permitted
<b>Maximum Net Density</b>	up to 4.4 dwelling units/net acre may be permitted

## HIGH DENSITY URBAN RESIDENTIAL (R-9)

This category is to be used exclusively in planned locations to establish and preserve high density multi-family residential areas and in other high-density residential areas of the Village where commercial and retail services and infrastructure exist including adequate streets and highways. The R-9 category permits high density multi-family residential development and other high-density residential areas in a manner consistent with the provision of a high-quality urban character within a suburban setting. Areas of open space are to be provided in this category to maintain Village character. This category is to be served by public sanitary sewer facilities.

The R-9 category is the most dense of the residential category types. It may be used as a transitional area between the less dense R-8 category and other higher intensity commercial or institutional use categories with the provision of adequate landscape bufferyards. The Village’s R-9, R-10, or R-11 Zoning Districts are generally the most appropriate zoning options for areas classified as High Density Urban Residential.

As shown on Figures 6.2 through 6.5, the R-9 High Density Urban Residential category is planned primarily for those areas located in downtown Bristol as well as along the south side of STH 50 near the IH-94/STH 50 interchange and in the southwest quadrant of the Village of Bristol near the Wisconsin/Illinois border. The planned R-9 category areas should foster easy access to the supporting arterial street and highway system and minimize traffic which would pass through other lower density residential areas and neighborhoods.



**Table 6.11 – Development Guidelines for the R-9 Category**

<b>Minimum Lot Size</b>	10,000 square feet
<b>Minimum Lot Width</b>	5,450 square feet
<b>Maximum Gross Density</b>	5.51 dwelling units/gross acre
<b>Maximum Net Density</b>	8.0 dwelling units/net acre

# NONRESIDENTIAL PLANNED LAND USE CATEGORIES

There are 14 proposed nonresidential planned land use categories and two Special Categories for the Village of Bristol, listed below:

## **Business Categories:**

- NB Neighborhood Business
- CB Community Business
- HC Highway Corridor Business
- PO Professional Office
- VHB Village/Hamlet Business
- VC Village Center

## **Industrial Categories:**

- M-1 Limited Industrial
- M-2 General Industrial
- BP Business Park
- A-3 Agricultural-Related Manufacturing, Warehousing

## **Public and Semi-Public Categories:**

- I-1 Institutional
- PR-1 Park and Recreational

## **Agricultural Categories:**

- A-1 Agricultural Preservation
- A-2 General Agricultural

## **Special Categories:**

- PUD Planned Unit Development Overlay
- HO Historical Overlay District

The following list presents the definitions of selected terms used for nonresidential planned land use categories:

**Landscape Surface Ratio (LSR).** The minimum proportion of a site which must be devoted to natural undisturbed and/or vegetated/revegetated areas.

**Net Floor Area Ratio (NFAR).** The maximum proportion of floor area to buildable portion of the site. This number excludes those portions of a site where there are natural resource features which would have to be preserved (see Chapter 3 "Natural Resource Features") and excludes those portions set aside to meet landscape surface ratio (LSR) requirements.

**Minimum Lot Size.** The smallest permissible lot size allowed in the planned land use category.

**Minimum Lot Width.** The smallest lot width permitted within the lot boundaries between the side lot lines.

**Maximum Building Height.** The height of the building as measured by the number of stories. This number is used, in some instances, rather than actual building height in feet, to set the maximum net floor area ratio (NFAR) described earlier.

## BUSINESS CATEGORIES

Development standards for business categories govern the development and use of the full range of business and commercial establishments needed by Bristol's citizens and its trade area. The development standards provide for the grouping of compatible business and commercial establishments in accordance with their functions, extent of services, intensity of use, intensity of bulk, character, and community form-giving attributes.

### NEIGHBORHOOD BUSINESS (NB)

This category is established for the convenience of persons residing in nearby residential areas. It is intended to accommodate the basic day-to-day shopping and service needs of the residents living in the adjacent areas. It provides for an arrangement of retail trade establishments that are compatible in function and operation.

Buildings constructed in the NB category could be clustered on parcels of land under individual or multiple ownership. Building height would not exceed two stories to assist in assuring compatibility with surrounding land uses of lesser intensities which may include residential uses. While the off-street parking requirements for the NB category would have a tendency to promote an auto-urban character, the various other requirements are established to increase its compatibility with a suburban character. The Village's B-1 Zoning District is generally the most appropriate zoning option for areas classified as Neighborhood Business.

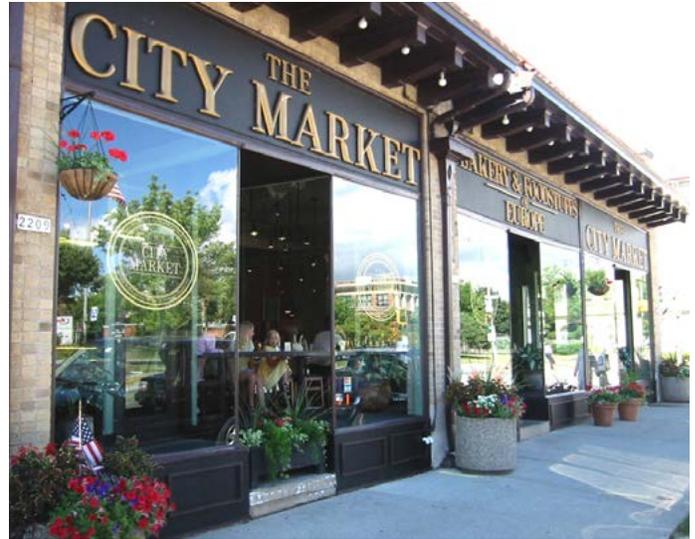


Table 6.12 – Development Guidelines for the NB Category

Minimum Landscape Surface Ratio (LSR)	0.45
Maximum Net Floor Area Ratio (NFAR)	0.53
Minimum Lot Size	10,000 square feet
Minimum Lot Width	75 feet
Maximum Building Height	2 stories

As shown on Figures 6.2 through 6.5, small areas of the NB Neighborhood Business category are planned and are typically located at, or near, the intersections of arterial streets/highways with other arterial streets/highways.

## **COMMUNITY BUSINESS (CB)**

The CB category is designed to accommodate the needs of a much larger consumer population than served by the NB category. It provides for relatively large groupings of three (3) or more compatible retail sales and customer service establishments in a community-serving shopping area. The category is characterized by on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment. Land uses can include shopping centers, factory outlet malls, general merchandise stores, apparel and accessory stores, restaurants (without drive-thru facilities), banks and saving and loan, etc. Buildings could be clustered on parcels of land under individual or multiple ownership. In addition, all property in the CB category shall abut a U.S., State Trunk, or County Trunk designated highway. The Village's B-2 Zoning District is generally the most appropriate zoning option for areas classified as Community Business.

As shown on Figures 6.2 through 6.5, there are two areas planned for CB Community Business category development. One is located at the northeast corner of the intersection of USH 45 and CTH C and the second is located on the south side of (and contiguous to) USH 50 extending almost two miles west of the IH-94/STH 50 interchange.



**Table 6.13 – Development Guidelines for the CB Category**

<b>Minimum Area</b>	10 contiguous acres
<b>Minimum Landscape Surface Ratio (LSR)</b>	0.45
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.53
<b>Minimum Lot Size</b>	10,000 square feet
<b>Minimum Lot Width</b>	75 feet
<b>Maximum Building Height</b>	2 stories

## **HIGHWAY CORRIDOR BUSINESS (HC)**

This category is to accommodate business establishments and property located in the IH-94 Planning District and other State and County trunk highways in the Village. The HC category is further established to accommodate a wide range of retail business and complementary uses to serve a trade area reaching out several miles or more and embracing a large segment of the urban, suburban, and rural region. This includes areas located outside of the Village of Bristol or its immediate surrounding municipalities as well as areas located outside of Kenosha County and the State of Wisconsin. Business establishments would have on-site parking for customer automobiles. Buildings may be clustered on parcels of land under individual or multiple ownership. While the character would be auto-urban, the various other requirements of the HC category are established to increase its compatibility with a suburban character. The Village's B-3, B-4, or B-5 Zoning Districts are generally the most appropriate zoning options for areas classified as Highway Corridor Business.

Figures 6.2 through 6.5 indicate that the HC Highway Corridor Business category is to accommodate highway-oriented commercial development at existing and planned locations predominantly along IH-94, USH 45, STH 50, and CTH C.



**Table 6.14 – Development Guidelines for the HC Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.35
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.42
<b>Minimum Lot Size</b>	40,000 square feet
<b>Minimum Lot Width</b>	150 feet
<b>Maximum Building Height:</b>	3 stories

**PROFESSIONAL OFFICE (PO)**

This category is established to locate professional, financial, and governmental activities or similarly related office activities. It provides for orderly and attractive development and grouping in appropriately planned and convenient locations. While the off-street parking requirements are of an auto-urban character, the various other requirements are established to increase its compatibility with a suburban character. The Village's B-1 or B-6 Zoning Districts are generally the most appropriate zoning options for areas classified as Professional Office. B-6 zoning would only be appropriate for larger office parks, not smaller individual parcels.

Figures 6.2 through 6.5 indicate that the PO Professional Office category is to accommodate office development at planned locations predominantly along the south side of STH 50, along the south side of (and contiguous to) STH 50 near the IH- 94/ STH 50 interchange area, along the west side of CTH U west of the Village of Pleasant Prairie, and other locations.



**Table 6.15 – Development Guidelines for the PO Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.40
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.59
<b>Minimum Lot Size</b>	20,000 square feet
<b>Minimum Lot Width</b>	100 feet
<b>Maximum Building Height:</b>	3 stories

**VILLAGE/HAMLET BUSINESS (VHB)**

This nonresidential category is to be used exclusively in the various "village/hamlet" areas of the Village of Bristol. While the overall character of these "village/hamlet" areas is urban, they are generally located within transitional settings; thus, the various requirements of the VHB category are established to maintain the historic characteristics of these areas.

The VHB category is designed to prevent land and structures in "village/hamlet" areas of the Village from becoming nonconforming as they would if placed under different, more suburban-oriented, land use or zoning classifications. It also provides for the minor infilling of vacant or redevelopment areas within the various "villages/hamlet" areas consistent with this planned land use category and the established character of the area. The VHB category is further intended to permit future nonresidential development and redevelopment of these areas of the Village consistent with earlier approved subdivisions and certified survey maps.

Generally, off-street parking would not be required in this category. However, the Village Plan Commission may require off-street parking under those circumstances where a property is under single ownership and sufficient space is available on-site. This category is intended to be served by public sanitary sewer facilities. The Village's B-1 Zoning District is generally the most appropriate zoning option for areas classified as Village/Hamlet Business.



**Table 6.16 – Development Guidelines for the VHB Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	None
<b>Maximum Net Floor Area Ratio (NFAR)</b>	None
<b>Minimum Lot Size</b>	6,000 square feet
<b>Minimum Lot Width</b>	60 feet
<b>Maximum Building Height:</b>	2 stories

Figures 6.2 through 6.5 indicates that the VHB Village/Hamlet Business category is located at scattered locations on existing lots of record near downtown Bristol.

### **VILLAGE CENTER (VC)**

The VC category is to serve as a “downtown” for the Village of Bristol. The VC category is intended to be used in the southwest and northwest corners of the intersection of STH 50 and US 45 and the area south of Hansen Park as shown on Figures 6.2 through 6.5. The VC category is intended to be served by public sanitary sewer and water supply facilities. The Village’s PUD Zoning Overlay District is generally the most appropriate zoning option for areas classified as Village Center.

The VC category is generally intended to include mixed-use development that may include retail sales and service business uses with an emphasis on customer-facing uses. Other uses could include office uses, cultural and institutional facilities, quality sit-down restaurants, multi-family residential uses, housing opportunities for the elderly, and those other uses which would contribute to the VC category’s role as the “heart” of the Village of Bristol.

While the VC category is located along major arterial highways and although the VC category has off-street parking requirements, the intent of the VC category is to foster a pedestrian-oriented environment. The on-site character of the VC category is to be highly pedestrianized with significant pedestrian amenities such as pedestrian-oriented landscaping, seating, decorative paving, decorative lighting, and pedestrian-oriented natural open space areas which are pedestrian accessible. The scale of development is to be people-oriented rather than automobile-oriented. Thus, the spaces formed in this area, through careful site planning and landscape architecture practice, are to cater to the pedestrian



**Table 6.17 – Development Guidelines for the VC Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.30
<b>Maximum Net Floor Area Ratio (NFAR)</b>	None
<b>Minimum Lot Size</b>	6,000 square feet
<b>Minimum Lot Width</b>	60 feet
<b>Maximum Building Height (stories/ft.)</b>	5 stories / 65
<b>Accessory Structure (stories/ft.)</b>	1.0/25

rather than the automobile. In addition, pedestrian sidewalks or trails (with public access easement or dedicated public right-of-way) shall be furnished by the developer along or adjacent to right-of-ways in order to foster pedestrian access to the VC category to Village residents.

It is intended that the VC category employ superior building, site, landscape, and signage design standards than most other areas of the Village since the uses in the VC category will convey the image of all of the Village of Bristol to both residents and visitors.

The VC category is intended to maintain and enhance the historic design features of the Village of Bristol. Concrete curb and gutter shall be provided along all dedicated public street rights-of-way. Concrete curb shall be provided along all private off-street parking areas and private drives where deemed necessary by the Village of Bristol and allowing for proper stormwater management by the Village Engineer. Site lighting luminaries shall be no taller than 20 feet and shall be full cut-off type. All buildings shall be constructed of high quality and durable materials as determined by the Village of Bristol and shall be designed to be visually appealing when viewed from all of their sides. Site plans, landscaping plans, lighting plans, all building designs, and all signage within the VC category shall require approval by the Village Plan Commission and Village Board.

# INDUSTRIAL CATEGORIES

## LIMITED INDUSTRIAL (M-1)

This category provides for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation. It may be used to accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses. The M-1 category is not intended to accommodate business parks under unified design and ownership which would be best accommodated under the Business Park (BP) category. This category is to be served by public sanitary sewer facilities. The Village's M-1 Zoning District is generally the most appropriate zoning options for areas classified as Limited Industrial.

As shown on Figures 6.2 through 6.5, the M-1 Limited Industrial Category is located in the northeastern area of downtown Bristol.



**Table 6.18 – Development Guidelines for the M-1 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.40
<b>Maximum Net Floor Area Ratio (NFAR):</b>	0.85
<b>Minimum Lot Size</b>	40,000 square feet
<b>Minimum Lot Width</b>	150 feet
<b>Maximum Building Height:</b>	3 stories

**GENERAL INDUSTRIAL (M-2)**

This category provides for manufacturing, industrial, warehousing, and uses of a more general, less restrictive nature, higher intensity, and larger in size than the M-1 category. In addition, it is to be used in locations where the relationship to surrounding land use would create fewer problems of compatibility which are typically associated with high intensity industrial uses. The M-2 category would not normally abut residential planned land use categories. This category is to be served by public sanitary sewer facilities.

The M-2 category is not intended to accommodate business parks under unified design and ownership. The M-2 category is only intended for types of development which existed at the time of the preparation of the Village Land Use Plan. No new areas are contemplated for the M-2 land use during the planning period.

As shown on Figures 6.2 through 6.5, the M-2 General Industrial category is located in the southeastern area of downtown Bristol.



**Table 6.19 – Development Guidelines for the M-2 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.35
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.85
<b>Minimum Lot Size</b>	40,000 square feet
<b>Minimum Lot Width</b>	150 feet
<b>Maximum Building Height:</b>	3 stories

**BUSINESS PARK (BP)**

This category provides for the development of the attractive grouping of office, manufacturing, industrial development uses, and limited ancillary service uses which serves the needs of the occupants of this category. Uses would be of a limited intensity and would provide an aesthetically pleasing environment. This category would provide for ample off-street parking and loading areas and landscape planting and screening of adjacent uses of a lower intensity. Site design should be inclusive of memorable open space design that is either occupied by the general public or to the employees of the business park. It is to accommodate industrial or business parks which are under unified design and ownership and which exceed 20 acres in area. This category is to be served by public sanitary sewer facilities. The Village’s BP Zoning District is generally the most appropriate zoning option for areas classified as Business Park.

Figures 6.2 through 6.5 indicate that the BP Business Park category is to accommodate business park developments at the following planned locations:

- On the east side of the Village of Bristol, along the west side of CTH U west of the Village of Pleasant Prairie.
- In the northwest quadrant of the Village of Bristol, in that area located between USH 45 on the west and CTH D on the east and north of STH 50. This area is north and east of the Kenosha County Center.
- On the east side of USH 45 north of CTH C located on the south side of downtown Bristol.



**Table 6.20 – Development Guidelines for the BP Category**

<b>Minimum Area</b>	20 contiguous acres
<b>Minimum Landscape Surface Ratio (LSR)</b>	0.35
<b>Minimum Lot Size</b>	40,000 square feet
<b>Minimum Lot Width</b>	150 feet
<b>Maximum Building Height:</b>	1 to 5 stories

**AGRICULTURAL-RELATED  
MANUFACTURING, WAREHOUSING, AND  
MARKETING (A-3)**

This category provides for the proper location and regulation of manufacturing, warehousing, storage, and related industrial, commercial, marketing, and service activities which are dependent upon, or closely allied with, the agricultural industry. It may be used to accommodate existing scattered agricultural-related uses so as not to make them nonconforming uses. While predominantly and typically surrounded by other agricultural types of uses which are characterized by a rural character, the character of the A-3 category can actually be suburban depending upon the intensity of the use involved. The Village's A-3 Zoning District is generally the most appropriate zoning option for areas classified as Agricultural-Related Manufacturing, Warehousing, and Marketing.

As shown on Figures 6.2 through 6.5, an existing area planned for the A3 category is located on the west side of CTH MB in the southeastern quadrant of the Village of Bristol.



**Table 6.21 – Development Guidelines for the A-3 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	None
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.30
<b>Minimum Lot Size</b>	5 acres
<b>Minimum Lot Width</b>	300 feet
<b>Maximum Building Height</b>	100 feet

## PUBLIC AND SEMI-PUBLIC

### INSTITUTIONAL (I-1)

This category eliminates the ambiguity of maintaining, in unrelated planned land use categories, areas which are under public or public-related ownership and where the use for public, or quasi-public purpose, is anticipated to be permanent. This category is intended to accommodate governmental uses, schools, churches, etc. as indicated on Figures 6.2 through 6.5. The Village's I-1 Zoning District is generally the most appropriate zoning option for areas classified as Institutional. Additionally, some institutional uses may be appropriate within other areas not specifically called out for Institutional future uses, but must be carefully examined by the Plan Commission prior to any approval.

As shown on Figures 6.2 through 6.5, the I-1 Institutional category is used throughout the Village to accommodate existing and new institutional-related development. A large area planned for the I-1 Institutional Land Use category is located on the south side of CTH C east of USH 45 in order to accommodate the potential development of a new high school to serve the area.



**Table 6.22 – Development Guidelines for the I-1 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	0.40
<b>Maximum Net Floor Area Ratio (NFAR)</b>	0.63
<b>Minimum Lot Size</b>	10,000 square feet
<b>Minimum Lot Width</b>	75 feet
<b>Maximum Building Height</b>	3 stories

**PARK AND RECREATIONAL (PR-1)**

This category provides for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.

In addition to those areas designated as PR-1 on Figures 6.2 through 6.5 of the Plan, Map 7.1 of the Village of Bristol adopted Comprehensive Outdoor Recreation Plan: 2020 (dated June 2004, as amended) indicates the general planned locations for six planned full-sized neighborhood parks and one full-sized community park. The ultimate area of each of the seven new parks should be determined as part of a Village-wide update to the existing Comprehensive Outdoor Recreation Plan. The Village's PR-1 Zoning District is generally the most appropriate zoning option for areas classified as Park and Recreational. Additionally, some park and recreational uses may be appropriate within other areas not specifically called out for Park/Rec future uses, but must be carefully examined by the Plan Commission prior to any approval.

As shown on Figures 6.2 through 6.5, the PR-1 Park/Recreation category is used throughout the Village to accommodate existing and new public and private park and recreation related development.



**Table 6.23 – Development Guidelines for the P-1 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	none
<b>Maximum Net Floor Area Ratio (NFAR)</b>	none
<b>Minimum Lot Size</b>	none
<b>Minimum Lot Width</b>	60 feet
<b>Maximum Building Height:</b>	2 stories

## AGRICULTURAL CATEGORIES

### AGRICULTURAL PRESERVATION (A-1)

This category maintains, enhances, and preserves agricultural lands historically utilized for food production and the raising of livestock. The A-1 category is intent upon preventing the premature conversion of agricultural land to scattered urban and suburban uses (e.g. residential, commercial, and industrial uses). The lands placed in the A-1 category are limited, in part, to those lands identified as "Prime Agricultural Land." This category is intended to retain the rural/natural character of Village areas in which it is used. The Village's A-1 Zoning District is generally the most appropriate zoning option for areas classified as Agricultural Preservation.

Figures 6.2 through 6.5 indicate the use of the A-1 Agricultural Preservation category in those areas of the Village of Bristol planned to remain rural and agricultural during the planning period.



**Table 6.24 – Development Guidelines for the A-1 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	None
<b>Net Floor Area Ratio (NFAR)</b>	0.10
<b>Minimum Lot Size</b>	35 acres
<b>Minimum Lot Width</b>	600 feet
<b>Maximum Residential Building Height</b>	3 stories
<b>Maximum Agricultural Building Height</b>	100 feet

**GENERAL AGRICULTURAL (A-2)**

This category provides for, maintains, preserves, and enhances agricultural lands historically utilized for crop production but which are not included within the A-1 Agricultural Preservation category and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity. The overall intent of this category is to retain the countryside and rural/natural character of areas of the Village in which this land use category is used. The Village's A-2 Zoning District is generally the most appropriate zoning option for areas classified as General Agricultural.

Figures 6.2 through 6.5 indicate the use of the A-2 General Agricultural category in those areas of the Village of Bristol planned to remain rural/natural during the planning period.



**Table 6.25 – Development Guidelines for the A-2 Category**

<b>Minimum Landscape Surface Ratio (LSR)</b>	None
<b>Net Floor Area Ratio (NFAR)</b>	0.10
<b>Minimum Lot Size</b>	10 acres
<b>Minimum Lot Width</b>	300 feet
<b>Maximum Residential Building Height</b>	3 stories
<b>Maximum Agricultural Building Height</b>	100 feet

**SPECIAL CATEGORIES**

Special categories are used to accommodate unique land use needs and considerations which may emerge in the Village of Bristol.

**PLANNED UNIT DEVELOPMENT (PUD) OVERLAY**

This category permits developments that will, over a period of time, derive maximum benefit from coordinated area site planning, diversified location of structures, and mixed compatible uses. This category provides for a safe and efficient system for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design, location of public and private utilities, and community facilities. It ensures adequate standards of construction and planning. The unified and planned development of a site, in single or corporate ownership or control at the time of application, may be permitted in a PUD with one or more principal uses or structures and related accessory uses and structures. The regulations within a PUD need not be uniform throughout the entire PUD land use category except for those types of intensity standards set forth in the individual underlying planned land use category.

All PUDs shall specify land use maximum or minimum intensity standards including, where applicable: maximum gross residential density, maximum net residential density, maximum floor area ratio (FAR), minimum landscape surface ratio (LSR), and maximum building height. These shall be established on an individual PUD basis to ensure the appropriate intensity of development on the site. PUDs may be permitted by the Village if the owner or his agent can prove to the Village that the resulting PUD will achieve a better design and identical or lesser intensity



**Table 6.26 – Minimum Area for any PUD**

<b>Residential PUD</b>	10 contiguous acres*
<b>Commercial PUD</b>	10 contiguous acres*
<b>Industrial PUD</b>	40 contiguous acres*

▲ \*Or lesser area approved by Plan Commission

land uses (in terms of dwelling units, land use type, additional LSR than the minimum required under the underlying planned land use category, or decreased NFAR) than those which are indicated in the amended Village Land Use Plan.

## **HISTORICAL OVERLAY (HO)**

This category provides for the protection and preservation of those structures and/or areas whose historic or architectural interest are valuable contributions to the character and charm of the Village or specific areas of the Village. Such structures and areas are hereby deemed to represent a community asset justifying the public regulation of such structures and/or areas to ensure their preservation. It is further intended that the HO category be used to protect the historic character of such structures and/or areas. This land use category has not been designated on any figures in the Plan. However, should the need for the use of such a category develop over the planning period, the HO category is available to the Plan Commission through its description herein.



## **ALTERNATIVE APPROACHES FOR NONRESIDENTIAL DEVELOPMENT**

From a design standpoint, the IH-94 and STH 50 corridors, as well as other major arterial streets and highways in the Village form major transportation axes with various connecting points along their length. These connecting points are, typically, the intersecting roads and highways. As can be noted from a visual examination of the IH-94 corridor, for instance, any land uses adjacent to it draws much of its design form from the linear nature of the freeway. Due to the absence of sound land use planning, the axial character of the freeway has a tendency to dictate the development of a symmetrical "strip" land use arrangement on both sides of IH-94 as well as auto-urban land uses along the various frontage roads and the freeway interchanges. This has been further aggravated by the "strip zoning" which has occurred in some areas of this corridor.

In general terms, nonresidential development along these various arterial streets and highways can take a number of different forms including:

1. The unplanned "strip" where development can take place anywhere along the length of the corridor with the location of such development not properly planned;
2. A "nucleated," or "nodal," form based upon locating significant nonresidential land uses at key intersections along the corridor; and
3. A "planned area" form where development is planned to occur at predetermined specific locations along the corridor.

Each of these approaches was examined for its applicability in preparing this Plan (see Figures 6.2 through 6.5).

### **UNPLANNED "STRIP" APPROACH**

This approach has significant pitfalls. Under this approach, portions of the existing intersections and freeway interchanges, as well as other areas, may be exploited for their high visual exposure, high traffic volumes, and ready, or not-so-ready, vehicular access characteristics. Typically, this approach adversely impacts the surrounding landscape and the traffic flow characteristics and safety of the supporting arterial street and highway network. In addition, it is usually very costly to provide urban services to such scattered development. The unplanned "strip" approach is the anti-planning approach. It is not recommended and was not used for proposed areas of new development in this Plan.

### **NUCLEATED DEVELOPMENT APPROACH**

The "nucleated" development approach is characterized by high intensity auto-urban land uses planned to occur at the interchanges of the freeway or at other interchanges of intersecting arterial streets and highways. From a design standpoint, this approach exploits the freeway interchange and other intersections for their high visual exposure, high traffic volumes, and ready vehicular access characteristics. If properly implemented, this approach can lend itself to the most controlled type of development with a minimal impact upon the surrounding landscape.

The preferred locations for many businesses has long been the intersection of two important roads. From the standpoint of the commercial developer, the more important

and busy the intersecting arterial streets and highways, the better the site is for his business. Such locations offer businesses a high degree of visual exposure and a prominent location which is well-known by the motoring public. Such sites form a focal point, or activity node, for development along freeway and highway corridors such as IH-94.

### **PLANNED AREA APPROACH**

The "planned area" approach is characterized by development occurring at various planned locations along the freeway. These planned locations, unlike the pure "nucleated" approach, are not necessarily, or exclusively, at freeway interchange or arterial street and highway intersection locations. In this approach, portions of interchanges or intersections may be exploited, from a design standpoint, for their high visual exposure, high traffic volumes, and ready vehicular access characteristics. However, unlike the pure "nucleated" approach, this approach also allows for the planned location of auto-urban uses along existing service roads or other intersecting arterial streets and highways. These "planned areas" would occur in limited concentrations so as to not adversely impact either the surrounding landscape or the traffic flow characteristics or safety of the supporting road network.

Under this approach, land uses are grouped, or "clustered," together at planned locations based upon similar land use types and characteristics. For instance, those land uses which generate a high amount of vehicular trips (such as retail sales and services) may be clustered together and those which do not (such as offices and light industry) may form another type of land use group or cluster.

This approach most closely represents the reality of planned growth which can occur in a properly planned fashion along major freeway and highway corridors. This is the approach which was used in the preparation of this Plan, since it combines the positive aspects of the pure "nucleated" approach within the framework of the realities of the development which already exists, particularly within the IH-94 area.

## 2050 PLANNED LAND USE SUMMARY

The objectives, principles, and standards set forth in Chapter 5 express the physical development goals of the Village, the supporting rationale behind each goal, and the development standards. These are used as a basis for the creation and evaluation of plans and development proposals. The standards perform a particularly important function in the planning process, since they are used to identify future land use and facility needs and requirements for the Village. As part of the Land Use Plan preparation process, the data in Table 6.27 show the existing and planned land uses, acres, and percentages for 2050. The Village of Bristol will maintain its mostly rural/natural land uses while also increasing the amount of developed land. The slight increase in developed land is mainly due to slight increases in industrial and residential uses.

Table 6.27 – Existing and Planned Land Use (Acres) in the Village of Bristol 2010 and 2050	2010			2050		
	Existing Acres	Percent of Subtotal	Percent of Village	Planned Acres	Percent of Subtotal	Percent of Village
<b>Developed Land</b>						
Residential	1,675	47.8%	7.8%	2,094	44.5%	10.1%
Commercial	111	3.2%	0.5%	501	10.7%	2.4%
Industrial	301	8.6%	1.4%	615	13.1%	3.0%
Transportation, Communication, and utilities	979	27.9%	4.6%	1,083	23.0%	5.2%
Governmental and Institutional	100	2.9%	0.5%	109	2.3%	0.5%
Recreational	245	7.0%	1.1%	261	5.6%	1.3%
Unused Urban	94	2.7%	0.4%	40	0.9%	0.2%
<b>Developed Land Subtotal</b>	<b>3,505</b>	<b>100.0%</b>	<b>16.4%</b>	<b>4,703</b>	<b>100.0%</b>	<b>22.8%</b>
<b>Undeveloped Land</b>						
Agricultural	12,517	69.8%	58.4%	10,867	68.1%	52.6%
<b>Natural Resource Areas</b>						
Wetlands	2,768	15.4%	12.9%	2,741	17.2%	13.3%
Woodlands	1,496	8.3%	7.0%	1,459	9.1%	7.1%
Surface Water	391	2.2%	1.8%	386	2.4%	1.9%
<b>Natural Resource Areas Subtotal</b>	<b>4,655</b>	<b>26.0%</b>	<b>21.7%</b>	<b>4,586</b>	<b>28.7%</b>	<b>22.2%</b>
Unused and Other Open Lands	753	4.2%	3.5%	503	3.2%	2.4%
<b>Undeveloped Land Subtotal</b>	<b>17,925</b>	<b>100.0%</b>	<b>83.6%</b>	<b>15,956</b>	<b>100.0%</b>	<b>77.2%</b>
<b>Total</b>	<b>21,430</b>	<b>100.0%</b>	<b>100.0%</b>	<b>20,659</b>	<b>100.0%</b>	<b>100.0%</b>

▲ Note: Off-street parking area is included with the associated use.

▲ Planned 2050 land use excludes the northeastern portion of the Village of Bristol within the City of Kenosha Growth Area.

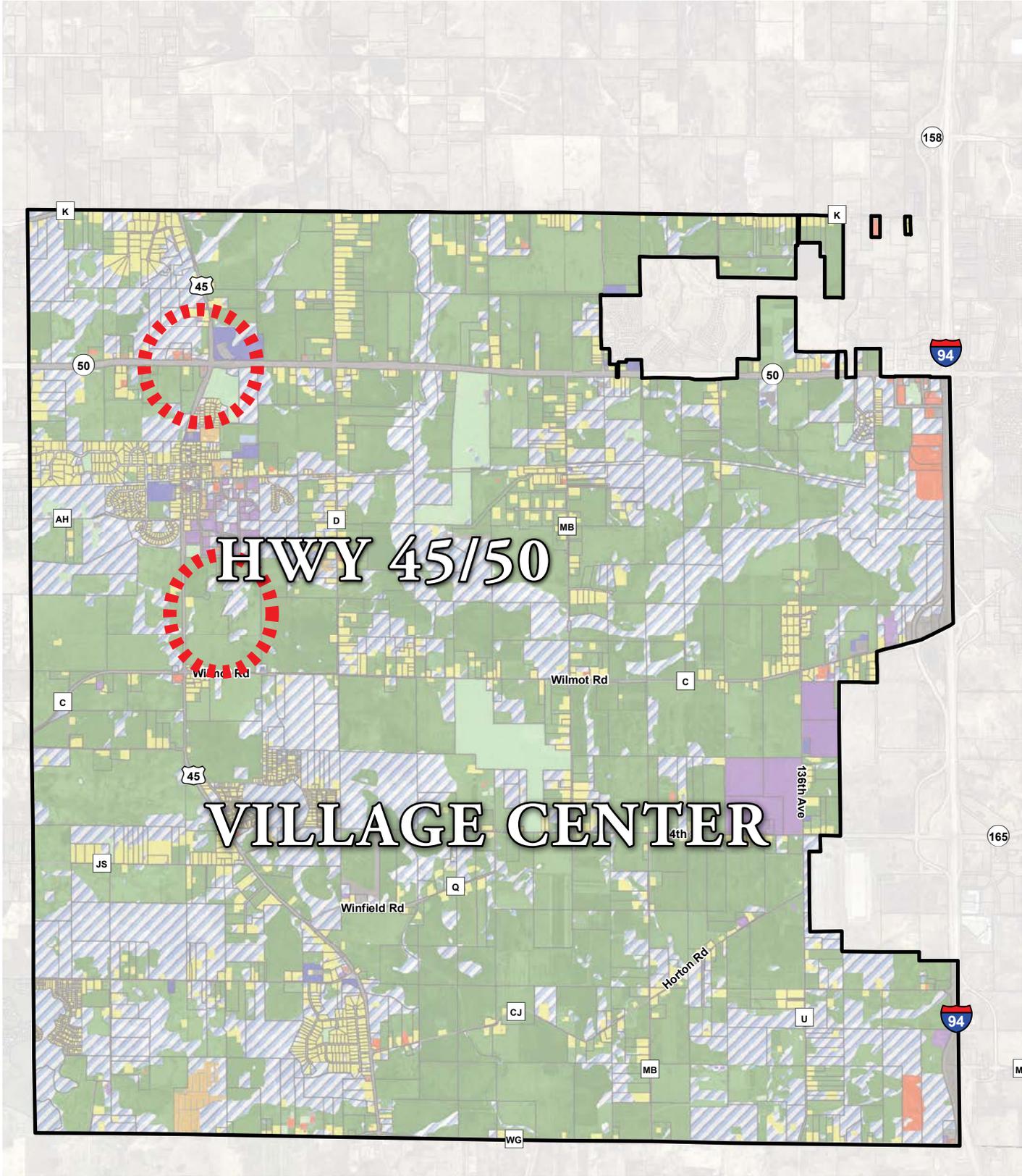
▲ Source: SEWRPC + GRAEF

# OPPORTUNITY AREAS

The 2021 Land Use planning process resulted in the identification of different opportunity areas within Bristol. These areas are either undeveloped or in high-visibility areas where redevelopment would add value and can be seen in Figure 6.8. The Future Land Use Overview (Figure 6.6) shows that overall, development will be concentrated to maintain the Village's rural/natural form. These opportunity areas hold the potential to increase the value - environmental, social, and economic - of the land and surrounding properties.

Community buy-in, dedication, innovative strategies, partnerships, and funding will see these opportunity areas to implementation. As part of this Plan, possible design concepts have been developed for different opportunity areas. As the availability of these sites for reinvestment and re/development present themselves, these concepts will assist the community in formulating discussion and a plan regarding future uses. While the concept drawings have a very clear illustration of a desired outcome, the Village must also allow changes to accommodate the desires of specific developers, land owners, and investors.

Figure 6.8: Opportunity Areas



## VILLAGE CENTER MASTER PLAN

In 2018, the Village completed a site master plan for the 68-acre tract of land along USH 45 just south of the existing Hansen Park. The master plan includes the desired vision of the area and includes a combination of uses such as active/passive recreation, commercial, institutional, residential, and a business park. The 2050 Planned Land Use Map identifies this land area as either “Village Center” or “Business Park” for future uses.

Figure 6.9: Village Center Conceptual Uses

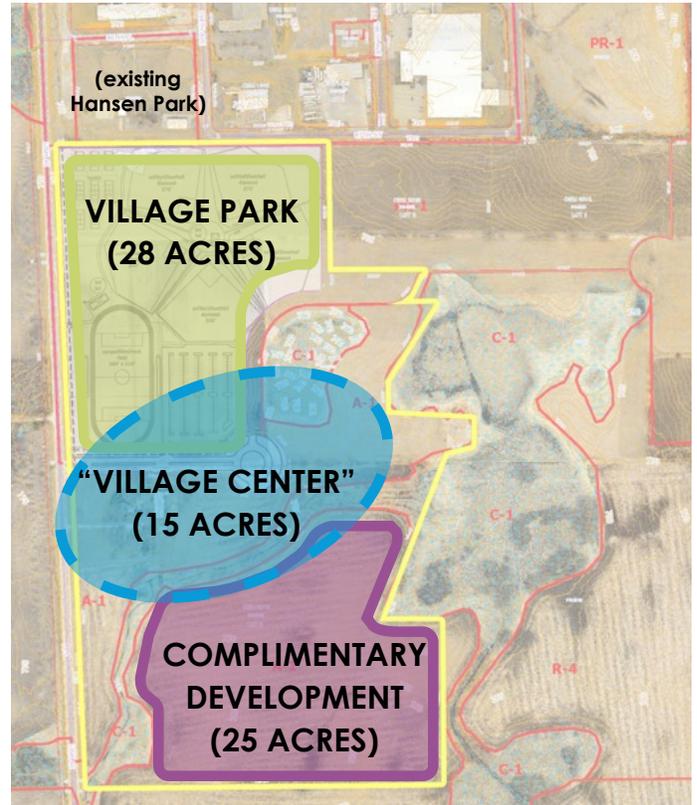


Figure 6.10: Concept Rendering looking NE towards Hansen Park



Figure 6.11: Concept Site Master Plan



**BRISTOL VILLAGE CENTER**  
SITE MASTER PLAN

0 100 200 400 feet  
FEBRUARY 2019  
GRÄEF

# SITE MASTER PLAN

COMPLIMENTARY DEVELOPMENT  
BUSINESS PARK= 25 ACRES



## BUSINESS PARK AMENITIES



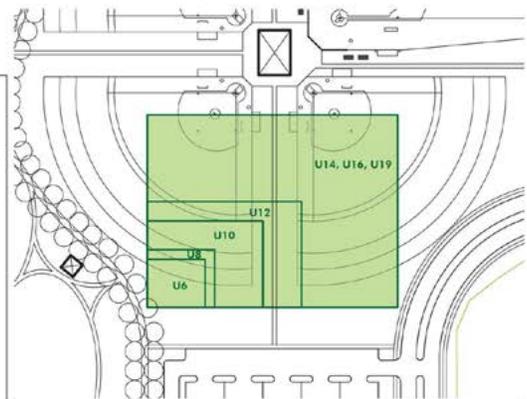
# SITE MASTER PLAN

VILLAGE PARK = 28 ACRES



## ATHLETIC FIELD SIZES

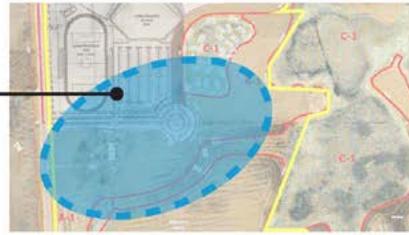
<b>Baseball</b>					
League	Base Distance	Pitching Dist.	Infield Arc	Left/Right Outfield	Center
Little League T-Ball 5-6 yrs.	60'	46'	50' radius	200' min.	200' min.
Minor 7-12 yrs.	60'	46'	50' radius	200' min.	200' min.
Majors 9-12 yrs.	60'	46'	50' radius	200' min.	200' min.
Junior 13-14 yrs.	90'	60'-6"	95' radius	300' min.	350' min.
League	Base Distance	Pitching Dist.	Infield Arc	Left/Right Outfield	Center
Senior 14-16 yrs.	90'	60'-6"	95' radius	320' min.	400' min.
Babe Ruth 17-18 yrs.	90'	60'-6"	95' radius	320' min.	400' min.
High School NFHS 14-19 yrs.	90'	60'-6"	95' radius	300' min.	350' min.
<b>ASA Slow Pitch Softball Male/Female</b>					
League	Base Distance	Pitching Dist.	Infield Arc	Left/Right Outfield	Center
ASA Adult	70'	50'	70' radius	300' min.	300' min.
<b>NFHS / High School &amp; College Female Fast Pitch Softball</b>					
League	Base Distance	Pitching Dist.	Infield Arc	Left/Right Outfield	Center
HS FP Softball	60'	43'	60' radius	225' min.	225' min.
NCAA	60'	43'	60' radius	200' min.	200' min.



<b>Youth Soccer</b>			
<b>RECOMMENDED GOAL/FIELD/BALL SIZES</b>			
AGE GROUP	GOAL SIZE [in feet]	FIELD WIDTH Min.   Max. [in yards]	FIELD LENGTH Min.   Max. [in yards]
U6	6' x 18' (or smaller)	15   25	20   30
U8	6' x 18' (or smaller)	20   30	25   35
U10	6' x 18'	35   45	45   60
U12	6' x 18'	45   55	70   80
U14	8' x 24'	50   100	100   130
U16	8' x 24'	50   100	100   130
U19	8' x 24'	50   100	100   130

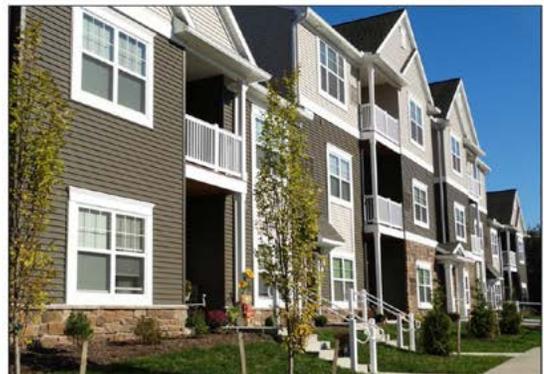
# SITE MASTER PLAN

"VILLAGE CENTER" = 15 ACRES



## VILLAGE CENTER MIXED-USES

RETAIL - HOUSING - VILLAGE HALL - COMMUNITY CENTER - LIBRARY

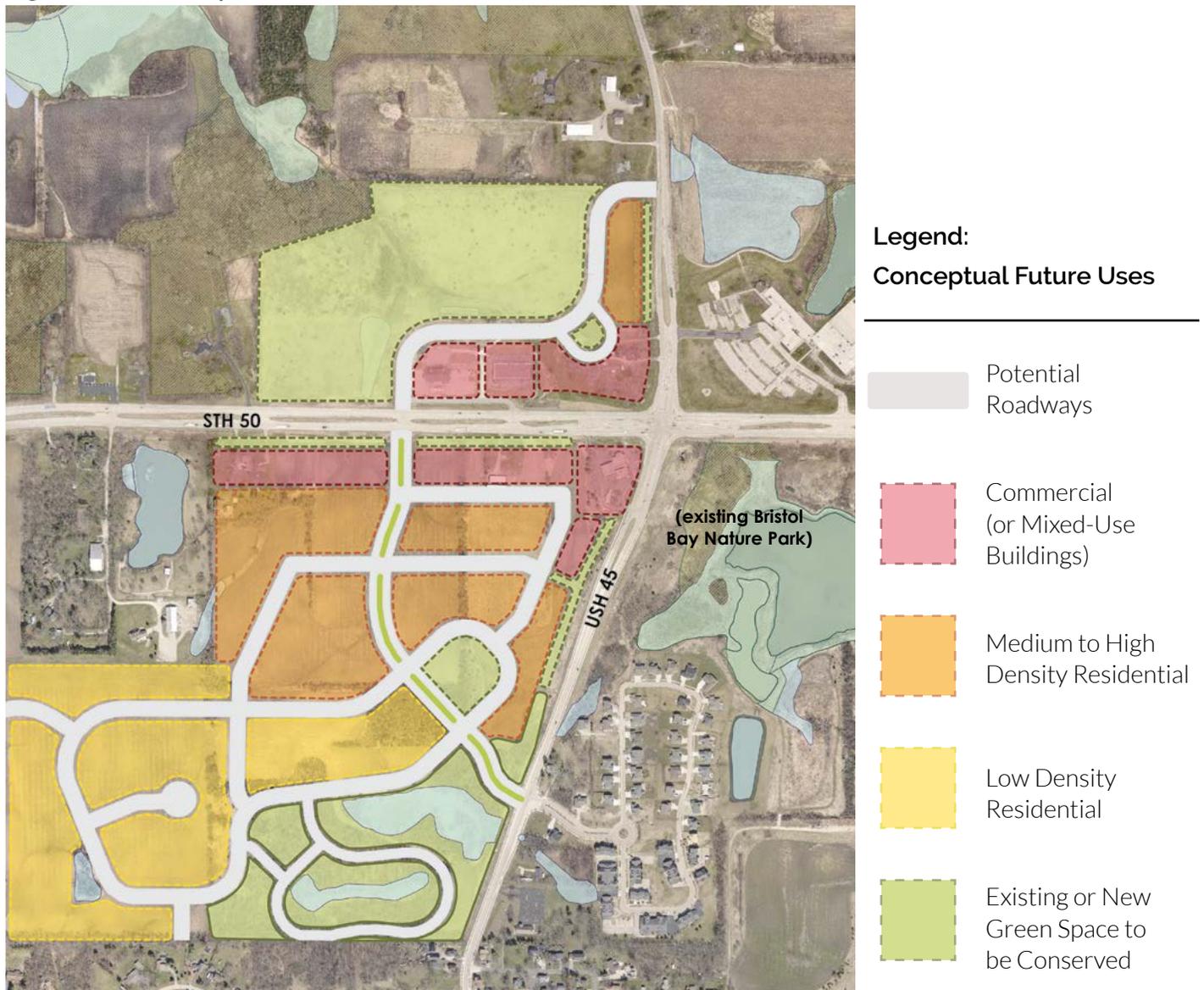


## HIGHWAY 45/50 DEVELOPMENT POTENTIAL

The land west of Highway 45 (200th Avenue) represents a largely undeveloped land area at one of the highest visible intersections within the Village. This land is identified in the 2050 Planned Land Use Map as “Village Center”. The Village desires future uses that embrace the natural environment of Bristol. Greenways, trails, parks, “green” building design, and similar nature-focused design approaches are desired for this area. “Barracks-style” groupings of residential

buildings are prohibited as they add little value to the pedestrian-friendly design approach envisioned for a “village center”. Pedestrian connectivity within this area as well as connections to the newly created Bristol Bay Nature Park on the east side of Highway 45 are envisioned.

Figure 6.12: Concept Site Master Plan







# CHAPTER 7 IMPLEMENTATION

# INTRODUCTION

This Plan presents the Village of Bristol's vision for its future. It represents the Village's statement of the overall objectives, policies, and goals to guide future development. It should be used as a guide for making decisions concerning all land development in the Village. This Plan cannot be totally realized, however, until the steps necessary to implement it have been specified and acted upon. After adoption, Plan realization will require faithful, long-term dedication to its underlying objectives by Village officials. Thus, the adoption of this Plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this document.

The Village's Plan Commission and the Village Board should reevaluate this Plan, or portions of this Plan, on an annual basis, or as becomes necessary due to changing conditions, property owner requests for plan amendment, and property owner requests for rezoning. At a minimum, this Plan should be formally reviewed and considered for update by the Village Plan Commission with recommendation to the Village Board at least once every five years (i.e., 2025, 2030, 2035, etc.). Section 66.100(2)(i) of the Wisconsin Statutes requires that plans be updated no less than once every ten years.

As in the case of the Town of Bristol Land Use Plan adopted in 1992, this Plan reiterates the goals and objectives of avoiding the following:

- 1. Urban and suburban development that would convert the best remaining agricultural lands to such uses or would encroach into primary or secondary environmental corridors or other environmentally significant lands.**
- 2. The draining and filling of wetlands.**
- 3. The grading of steep slope areas.**
- 4. The destruction of woodlands.**
- 5. Adverse impacts to the overall natural character of the Village of Bristol.**

These policies are central for a strategy of sound development, environmental preservation, and rural preservation. In fact, the effectiveness of many specific recommendations of this Plan will be lost if these policies are ignored or greatly compromised. Development policies and practices that consider the limitations of the natural environment will not only preserve the overall quality and character of the Village (Chapters 3 and 4) but will also avoid the creation of serious and costly environmental and developmental problems. This will avoid the need to provide costly urban and suburban facilities and services over an ever-widening area. Thus, it is important to limit such urban and suburban development to those areas delineated on Figure 6.6.

The attainment of this Plan will require some changes in the past development-related policies of the Village, introduction of some new Plan implementation instruments, and modification of some existing Plan implementation tools. Certain amendments to the Village Zoning Ordinance, Land Division Ordinance, and the Village's Municipal Code will be needed. All rezoning applications should be carefully reviewed by the Village of Bristol as to their relationship to this Plan. All sanitary sewer extensions should be carefully reviewed for impact on Plan implementation in Village sanitary sewer service areas.

This chapter includes various implementation tools as well as the process and circumstances by which this Plan may be amended.

## **PLAN ADOPTION**

It is good planning practice to have active citizen participation. Public hearings and related public informational meetings are desirable to acquaint residents and landowners with the details of a plan and to solicit public reaction to plan proposals. Several public informational meetings and public hearings were held during the preparation this Plan.

## **ZONING FOR VILLAGE LAND USE PLAN IMPLEMENTATION**

For background purposes, a zoning ordinance is a legal means for controlling development within the Village limits, so that an orderly and desirable pattern of land use can be achieved which conforms to the Plan. It contains provisions for regulating the use of property, the size of lots, the intensity of development, the provision of open space, and the protection of natural resources.

As stated in Chapter 6, the planned land use categories are not zoning districts, rather they are land use categories. The planned land use categories form the basis, however, upon which the necessary Plan implementing zoning districts can be based. The similarities between the planned land use categories and the Plan implementing zoning districts are intended to assure consistency between the Plan and its implementing zoning regulations. Without a significant level of consistency between the Village's Land Use Plan land use categories and the Village of Bristol zoning districts, it will be very difficult for the Village to adequately use the Land Use Plan to its full power.

Table 7.1 lists each of the planned land use categories and their corresponding zoning districts.

**Table 7.1 – Existing Land Use Categories**

2050 Planned Land Use Categories (Village of Bristol)		Existing Zoning Districts (Village of Bristol)	
<b>RC</b>	Rural Cluster Development Single-Family Residential	<b>RC</b>	Rural Cluster Development Single-Family Residential District
<b>R-1</b>	Countryside Single-Family Residential	<b>R-1</b>	Rural Residential District
<b>R-2</b>	Estate Single-Family Residential	<b>R-2</b>	Suburban Single-Family District
<b>R-3</b>	Suburban / Estate Single-Family Residential	<b>R-3</b>	Urban Single-Family District
<b>R-4</b>	Suburban Single-Family Residential	<b>R-4</b>	Urban Single-Family District
<b>R-5</b>	Urban Single-Family Residential	<b>R-5</b>	Urban Single-Family District
<b>R-6</b>	Village, Hamlet, and Lakefront Residential Neighborhood Conservation	<b>R-6</b>	Urban Single-Family District
<b>R-8</b>	Medium Density Urban Residential	<b>R-8</b>	Urban Two-Family District
<b>R-9</b>	High Density Urban Residential	<b>R-9, 10, 11, R-12</b>	Multi-Family Districts Mobile Home Park / Subdivision Residential Districts
<b>NB</b>	Neighborhood Business	<b>B-1</b>	Neighborhood Business District
<b>CB</b>	Community Business	<b>B-2</b>	Community Business District
<b>HC</b>	Highway Corridor Business	<b>B-3, B-4, B-5</b>	Highway Business District (as applicable) Planned Business District (as applicable) Wholesale Trade and Warehousing District (as applicable)
<b>PO</b>	Professional Office	<b>B-1, B-6</b>	Neighborhood Business District Business and Professional Office Park District
<b>VC</b>	Village Center	PUD or New Zoning District Creation	
<b>VHB</b>	Village / Hamlet Business	<b>B-1</b>	Neighborhood Business District
<b>M-1</b>	Limited Industrial	<b>M-1</b>	Limited Industrial District
<b>M-2</b>	General Industrial	<b>M-2</b>	Heavy Manufacturing District (formerly known as General Industrial District)
<b>BP</b>	Business Park	<b>BP</b>	Business Park District
<b>A-3</b>	Agricultural-Related Manufacturing, Warehousing, and Marketing	<b>A-3</b>	Agricultural-Related Manufacturing, Warehousing, and Marketing District
<b>I-1</b>	Institutional	<b>I-1</b>	Institutional District
<b>PR-1</b>	Park and Recreational	<b>PR-1</b>	Park and Recreational District
<b>A-1</b>	Agricultural Preservation	<b>A-1</b>	Agricultural Preservation District
<b>A-2</b>	General Agricultural	<b>A-2</b>	General Agricultural District

- ▲ NOTE: The use of the zoning overlay districts including Planned Unit Development Overlay (PUD), Agricultural Land Holding Overlay, and Historic Overlay districts are not exclusive to one 2050 Planned Land Use Category and thus are not listed in the above table. Application of any zoning overlay shall follow Village zoning amendment procedures and reference the guidelines set forth in this Plan.
- ▲ The R-12 Mobile Home Park/Subdivision Residential Zoning District is to be used for existing mobile home parks and mobile home subdivisions only.
- ▲ Source: Village of Bristol

## **ZONING CODE AMENDMENTS**

Zoning text amendments shall be reviewed on an annual basis to confirm that ordinances properly reflect the vision of this 2050 Land Use Plan. Possible amendments that could be explored include the following:

- Initiate zoning code amendments that reflect planning/zoning best practices, recent case laws, and State Statutes.
- Digitize zoning code and other Village Ordinances for ease of use and updates.
- Examine and possibly update individual zoning district use listings (permitted, conditional, prohibited) and regulations

## **SUBDIVISION PLAT, CERTIFIED SURVEY MAP, AND CONDOMINIUM PLAT REVIEW AND REGULATION**

This Plan should serve as the basis for the review of proposed subdivisions, certified survey maps, and condominium plats in the Village area. Any proposed departures from this Plan should be carefully reviewed by the Village Plan Commission and Village Board and should be made by the Village Board only when it finds that such departures are in the public interest and do not conflict with this Plan. The Village of Bristol Land Division Ordinance was adopted by the Town in 2004 prior to the preparation of this Plan and embraces various aspects of the earlier adopted Town Land Use Plan prepared in 1992, including natural resource protection standards and the introduction of the provision of privately-owned mini-parks in new developments. The Land Division Ordinance will assist in the sound implementation of this Plan with few changes, if any.

## **RESIDENTIAL AND NONRESIDENTIAL DESIGN GUIDELINES**

The long-term effects of development upon a community such as the Village of Bristol can diminish the quality of life if not carefully planned, controlled, and guided. The development of special design guidelines, which effectively set forth the rules for the detailed planning and design of residential and nonresidential development is extremely important. In the case of the significant amount of commercial development taking place in the Village in the I-94 area, the refinement and use of design guidelines in the review and approval process of commercial development is crucial. In order to protect the rural/natural character of less dense residential areas of the Village, the development and use of design guidelines in the development review and approval process is also crucial.

Residential design guidelines should address the quality of development; site landscaping including landscape bufferyards; setbacks; open space; exterior lighting standards; building bulk and height; residential building design requirements including types of materials used; and similar design-related issues.

## **REFINEMENTS TO THE SANITARY SEWER SERVICE AREA BOUNDARY**

The sanitary sewer service areas for the Village need to be periodically reviewed and updated if necessary. The delineation of these sanitary sewer services areas is shown on Figure 6.1. The process for updating would be similar to that used for adopting the initial sanitary sewer service areas.

## **NATURAL RESOURCE FEATURES PROTECTION**

Natural resource features protection in the Village of Bristol is accomplished in part by Title 13, Chapter 2 of the Village Ordinances: Floodplain Zoning. These ordinances regulate shore buffers, floodplains and floodlands, wetlands and shoreland wetlands, and upland resources such woodlands. Illegal infringements into these areas, or their illegal destruction, result in violations of these Village Ordinances.

Natural resource features protection is also accomplished through the Village of Bristol Land Division Ordinance, which specifically regulates in new Certified Survey maps, subdivision plats, and condominium plats the protection of steep slopes which are over 10 percent, woodlands and forests, lakes and ponds, streams, shore buffers, floodplains and floodlands, and wetlands and shoreland wetlands. These regulations are initially enforced by the Village of Bristol during the platting process and, once the land is platted and/or developed, the regulations are enforced by the property owners and homeowners' associations through the deed restrictions and protective covenants associated with each Certified Survey Map, subdivision plat, or condominium plat which has natural resource features requiring protection.

There are also several other preservation mechanisms that can be used in addition to the zoning and subdivision ordinances for the protection of the Village's natural resource base features. These include land acquisition, conservation easements, and mitigation.

## **LAND ACQUISITION**

Acquisition is one of the oldest methods of protecting a community's resources. Government has the right to acquire land either through purchase or the exercise of eminent domain. Acquisition methods available to government include for example the purchase of fee simple interest, purchase and resale upon condition, acquisition subject to life estate, and acquisition of tax delinquent land.

## **CONSERVATION EASEMENTS**

Conservation easements are useful, however, where giving of the easements (or some portion of the easements) would result in a large tax reduction to the landowner. One advantage of this system is that it permits the conservation easement to be tailored to the individual property. A site plan can be worked out that provides maximum protection while siting a more limited amount of development to provide maximum value for each unit. It would be possible for the Village to work with a developer to design a property to protect visual, natural, and historic resources. A plan could be worked out to give the landowner the maximum development value consistent with the preservation of the resources.

## **MITIGATION**

Mitigation has already been addressed, to some degree, in Chapter 3. Mitigation permits development to occur if the degraded natural resource is improved or replaced. This concept has the greatest application to natural resources and some visual resources. In many cases, requiring development to improve degraded resources is sound strategy. Performance standards or negotiated standards can be developed that will mitigate problems created by development in sensitive areas.

The economic resources needed to correct an environmental problem are provided at the time of development rather than leaving open the possibility that the problem might never be corrected.

The objective is to improve the overall quality of the land as a habitat for both wildlife and people. For example, throughout the country most of the original climax forests and many of the streams and drainageways have already been modified. However, artificial stream channels can be restored to near natural conditions to improve water quality. Where a channelized stream crosses a property to be developed, the artificial channel can be regraded to provide for natural meanders, more flood storage capacity, and less velocity. The channel can be revegetated with materials that trap nutrients and pollutants. Also, road edges can be revegetated with plantings of grasses and wildflowers. Understory trees, shrubs, and canopy trees may also be included as part of a development to filter out pollutants from the development that otherwise would reach the watercourse. Removal of junk and debris from roadsides can also be a condition for development.

Mitigation also has the potential for use in existing and planned commercial areas of the Village where there is too little land to impose the desired performance types of controls or where the use permitted on the land would otherwise require the destruction of the resource or sharply devalue the property.

## **VILLAGE LAND USE PLAN AMENDMENT AND UPDATE**

Changes in long-range planning documents, such as this Plan or component(s) thereof,

are inevitable. This Plan is based on various types of data and projections which, if faulty or outdated, could cause the need for reassessment of Plan goals, objectives, and/or policies. Thus, this Plan needs a certain amount of flexibility to deal with unforeseen situations without requiring a Plan amendment.

There are various strategies the Village can adopt as an integral part of this Plan to minimize the number of amendments needed.

This Plan was developed to provide a reasonable amount of flexibility to accommodate changing conditions in the Village without a change in the Plan itself. For instance, this Plan has three-phases-- Phase 1 to meet years 2020 to 2030 land use needs; Phase 2 to meet the years 2030 to 2040 needs; and Phase 3 to meet the years 2040 to 2050 needs (see Chapter 6). This approach is a very cautious and a prudent one to follow. However, growth will have to be carefully monitored by the Village Plan Commission and Village officials to avert “leapfrog” development in the delineated Phases 2 and 3 areas when adequate land is available in the Phase 1 area to accommodate market needs. Such “leapfrog” development has occurred in many suburban Milwaukee and Waukesha municipalities as well as nearby suburban Lake County, Illinois. Making sure that development is properly synchronized with the three Plan phases will assure that both infrastructure and associated maintenance costs are minimized.

This Plan avoids making detailed projections or forecasts for factors that have high projection or forecast error rates. The forecasts of population (see Chapter 2) and

land needs (see Chapter 6) used several projection techniques and forecast sources for data. Nevertheless, any plan that uses projections, forecasts, and assumptions should have provisions for amendment.

This chapter sets forth the standards for updating this Plan and its various elements.

### **TYPES OF PLAN CHANGES**

Basically, there are two types of plan changes: the periodic update and the correction. The periodic update is like “fine-tuning” a plan; that is, it adjusts the course of the plan according to changing conditions or new information. The correction is to remove errors or mistakes. If a plan is based on faulty data, a correction may need to be made in goals, objectives, principles, standards, policies, and plan text or map that were based on the faulty data. All changes to this Plan or its component parts should be accomplished by the use of legal tools necessary for proper Plan amendment adoption as set forth in the Wisconsin Statutes.

### **RATIONALE AND JUSTIFICATION FOR PLAN AMENDMENT**

Adjustments to this Plan should be made as required by changing conditions. Consequently, one of the important tasks of Plan implementation is a periodic reevaluation of this Plan to ensure that it continues to properly reflect current conditions. It is recommended that the Village Plan Commission and the Village Board reevaluate this Plan, or portions of this Plan, on an annual basis, or as becomes necessary due to changing conditions, property owner requests for plan amendment, and property owner requests for rezoning. At a minimum, this Plan should

be formally reviewed and considered for update by the Village Plan Commission with recommendation to the Village Board at least once every five years (i.e. 2025, 2030, 2035, etc.). Since communities are dynamic rather than static places of human habitat, they continue to evolve and change as long as they exist. This phenomenon is quite recognizable in the development transition which the I-94 corridor has gone through over the last decade. Thus, periodic monitoring and updating is an integral part of this Plan. It is recommended that this review utilize, to the extent practicable, an up-to-date data base. Each update should also include an extension of this Plan for an additional five years to continually accommodate a minimum of 20 years of future growth.

Factors contributing to the possible need to amend this Plan are due to the long-range nature of this type of document. These factors are laid-out in this chapter to provide the necessary guidance in conducting a Plan amendment. The important aspect of Plan amendment, however, is that it should not be taken lightly. A Plan amendment should be undertaken only after careful study, review, and consideration of the following six factors: 1) projections and forecasts, 2) assumptions, 3) data error, 4) new issues, 5) comprehensiveness, and 6) data updates and the emergence of new data.

**Projections and Forecasts:** Plans are based on projections or forecasts, because plans deal with future situations. If projections or forecasts are in error, or require modification due to the emergence of new data, then this Plan or its component elements may need to be adjusted. The Village should monitor this Plan and its various elements based on the preparation of new projections or forecasts.

Comparisons should then be made between what was projected or forecast and what is actually happening. If warranted and deemed necessary by the Village Board, following review and recommendation of the Village Plan Commission, this Plan should be amended to accommodate the new projections or forecasts.

**Assumptions:** A number of assumptions have been made upon which this Plan and its various elements are to be based. Assumptions may have to do with demographics, capital investment, or national policy. For example, during the late 1960s and early 1970s a dramatic shift in birth rates occurred. Any plans based on the assumption that the birth rate of the 1950s would continue were dramatically affected by the change in birth rates which actually occurred.

Likewise, the 1990s needed careful monitoring of demographic trends. The emergence of new roles for federal, state, and local government in the adequate funding of capital facilities requires extreme caution by the Village in committing to capital investments. Such changes require planning adjustments.

**Data Error:** An error in planning data differs from an assumption (described earlier) in that the faulty information is quantifiable. A sewer line may be under construction and designed to meet certain specifications. A construction error, new federal or State standards, or other factors may result in the line not functioning as planned. This, too, may require a plan reassessment and amendment.

**New Issues:** Issues may evolve that were not critical or foreseen when this Plan was initially developed. New issues may require modification of goals and objectives (or creation of new goals and objectives) to effectively deal with new issues as well as changes to the Plan text or map. New factors affecting current issues can also present situations where this Plan or its component elements may have to be amended.

**Comprehensiveness:** The various elements of this Plan are well addressed and flexible to guide future Village actions and specific growth decisions. This Plan recognizes, however, that some elements may benefit from more detailed study and analysis. For major issues that require greater analysis than offered by this Plan, a Plan amendment may be justified if additional analysis presented to the Village indicates such an amendment is needed. The amendment may be authorized by the Village Board at any time. The further detailed planning of specific areas of the Village, such as along the IH-94 corridor and the downtown Bristol area, would also fall into this type of Plan amendment.

**Data Updates and the Emergence of New Data:** The maps, tables, and statistics upon which this Plan is based are factual in nature and are constantly changing through time—particularly as future decennial U.S. Bureau of the Census data becomes available. The review of this Plan is necessary and, where deemed appropriate by the Village Plan Commission, amendments to this Plan should be made to keep this data current.

When Village Land Use Plan Amendments are considered by the Village Plan Commission and Village Board, the following questions and issues should be considered to assist the

Village Plan Commission and Village Board in making the decision as to whether the Plan should be amended or not:

1. Is the proposed Village Land Use Plan Amendment (when proposed to accommodate new urban or suburban types of development) contiguous, (next to) existing urban or suburban types of development? That is, will the proposed development create unplanned urban or suburban “sprawl” or foster a planned compact development pattern for the Village?
2. Is the proposed Village Land Use Plan Amendment (when proposed to accommodate new rural residential types of development) contiguous, (next to) an existing rural residential types of development? That is, will the proposed rural residential development create unplanned rural “sprawl” or foster a planned, more compact, rural residential development pattern for the Village? In rural situations, any proposed Village Land Use Plan Amendments from the A-1 Agricultural Preservation Land Use District into the A-2 General Agricultural Land Use District shall be contiguous to an existing A-2 General Agricultural Land Use District.
3. Will the resulting development from the Village Land Use Plan Amendment assist in preserving the rural character of the Village of Bristol?
4. Would the proposed Village Land Use Plan Amendment result in a substantial public benefit?
5. Is the proposed Village Land Use Plan Amendment, if granted, likely to contribute to land use balance in the Village?
6. Is the proposed Village Land Use Plan Amendment, if granted, likely to contribute to an improved quality of life in the Village?
7. Is there a strong market demand for the use requested by the Village Land Use Plan Amendment and has that demand been demonstrated with evidence provided by the applicant?
8. Are public services available (including roads and utilities), or planned to be available in the near future, to accommodate the area of the proposed Village Land Use Plan Amendment?
9. Is the area of the proposed Village Land Use Plan Amendment located within an existing sanitary sewer service area?
10. If public services are available (including roads and utilities), or planned to be available, is there adequate capacity to accommodate the area of the proposed Village Land Use Plan Amendment?
11. If public services are available (including roads and utilities), or planned to be available, is it a logical extension of those services to accommodate the area of the proposed Village Land Use Plan Amendment?
12. If public services (including roads and utilities) are to be extended to accommodate the area of the proposed Village Land Use Plan Amendment, is there a plan and funding available to extend those services?
13. Will the resulting development from the Village Land Use Plan Amendment create more taxable value than the services or facilities it will need? Has the applicant quantified this information and

submitted it to the Village for review and consideration?

**PLAN AMENDMENT PROCESS**

Whether during this Plan's period of review or at other times, guidelines as to whether or not this Plan or its component elements should be amended are critical to have and use. All projections, forecasts, and assumptions should be reviewed in detail at meetings where Village officials and citizens are provided information on the new factors which might affect this Plan. Officials and citizens are encouraged to submit any additional concerns of their own. This Plan should be revised in a manner similar to its original development, with substantial citizen participation, prior to any Plan change or rezoning recommendation.

In developing this Plan, special care has been taken to provide flexibility within land use classifications. Only a major change in land use, such as one involving significant changes in community or neighborhood character, intensity, or required services, would require a Plan amendment. This Plan also has built-in assumptions that provide a cushion to ensure that projections and forecasts are not so tightly drawn that this Plan would require frequent changes. For instance, Chapter 5 has a land use development standard which allows for the allocation of an additional 25 percent urban and suburban land uses over those required by a direct application of the land use standards; this allows for choice in the real estate marketplace. The land use needs set forth in Chapter 6 are directly responsive to this standard. Therefore, the need for changes on a yearly basis is unlikely unless one of the aforementioned six plan amendment criteria has been deemed to have been met by the Village Plan

Commission. An update/amendment to this Plan every five years, if deemed necessary by the Village Plan Commission, therefore, may be quite responsive to changing conditions or public attitudes.

This Plan is intended to serve the Village to the year 2050. Nevertheless, a vehicle for Plan amendment must be provided. All Village Land Use Plan Amendments initiated by landowners or their agents should be initiated by formal written application addressing the six criteria outlined earlier. All amendment requests will be considered and reviewed by the Plan Commission and the Plan Commission will forward its recommendation to the Village Board.

