

**NOTICE OF PUBLIC MEETING  
VILLAGE BOARD  
VILLAGE OF BRISTOL, WISCONSIN**

The Village Board of the Village of Bristol will hold its regular semi-monthly meeting of Utility Districts I, III, IV and Water District and General Village Business on June 10, 2024 at 7:00 p.m. in the meeting room of the Bristol Village Hall 19801 83rd Street, Bristol, Wisconsin.

**AGENDA**

1. Call to Order:
2. Pledge of Allegiance:
3. Approval of Agenda:
4. Approval of Minutes:
5. Approval of Treasurer's Report:
6. Approval of Bills:
7. Citizens' Comments: Three-minute limit.
8. President's Comments:
9. Trustee's Comments:
10. Administrator's Report:
11. Public Works:
12. Fire Department:
  - a. Discuss and consider for approval the request of Fire Chief John Niederer to hire Sara Mendez to serve on the fire department as Paid-On-Call and Paid-On- Premises Staff.
  - b. Monthly Report for April and May.
13. Planning Commission Recommendations:
  - a. Discuss and consider for approval the request of Matthew and Jill Gillmore (Applicants/Owners) 14700 104<sup>th</sup> Street, Kenosha, WI 53142 for a Conditional Use Permit for a secondary residence on Agricultural tax parcel # 37-4-121-233-0403, located in part of SW 1/4 SEC 23, Town 1, Range 21, Village of Bristol, Kenosha County and State of Wisconsin. For informational purposes, this property is located at 14700 104<sup>th</sup> Street (Hwy Q), between Hwy MB and 140<sup>th</sup> Avenue, in Bristol, WI.

A motion was made by Commissioner Leker and seconded by Commissioner Riegert

for **CONDITIONAL APPROVAL** of the request of Matthew and Jill Gillmore (Applicants/Owners) 14700 104<sup>th</sup> Street, Kenosha, WI 53142 for a Conditional Use Permit on tax parcel e on Agricultural tax parcel # 37-4-121-233-0403 based on the review of the submitted materials and the GRAEF Memo dated May 21, 2024 and subject to the following:

- 1) A Site Plan shall be submitted to and be approved by the Village;
- (2) Not more than one (1) dwelling for farm laborers or caretakers shall be permitted per farm;
- (3) The conditional use permit shall be permitted only so long as the occupants of said dwelling are primarily engaged in farm labor on the farm or management of the farm on which the dwelling is located;
- (4) Any and all technical deficiencies shall be corrected;
- (5) All applicable Village of Bristol application and review fees shall be paid by the applicant; and
- (6) The applicant shall address any other issues which are raised by any approving or Objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner.

The motion was carried unanimously.

b. Discuss and consider for approval the on the request of Brett Hickey, Kimley-Horn & Associates 111 W. Jackson Boulevard, Suite 1320, Chicago, IL 60604 (Applicant), Nutting Properties, LLC, 4606 200<sup>th</sup> Avenue, Bristol, WI 53104 (Jay Nutting, Current Owner), and The Overland Group, LLC 1598 Imperial Center, Suite 2001, West Plains, MI (Developer) for a Site Plan Review Application for the proposed 12,480 sq. ft. Dollar General Retail Store on Tax Parcel 37-4-121-054-0415 Part of the **E 1/2 SE 1/4 SEC 5 T 1 R 21**), Village of Bristol, Kenosha County, Wisconsin. For informational purposes, the property is located at 18514 75<sup>th</sup> Street which is on the Northwest corner of Hwy 50 (75<sup>th</sup> Street) and County Hwy D (184<sup>th</sup> Avenue).

A motion was made by Commissioner Leker and seconded by Commissioner Riegert the **CONDITIONAL APPROVAL** on the request of Brett Hickey, Kimley-Horn & Associates 111 W. Jackson Boulevard, Suite 1320, Chicago, IL 60604 (Applicant), Nutting Properties, LLC, 4606 200<sup>th</sup> Avenue, Bristol, WI 53104 (Jay Nutting, Current Owner), and The Overland Group, LLC 1598 Imperial Center, Suite 2001, West Plains, MI (Developer) for a Site Plan Review Application for the proposed 12,480 sq. ft. Dollar General Retail Store on Tax Parcel 37-4-121-054-0415 based the materials submitted, the notes from Strand Letter dated May 21, 2024 and the GRAEF Memo dated May 21, 2024 to include submitting the management plan, contingent on the County approving the access on Hwy D and subject to the following conditions:

- 1.) The Applicant shall revise the submitted architectural plans to meet the Façade Protrusions/Recesses Requirement on the eastern façade;
- 2.) The rear building setback shall be at least twenty-five (25) feet;
  - 3.) The Landscape Plan and Plant Schedule shall be revised to include the 4 required canopy trees in the parking lot;
  - 4.) The Applicant shall submit a management plan with additional data as part of the Project Summary demonstrating proper staffing, inventory storage space, and cash Security/elimination to deter violent crime and safety hazards on site. This plan should include a measurement of the anticipated deliveries to be received on a regular basis and how they will be stored properly outside of retail sales floor areas. It should also include the minimum number of staff which will be on site during business hours. It should also describe the security measures in place to reduce the presence of easily accessible cash on site – including the minimum frequency with which cash is transferred to a security safe;
  - 5.) The outdoor display or storage of merchandise for sale including vending machines, ice machines, or propane tanks or other flammable material shall not be allowed;
  - 6.) Any and all technical deficiencies shall be corrected;
  - 7.) All applicable Village of Bristol application and review fees shall be paid by the applicant; and
  - 8.) The Applicant shall address any other issues which are raised by an approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to address in the application materials, and which have been made, or may be made, By the Village Administrator, Village Attorney, Village Engineer, and Village Planner.

The Motion was carried on 5 Ayes and 2 Nays.

14. Unfinished Business:

a. Tabled from May 29, 2024:

Discuss and take possible action on the addition of a second polling place location in the Village.

A motion was made by Trustee McCabe and seconded by Trustee Atwood to table the approval of a seconding polling location pending the assessment. The motion was carried unanimously.

15. New Business:

a. Consider for approval the following Liquor License Applications:

**“CLASS B” INTOXICATING LIQUOR LICENSE & CLASS “B” FERMENTED MALT BEVERAGE LICENSE**

NAME	AGENT	“TRADE NAME”	ADDRESS	CITY	ZIP	EXPIRES	PERMIT NUMBER
America’s Action Territory	Christina Beltran	America’s Action Territory	12345 75 <sup>th</sup> Street	Kenosha	53142	6/30/2024	456-0000-507218-02
Bristol 45 Diner	Glen Nelson	Bristol 45 Diner	8321 200 <sup>th</sup> Avenue	Bristol	53104	6/30/2024	004-0003-369996-01
BOCCE, LLC	Giuseppe Cercjiara	Bristol Oaks Country Club	16801 75 <sup>th</sup> Street	Bristol	53104	6/30/2024	456-0000-830047-02
Renaissance Entertainment Productions	Linda McFeter	Bristol Renaissance Faire	12550 120 <sup>th</sup> Avenue	Kenosha	53142	6/30/2024	456-1025-462308-03
The Lodge on Lake George	Phillip Jahnke	Lake George Lodge	10433 196 <sup>th</sup> Avenue	Bristol	53104	6/30/2024	456-1029-270233-02
Bal Krishna LLC d/b/a SpringHill Suites	Ketan Patel	SpringHill Suites by Marriott	7653 125 <sup>th</sup> Avenue	Kenosha	53142	6/30/2024	456-1030-478908-04
Thirsty Horse Pub & Grill	Larry Holst	Thirsty Pub & Grill	12711 Bristol Road	Kenosha	53142	6/30/2024	546-1027-871693-02
NSCG Red School Café, LLC	Henry Helzer	Red School Cafe	12320 Bristol Road	Bristol	53104	6/30/2024	456-1031-047174-04
Tricoli’s Birchwood Grill LLC	Stephanie Walkanoff	Tricoli’s Birchwood Grill	7515 125 <sup>th</sup> Avenue	Kenosha	53142	6/30/204	456-0001-285476-02
RARE Hospitality International	Justin Johns	LongHorn Steakhouse	7527 122 <sup>nd</sup> Street	Kenosha	53142	6/30/2024	37-4-121-121-0111

**COMBINATION “CLASS A” MALT BEVERAGE AND LIQUOR LICENSE**

NAME	AGENT	“TRADE NAME”	ADDRESS	CITY	ZIP	EXPIRES	PERMIT #
Preet Petroleum	Satinder Kaur	Preet Petroleum	20000 75 <sup>th</sup> Street	Bristol	53104	6/30/2024	456-0000-514905-03
Golden Country LLC	Parveen Bhardwaj	Bristol BP	20015 93 <sup>rd</sup> Street	Bristol	53104	6/30/2024	456-1029-258724-02

**COMBINATION “CLASS A” MALT BEVERAGE LICENSE**

NAME	AGENT	“TRADE NAME”	ADDRESS	CITY	ZIP	EXPIRES	PERMIT #
Speedway LLC	Gurtruda Van Der Walt	Speedway #7465	12221 75 <sup>th</sup> Street	Kenosha	53104	6/30/2024	456-0000-48548-03

**CLASS “B” FERMENTED MALT BEVERAGE LICENSE**

NAME	AGENT	“TRADE NAME”	ADDRESS	CITY	ZIP	EXPIRES
Kenosha Bowmen	Tanya Ware	Kenosha Bowmen	15211 75 <sup>th</sup> Street	Bristol	53104	6/30//202
SML Farms LLC	Scott Thompson	Thompson Farm	76250144 <sup>th</sup> Avenue	Bristol	53104	6/30/2024

- b. Consider for approval **RESOLUTION NO. 24 –8: RESOLUTION CONFIRMING THE COMPLIANCE MAINTENCE REPORT FOR BRISTOL UTILITY DISTRICT for TID #1.**
- c. Consider for approval **RESOLUTION NO. 24 –9: RESOLUTION CONFIRMING THE COMPLIANCE MAINTENCE REPORT FOR BRISTOL UTILITY DISTRICT for TID #3.**
- d. Consider for approval **RESOLUTION NO. 24-10: RESOLUTION CONFIRMING THE COMPLIANCE MAINTENCE REPORT FOR BRISTOL UTILITY DISTRICT for TID #4.**
- e. Discuss and consider for approval the proposals for the refrigeration for the walk-in cooler at the Beer Garden at Hansen Park.

15. Communications and Announcements:

The next Village Board meeting is scheduled for Monday June 24, 2024 at 7:00 p.m..  
 The next Plan Commission meeting is scheduled for Tuesday, June 25, 2024 at 7:00 p.m.

16. Adjournment:

By Authority of Mike Farrell, Village President  
 Renee Brickner, Village Clerk  
 Posted June 7, 2024