

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
October 14, 2025, at 6:00 pm

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:03pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartz, Al Rogers, Scott Mantke, Daniel Everson and Chuck Kvalo. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES: SEPTEMBER 9, 2025, MEETING

Planning: Motioned by Rogers and seconded by Schwartz to approve September 9, 2025, minutes as written. Abstained by Everson. four aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo to approve September 9, 2025, minutes as written. All aye's, motion carried.

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

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

PUBLIC COMMENT

Daniel Everson was introduced as a new member of the Planning Commission.

Rochelle Chadwick asked the board to acknowledge her request to have a reduced speed limit on County Highway V starting at 1879 County Hwy V to 1595 County Hwy V. The board heard her concerns and acknowledged her request. Rochelle also inquired about the status of the golf cart ordinance, and it is still being developed.

Kennan Crothers presented a preliminary CSM splitting 2945 Wyndwood Way into two lots with the existing home on one lot and a new buildable second lot. Crothers will review the history of lot 4 division from the preliminary CSM and legal description for the two proposed parcels, however, he is able to move forward with the project.

PARKS COMMITTEE REPORT

Ben Grove and Nancy Bauling reported that the committee is planning to apply for another Alliant Energy Tree Grant to plant trees in Drumlin Creek Park. The town survey that was completed in 2022 showed residents desired more natural areas in the parks. A shelter for Scottish Highland is being looked at, and it was recommended that the committee verify the location of the shelter as it is a stormwater retention site.

BUSINESS FOR PLANNING & TOWN BOARD

a. DISCUSS/CONSIDER REZONE FROM A-1 (LEGACY) TO SFR AND C.U.P. FOR PARCEL #0911-184-6456-0, 2897 FERN DRIVE

John McLaughlin explained his wishes to build an accessory building with plumbing fixtures. The plumbing will connect to the existing septic. Planning: Motioned by Everson and seconded by Rogers to table until November 18 for a Public Hearing can be held. All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo accepts the recommendation from Planning to table until November 18 for a Public Hearing to be held. All aye's, motion carried.

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b. DISCUSS/CONSIDER REZONE FROM A-1 (LEGACY) TO SFR AND VARIANCE FOR ACCESSORY STRUCTURE FOR PARCEL #0911-301-6033-4, 2964 KILTIE DRIVE

Jon and Jackie Sell is requesting a zoning change and variance to build an accessory structure that does not meet the required town road setbacks. A meeting will be scheduled with the property owners, GEC and a board member to come up with a workable solution. Planning: Motioned by Everson and seconded by Mantke to table the rezone and variance recommendation until further information is provided. All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo to accept the recommendation from Planning to table the rezone and variance until further information is provided on the project. All aye's, motion carried.

C. DISCUSS/CONSIDER PRAIRIE PINES GOLF CLUB SIP PHASE 1 CLUBHOUSE AND PARKING LOT DEVELOPMENT – AMENDMENT NO. 1 WITH DEVELOPER'S AGREEMENT

Pete Simon explained the changes for requesting an amendment of the SIP that was originally approved May 13, 2024. The amendment includes a one-story clubhouse (occupancy 200) with a sprinkling system and a reduction in septic infrastructure. Business will operate in the existing building until the new one is completed. All permits at the County and State level are being applied for and copies of permits/approvals will be submitted to the town. Planning: Motioned by Rogers and seconded by Everson to recommend approval of the Prairie Pines Golf Club SIP Phase 1 Clubhouse and Parking Lot Development – Amendment No 1 with developer agreement with the exclusion of wording on page 3, 1.1 (b) "all without a conditional use permit". All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo to approve Prairie Pines Golf Club SIP Phase 1 Clubhouse and Parking Lot Development – Amendment No 1 and developer agreement with the exclusion of wording on page 3, 1.1 (b) "all without a conditional use permit". All aye's, motion carried.

SET FUTURE MEETINGS AND AGENDAS

October 22, 2025 – Budget Workshop

November 4, 2025 –Parks Meeting

November 18, 2025 – Jt. Planning – Board Meeting (change due to scheduling conflicts)

ADJOURN

Planning: Motioned by Rogers and seconded by Everson to adjourn at 8:03pm. All aye's, motion carried.

Board: Motioned by Grove and seconded by Kvalo to adjourn at 8:03pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer