

**TOWN OF BRISTOL**  
**7747 County Road N, Sun Prairie WI 53590**  
**Jt. Planning-Town Board Meeting**  
**September 9, 2025, at 6:00 pm**

**ORDER OF BUSINESS**

**a. CALL TO ORDER**

The meeting was called to order at 6:00pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartzter, Sandy Dulin, Al Rogers, Travis Larson and Chuck Kvalo. Sign-in sheet on file in Clerk's office.

**b. PLEDGE OF ALLEGIANCE – RECITED**

**c. APPROVAL OF MINUTES: AUGUST 12, 2025, MEETING**

Motioned by Grove and seconded by Kvalo to approve August 12, 2025, minutes with the correction to section V (c) adding the missing "AA, MC" to the motion. All aye's, motion carried.

**d. APPROVAL OF CHECK REGISTER AND TREASURER'S REPORT FOR AUGUST 2025**

Motioned by Grove and seconded by Kvalo to approve August 2025 check register. All aye's, motion carried. Motioned by Kvalo and seconded by Grove to approve August 2025 treasurer's report. All aye's, motion carried.

**PUBLIC COMMENT**

Steve Breunig requested a voice amplifier at the board table for meetings. Kolby Hirth suggested ATV/UTV speed limit signs be installed in the town.

**PARKS COMMITTEE REPORT**

Ben Grove reported the committee plans to apply for another Alliant Energy Tree Grant this fall.

**BUSINESS FOR PLANNING & TOWN BOARD**

**a. DISCUSS/CONSIDER APPOINTING DAN EVERSON TO THE PLANNING COMMISSION**

Steve Schwartzter recommended appointing Dan Everson to the Planning Commission. Everson will be a valuable addition because of his knowledge of zoning. Motioned by Grove and seconded by Kvalo to appoint Dan Everson to the Planning Commission. All aye's, motion carried.

**b. DISCUSS/CONSIDER REZONE FROM A-1 (LEGACY) TO AG AND PRELIMINARY CSM FOR THE LERUM LIVING TRUST, PARCEL #0911-101-8000-1, 0911-101-8500-6, 0911-101-9500-4, 0911-101-9000-9**

Tyler Bergstrom, Bergstrom Land Surveying explained that the Lerum family wish to create three parcels from the 160-acre family farm that runs along County Hwy V and Russet Road. All parcels will be rezoned to comply with the towns zoning of AG. An access driveway for lot one can be applied for through the county after the CSM is approved by the town. Future intended use of the land will be agricultural. Plan: Motioned by Dulin and seconded by Rogers to recommend approval for the rezone from A-1 (Legacy) to AG and CSM (creating three new parcels) for parcels #0911-101-8000-1, 0911-101-8500-6, 0911-101-9500-4 and 0911-101-9000-9 totaling 160-acres. All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo approve the rezone from A-1 (Legacy) to AG and CSM (creating three new parcels) for parcels #0911-101-8000-1, 0911-101-8500-6, 0911-101-9500-4 and 0911-101-9000-9 totaling 160-acres. All aye's, motion carried.

**c. CONSIDER/CLARIFICATION OF PRELIMINARY CSM FOR PARCEL #0911-184-9001-0, 3006 VINBURN RD**

Dan Badertschern, Danton Construction submitted an updated CSM description for creating a five-acre parcel from an existing 39.4 acres. Plan: Motioned by Larson and seconded by Dulin to recommend for approval the

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updated CSM description for the five-acre parcel from an existing 39.4 acres (CSM #10563) for parcel #0911-184-9001-0. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve the updated CSM description for the creation of a five-acre parcel from an existing 39.4 acres (CSM #10563) for parcel #0911-184-9001-0 and to be filed with Dane Co. Register of Deeds. All aye's, motion carried.

**BUSINESS FOR TOWN BOARD**

**a. DISCUSS/CONSIDER LOV-IT BRANDS CAMPUS LLC DEVELOPER'S AGREEMENT AND CSM**

Attorney Mike Lawton explained the developer's agreement has the changes discussed in recent meetings. Russ and Mary Court will be reconstructed and 100% maintained by the Lov-It Brands Campus; includes widening the entrance for allowing large trucks to enter and exit the court. Traffic bypass lanes can be requested by the town after phase 1. Motioned by Kvalo and seconded by Grove to approve the developer's agreement and CSM for Phase 1 of the Lov-It Brands Campus LLC. All ayes, motion carried.

**b. DISCUSS/CONSIDER 2025 FALL BURN DATES**

Motioned by Grove and seconded by Kvalo to approve the fall burn dates for subdivisions starting October 9 and going through November 23, following every other weekend. Dates will be listed on the town hall posting board and website. All aye's, motion carried.

**c. DISCUSS/CONSIDER DANE CO. URBAN COUNTY CONSORTIUM AGREEMENT AND RESOLUTION**

Discussion occurred to renew membership with the Dane Co. Urban County Consortium and found that it does not fit the Town of Bristol's future plans. Motioned by Kvalo and seconded by Grove to reject the Dane Co. Urban County Consortium agreement and resolution. All aye's, motion carried.

**d. DISCUSS/CONSIDER SMALL PLANNED UNIT DEVELOPMENT ORDINANCE**

Chuck Kvalo explained the Small Planned Unit Development Ordinance developed by the Six-Towns Group for parcels between 2-5 acres, which would allow a mixed-use development. Motioned by Kvalo and seconded by Grove to approve the language of the Small Planned Unit Development Ordinance. All aye's, motion carried.

**e. DISCUSS/CONSIDER RURAL BASED BUSINESS ORDINANCE**

The Rural Based Business and Rural Residences Ordinance is being amended to allow as an overlay district; allowing the town more preference to have the businesses fit within the community's vision. Motioned by Kvalo and seconded by Grove to approve the amended Rural Based Businesses and Rural Residences Ordinance. All aye's, motion carried.

**SET FUTURE MEETINGS AND AGENDAS**

October 6, 2025 - Parks Meeting  
October 14, 2025 –Board Meeting

**ADJOURN**

Planning: Motioned by Dulin and seconded by Rogers to adjourn at 8:24pm. All aye's, motion carried.  
Board: Motioned by Grove and seconded by Kvalo to adjourn at 8:24pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer