

**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 July 8, 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:
13. Planning Commission Recommendations:
 - a. Discuss and consider for approval the request of Joann Rubio 13830 58th Street North #410, Clearwater, FL 33760 (Applicant), Bristol 130th & 50 LLC 4011 80th Street, Kenosha, WI 53142 (Owner) and LEO@Bristol LLC, Advenir Development LLC, 17501 Biscayne Boulevard #300, Aventura, FL 33160 (Developer) for a Certified Survey Map on tax parcel #37-4-121-122-0334 PT NW 1/4 & SW 1/4 SEC 12 T R 21, 37-4-121-111-0400 PT NE 1/4 SEC 11 T 1 R 21, and a portion of 37-4-121-122-0200 PT of W 120 acres of NW 1/4 SEC 12 Town 1 Range 21 Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the dead end of 130th Avenue, 2400 feet south of the intersection of 75th Street, Bristol, WI.

A motion was made by Commissioner Leker and seconded by Commissioner Dietz for **CONDITIONAL APPROVAL** of the request of JoAnn Rubio (Applicant), Bristol 130th & 50 LLC (Owner) and LEO@Bristol LLC, Advenir Development LLC, (Developer) for Certified Survey Map #1 and Certified Survey Map #2 on tax parcel #37-4-121-122-0334, 37-4-121-111-0400, and a portion of 37-4-121-122-0200 based on the review of the submitted materials, the verbal comments from the Village Engineer from Strand on June 23, 2024, the GRAEF Memo dated June 18, 2024 and subject to the following:

- (1) Applicant shall submit a Natural Resource Protection Plan demonstrating that 100% of the disturbed wetlands shall be mitigated within the same sub-watershed; and
- (2) All wetlands, floodplains, and streams not to be disturbed shall be shown as protected by conservation easement on the proposed CSM; and
- (3) The Applicant shall submit a Tree Survey showing the entire extent of impacted trees on the site; and
- (4) Areas of woodlands proposed not to be disturbed shall be shown as protected by conservation easement on the proposed CSM; and
- (5) The Applicant shall submit a revised construction timing schedule; and
- (6) The Applicant shall pave a ten foot (10') wide trail in anticipation of connecting to the future Root River trail;
- (7) The Applicant shall submit a lighting plan; and
- (8) The Applicant shall revise the Landscape Plan to plant the required number of street trees; and
- (9) The Applicant shall provide in a developer's agreement assurance that the proposed street extensions will be completed within their property at the property owner's expense when an extension is necessary; and
- (10) The Applicant shall provide a public stream access easement to the stream on the Subject Property connecting to the proposed "Public Road 1" dedicated to the Village of Bristol; and
- (11) The Applicant shall NOT be required to install a landscape bufferyard along STH 50 for the purposes of this development; and
- (12) The Applicant shall revise the Detailed Implementation Plan to include five (5) mini-parks north of the proposed "Public Road 1;" and

- (13) The Applicant shall revise the Site Plan to include pathways to the existing Village Trailhead located to the east of the Power Line easement; and
- (14) The Applicant shall submit a plan for the improvement of public lands to be dedicated in a developer's agreement.
- (15) Applicant shall address any other issues which arise by approving or objecting authority which the Village Plan Commission or the Village Board deem necessary for the applicant to address which has been made or may be made by the Village Administrator, Village Attorney, Village Engineer and Village Planner.

The motion carried with 6 Ayes and 1 Nay (Bolton).

b. Discuss and consider for approval the request of Joann Rubio 13830 58th Street North #410, Clearwater, FL 33760 (Applicant), Bristol 130th & 50 LLC 4011 80th Street, Kenosha, WI 53142 (Owner) and LEO@Bristol LLC, Advenir Development LLC, 17501 Biscayne Boulevard #300, Aventura, FL 33160 (Developer) for a Site Plan Review on tax parcel #37-4-121-122-0334 PT NW 1/4 & SW 1/4 SEC 12 T R 21, 37-4-121-111-0400 PT NE 1/4 SEC 11 T 1 R 21, and a portion of 37-4-121-122-0200 PT of W 120 acres of NW 1/4 SEC 12 Town 1 Range 21, Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at the dead end of 130th Avenue, 2400 feet south of the intersection of 75th Street, Bristol, WI.

A motion was made by Commissioner Leker and seconded by Commissioner Niederer the **CONDITIONAL APPROVAL** on the request Joann Rubio (Applicant), Bristol 130th & 50 LLC (Owner) and LEO@Bristol LLC, Advenir Development LLC, (Developer) for a Site Plan Review on tax parcel #37-4-121-122-0334, 37-4-121-111-0400 and a portion of 37-4-121-122-0200 based the materials submitted, the notes from Strand Letter dated June 18, 2024 and the GRAEF Memo dated June 18, 2024 and subject to the following conditions:

- (1) The Applicant shall provide complete unit counts for the revised mix of units; and
- (2) The Applicant shall provide an east-west access from the development to the future Village park; and
- (3) The Applicant shall revise the Detailed Implementation Plan to place the mini-park central to the proposed "Public Road 1" aligned with the perpendicular private street to the north; and
- (4) The Applicant shall revise the Site Development Plan to include ADA curb ramps and crosswalks to the southern portion o
- (5) The Applicant shall provide pathways around the northern perimeter of the site to provide access to environmental features and stormwater paths; and
- (6) The Applicant shall provide pathways to the east connecting the community building to The future park beyond the overhead electrical wires; and

- (7) The Applicant shall revise the Site Development Plan to include the required amount of Pocket parks including additional details as to their improvements such as furnishings, Additional landscaping, recreational facilities, and amenities; and
- (8) The Applicant shall revise the site grading plan to reflect the any future changes in the site development plan, and changes to site grading shall not further impact natural resource features on the Subject Property; and
- (9) The Applicant shall install a Type 1 Bufferyard along the east property line along the Overhead electric wire utility easement; and
- (10) The Applicant shall remove the note along Public Road 1 stating “Section 13-1-324 General bufferyard requirements buffer not required since R-9 is lower use than A-1;” and
- (11) The Applicant shall submit plans for fencing, walls, signs, and a Lighting Plan; and
- (12) The Applicant shall submit architectural plans; and
- (13) The Applicant shall submit an updated construction phasing plan; and

The Motion was carried unanimously.

14. Unfinished Business:

15. New Business:

16. Communications and Announcements:

Plan Commission meeting is scheduled for Tuesday, July 23, 2024 at 7:00 p.m.
Next Village Board meeting is scheduled for Monday, July 22, 2024 at 7:00 p.m.

17. Adjournment:

By Authority of Mike Farrell, President
Renee Brickner, Village Clerk
Posted June 28, 2024