

**TOWN OF BRISTOL**  
**7747 County Road N, Sun Prairie WI 53590**

**NOTICE OF PUBLIC HEARING REGARDING PROPOSED**

PLEASE TAKE NOTICE that a public hearing will be held on **December 15, 2025, at 6:00 p.m.**, at the Town of Bristol Town Hall, 7747 County Road N, Sun Prairie, WI 53590, at a joint meeting of the Town of Bristol Town Board and Town Plan Commission, regarding purposed items below.

- *Rezone for parcels #0911-144-9731-4 and #0911-231-8001-3 from C2 (Legacy) to COM and Conditional Use Permit for parcel #0911-144-9731-4 to install a new lighted sign.*

***Jt. Plan Commission and Town Board Meeting***

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, **December 15, 2025, immediately following the Public Hearing**, located at the Bristol Town Hall, 7747 County Road N, Sun Prairie WI 53590.

**AGENDA**

- I. Order of Business
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Approval of Minutes: November 18, 2025, Meeting
  - d. Approval of Check Register & Treasurer's Report for November 2025
- II. Public Comment – Items Not on The Agenda
- III. Parks Committee Report
- IV. Business for Planning Commission & Town Board
  - a. Discuss/Consider Rezone from C2 (Legacy) to COM for parcels #0911-144-9731-4 and #0911-231-8001-3 and Conditional Use Permit for parcel #0911-144-9731-4 to install a new lighted sign
  - b. Update on the Boundary Agreement Renewal with the City of Sun Prairie
- V. Set Future Meetings and Agendas
- VI. Adjourn

Notice is hereby given that it is possible that a majority of the Town Board or other governmental body may be present at the above meeting of the Town Board to gather information about a subject over which they have ultimate decision-making responsibility. If such a majority is present, it will constitute a meeting of the Town Board or other governmental body under Wisconsin's Open Meeting Laws and is hereby being noticed as such, although only the Planning Commission and Town Board will take formal action at the above meeting.

Any person who has a qualifying disability as defined by the American with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the clerk at 608-837-6494, 7747 County Road N, Sun Prairie, WI 53590, at least 24 hours prior to the meeting so the necessary arrangements can be made to accommodate each request.

Kim Grob, Town Clerk-Treasurer

*Certified Posting: 12-12-2025 Town Hall and website.*

**TOWN OF BRISTOL**  
*7747 County Road N, Sun Prairie WI 53590*  
**Public Hearing - Jt. Planning-Town Board Meeting**  
**November 18, 2025, at 6:00pm**

**ORDER OF BUSINESS**

**a. CALL TO ORDER**

The meeting was called to order at 6:04pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartzer, Travis Larson, Scott Manke, Daniel Everson and Chuck Kvalo. Sign-in sheet on file in Clerk's office.

**b. PLEDGE OF ALLEGIANCE – RECITED**

**c. APPROVAL OF MINUTES: October 14 & 22, 2025 MEETINGS**

Board: Motioned by Kvalo and seconded by Grove to approve October 14, 2025, minutes with amendment to section IV (a.) to remove sentence "McLaughlin checked with the HOA and there is no conflict with the HOA Covenant's". All aye's, motion carried. Planning: Motioned by Everson and seconded by Manke to approve October 14, 2025, minutes with the amendment to section IV (a.) to remove sentence "McLaughlin checked with the HOA and there is no conflict with the HOA Covenant's". All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve the minutes for October 22, 2025, as written. All aye's, motioned carried.

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

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

**PUBLIC COMMENT**

Brian Willison announced that going forward public comment will be kept to five minutes per topic.

**PARKS COMMITTEE REPORT**

Ben Grove reported that the committee is moving forward with the Alliant Energy Tree Grant. The skating rink will not have boards installed, but ice will attempt to be made, weather dependent. The committee is looking at acquiring additional members and John Sell announced he was interested in joining.

**BUSINESS FOR PLANNING & TOWN BOARD**

**a. CONCEPT DISCUSSION BY PRAIRIE PINES GOLF CLUB FOR RESIDENTIAL DEVELOPMENT ALONG HAPPY VALLEY RD, WEST OF CLUBHOUSE**

Pete Simon explained a concept plan for the creation of five residential lots, sharing a private driveway consisting of two entrances. Location is proposed for the west side of the property on Happy Valley Road. The two entrances of the private drive do meet the WI DOT site distance requirements. Willison stated the town's zoning ordinance for shared driveways would need to be followed. The project would not encroach upon any sensitive wildlife areas.

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

Aaron Haas from the HOA stated that plumbing is not allowed in the covenants. John McLaughlin requested a hold on the C.U.P. approval until he can consult with the HOA. The project does meet the 75' setback requirement. Planning: Motioned by Everson and seconded by Larson to approve the rezone from A-

**TOWN OF BRISTOL**  
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1(Legacy) to SFR and to have a hold on the C.U.P. for Parcel #0911-184-6456-0, 2897 Fern Drive. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve the rezone from A-1(Legacy) to SFR and to have a hold on the C.U.P. for Parcel #0911-184-6456-0, 2897 Fern Drive. All aye's, motion carried.

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

Discussion occurred, including a recourse for the Sells starting the project without permits and continuing with the project when it was given a "stop work order". Patrick Anderson speaking of his concerns with the project and was against granting the variance. Everson requested a site map be submitted by a surveyor so certified measurements can be reviewed by the Planning and Board. Once a site map is completed the owner should consult with their surveyor and GEC for an acceptable location for the building. Planning: Motioned by Everson and seconded by Larson to approve the rezone from A-1(Legacy) to SFR and deny variance for accessory structure for Parcel #0911-301-6033-4, 2964 Kiltie Drive. All aye's, motioned carried. Board: Motioned by Kvalo and seconded by Grove to approve the rezone from A-1 (Legacy) to SFR and deny the variance for accessory structure for Parcel #0911-301-6033-4, 2964 Kiltie Drive. All aye's, motion carried.

**d. DISCUSS/CONSIDER REZONE FROM R-1 (LEGACY) TO SFR AND CSM APPROVAL FOR PARCEL #0911-191-9790-6, 2945 WYNDWOOD WAY**

Residents spoke and letters were submitted of their protest of dividing the lot and their concern with the care and health of the aged oak trees in the area. Discussion continued to be exchanged of the altering to the neighborhood that this could bring. The proposed lot does meet the size requirement. Planning: Motioned by Everson and seconded by Manke to approve the rezone from R-1 (Legacy) to SFR and CSM requiring a two lot CSM to be submitted and recorded for Parcel #0911-191-9790-6, 2945 Wyndwood Way. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve the rezone from R-1 (Legacy) to SFR and CSM requiring a two lot CSM to be submitted and recorded for Parcel #0911-191-9790-6, 2945 Wyndwood Way. All aye's, motion carried.

**BUSINESS FOR TOWN BOARD**

**a. APPROVE ADJUSTMENT TO DOG LICENSE FEES AS RESULT OF DANE COUNTY INCREASE**

The County has raised 2026 fees on a couple of different dog licenses. Motioned by Kvalo and seconded by Grove to recognize the County increase and raise dog licenses for Bristol residents by the County fee increase. All aye's, motion carried.

**b. DISCUSS/CONSIDER CHANGING REGULAR TOWN BOARD MEETING DATE**

Discussion occurred about changing the regular Town Board meetings to the third Monday of each month. Motion by Kvalo and second by Grove to change the regular Town Board meeting to the 3<sup>rd</sup> Monday of each month starting in December. All aye's, motion carried.

**TOWN OF BRISTOL**  
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**Public Hearing - Jt. Planning-Town Board Meeting**  
**November 18, 2025, at 6:00pm**

**SET FUTURE MEETINGS AND AGENDAS**

..... December 15, 2025 – Jt. Planning-Board Meeting .....

**ADJOURN**

Planning: Motioned by Manke and seconded by Larson to adjourn at 8:14pm. All aye's, motion carried.  
Board: Motioned by Kvalo and seconded by Grove to adjourn at 8:14pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

DRAFT

12/11/25

**The Town of Bristol**  
**Account QuickReport**  
**As of November 30, 2025**

Type	Date	Num	Name	Memo	Amount
Check	11/03/2025	DEBIT	Upnet Wisconsin	November Internet Services	-89.99
Liability Check	11/06/2025	E-pay	United States Treasury	39-6005805 QB Tracking # -138092766	-1,547.14
Liability Check	11/07/2025		QuickBooks Payroll Service	Created by Payroll Service on 11/06/2025	-6,448.55
Liability Check	11/07/2025	DEBIT	North Shore Bank	010-7001187	-100.00
Bill Pmt -Check	11/10/2025	30507	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egre Pk, St. Lights, Ice Rink	-1,308.35
Bill Pmt -Check	11/10/2025	30508	Associated Appraisal Consultants, Inc.	Inv. #183024 -November Services	-1,423.31
Bill Pmt -Check	11/10/2025	30509	Business Communication Solutions, LLC	2025 Tax Mailing Deposit	-1,700.00
Bill Pmt -Check	11/10/2025	30510	Capital Area Regional Planning Commission	Inv. #2290 - GIS Srvcs 2025 Q1 - Q3	-1,207.44
Bill Pmt -Check	11/10/2025	30511	General Engineering Company	Rezones - Sell & McLaughlin	-765.00
Bill Pmt -Check	11/10/2025	30512	Horstman Networks	Inv. #2054480 -Nov. Monthly IT/Email Srvcs	-140.00
Bill Pmt -Check	11/10/2025	30513	Insight FS	Inv. #833000482 -Sept. Fuel	-1,064.86
Bill Pmt -Check	11/10/2025	30514	MSA Professional Services Inc	Inv. #021409 - Lov It Development Review	-1,413.75
Bill Pmt -Check	11/10/2025	30515	Rhyme Business Products	Nov2025 Maint. Charge	-21.53
Bill Pmt -Check	11/10/2025	30516	Sun Prairie Lawn Care LLC	Inv. #18447 - Oct. Srvcs	-3,480.00
Bill Pmt -Check	11/10/2025	30517	Sundance BioClean Inc.	Inv. #3121 Oct. Janitorial Srvcs	-335.00
Bill Pmt -Check	11/10/2025	30518	Weber Tires	Inv. #32858 - Tractor Tire	-800.00
Bill Pmt -Check	11/18/2025	30519	Axley Brynelson, LLP	Inv #1040745 Lov-It Campus Developer Agreement	-871.70
Bill Pmt -Check	11/18/2025	30520	Bucky's Portable Restrooms Inc	Nov. Restroom Srvcs-Bristol Gardens&Recycle	-425.00
Bill Pmt -Check	11/18/2025	30521	General Engineering Company	Inv. #91 - Oct Bldg & Land Use Permits	-9,648.49
Bill Pmt -Check	11/18/2025	30522	MG&E	October2025 Stmt	-102.87
Bill Pmt -Check	11/18/2025	30523	Pellitteri Waste Systems	Inv. #6365719 -Nov. Recycle & Oct. Trash Srvcs	-4,178.81
Bill Pmt -Check	11/18/2025	30524	Terminator Pest Control, LLC	Inv. #259935 -Oct. Srvcs	-52.00
Liability Check	11/19/2025	E-pay	United States Treasury	39-6005805 QB Tracking # -1858363962	-1,383.16
Liability Check	11/20/2025		QuickBooks Payroll Service	Created by Payroll Service on 11/19/2025	-5,875.90
Liability Check	11/21/2025	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	11/24/2025	DEBIT	WRS	Pre-Tax Health Ins., Muni Pd Health Ins.	-4,628.96
Liability Check	11/24/2025	DEBIT	WRS	69-036-0118-000	-1,297.04
Liability Check	11/24/2025	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # -1652688962	-438.28
Check	11/25/2025	DEBIT	NUSO LLC	Phone Storage	-148.64
<b>Total 100 - General Fund</b>					<b>-50,995.77</b>

Town of Bristol  
Treasurer's Report  
November 2025

**General Fund**

Beginning Balance 11/01/2025		\$123,978.00
Deposits	\$ 13,940.25	
Transfer from ICS Account	\$ 15,000.00	
Withdrawals	\$ 127,634.96	
Ending Balance 11/28/2025		\$25,283.29

**Money Market**

Beginning Balance 11/01/2025		\$82.69
Transfer from ICS Account	\$ 1,917.31	
Interest	\$ 0.08	
Service Fee	\$ 11.00	
Ending Balance 11/28/2025		\$1,989.08

**ICS Account**

Beginning Balance 11/01/2025		\$777,943.62
Interest	\$ 2,716.97	
Transfer to Money Market	\$ 1,917.31	
Transfer to Checking	\$ 15,000.00	
Ending Balance 11/28/2025		\$763,743.28

**LGIP Fund**

**General**

Beginning Balance 11/01/2025		\$55,740.04
Shared Revenue	\$ 123,286.25	
Interest	\$ 374.66	
Ending Balance 11/28/2025		\$179,400.95

**Parks**

Beginning Balance 11/01/2025		\$91,357.74
Interest Earned	\$ 302.17	
Ending Balance 11/28/2025		\$91,659.91

**Equipment**

Beginning Balance 11/01/2025		\$5.16
Interest Earned	\$ 0.02	
Ending Balance 11/28/2025		\$5.18

**Total Funds As November 28, 2025    \$1,062,081.69**

Parks Fund - LGIP		-\$91,659.91
ARPA Funds Expenses Outstanding		-\$4,869.68

**Total Funds    \$965,552.10**

**TOWN OF BRISTOL**

**Cover Sheet for Agenda Packet Section**

**IV. Business**

**a.**

General Engineering Company  
P.O. Box 340  
916 Silver Lake Drive  
Portage, WI 53901



608-742-2169 (Office)  
608-742-2592 (Fax)  
[gec@generalengineering.net](mailto:gec@generalengineering.net)  
[www.generalengineering.net](http://www.generalengineering.net)

*Engineers • Consultants • Inspectors*

**ZONING ADMINISTRATOR REVIEW REPORT**

**TO:** Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer  
**FROM:** Mitchell Bortz, Town of Bristol Assistant Zoning Administrator  
**DATE:** (for) December 9, 2025 Plan Commission/Town Board Meeting  
**SUBJECT:** Zoning Change/ CUP Review for Diesel Truck Driver Training School  
Tax Parcel 0911-144-9731-4 & 0911-231-8001-3  
**GEC NO.:** 2-0125-41J

**Background Information**

Owner/Applicant: John Klabacka  
7190 Elder Lane  
Sun Prairie, WI 53590

Agent/Surveyor N/A

Location: 7190 Elder Lane  
In part of the SE ¼ of the SE ¼ of Section 14 and in part of the NE ¼ of the NE ¼ of Section 23, all in T9N, R11E, Town of Bristol, Dane County, WI.

Request: Zoning Change/ CUP Approval

Existing Zoning:	Tax Parcel 0911-144-9731-4	C-2	5.80 Acres
	Tax Parcel 0911-231-8001-3	C-2/A-1	22.90 Acres
			Total 28.70 Acres

Existing Land Use: Tax parcel 0911-144-9731-4 currently contains several commercial buildings on the property and a large, paved parking lot area with a driveway connecting to Elder Lane. There does appear to be other small accessory structures currently located on the property, as well as what appears to be an old residential home. There are no steep slopes, wetlands, or floodplains associated within the parcel. This parcel does appear to be some wetland indicators on this property.

Tax parcel 0911-231-8001-3 is currently split zoned with two different zoning designations. The north side of Hwy 151 has the C-2 zoning designation and the chunk of property to the south of Hwy 151 is zoned A-1. The southern portion of this property is undeveloped and has shoreland zoning indicators in addition to identified DNR wetlands, and shows to be in a floodplain.

Adjacent Land Uses: North, Elder Lane  
West: Commercial  
East: US Hwy 151  
South: US Hwy 151

Portage • Black River Falls • La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services  
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



**Proposal**

Zoning Change:	Tax Parcel 0911-144-9731-4	COM	5.80 Acres
	Tax Parcel 0911-231-8001-3	COM	22.90 Acres
			Total 28.70 Acres

Applicant submitted information for a zoning change of Tax Parcel 0911-144-9731-4 from C-2 Zoning District (Legacy) to COM Commercial Zoning District and 0911-231-8001-3 from C-2/A-1 Zoning District (Legacy) from C-2 Zoning District (Legacy) to COM Commercial Zoning District. The applicant wants to construct a sign that will be illuminated. The COM Commercial Zoning District in the Town's ordinance will allow the applicant to construct an illuminated sign with an approved Conditional Use Permit.

**Submittals/Attachments**

1. Zoning Change Application, received November 3, 2025.
2. Jurisdictional Review Form, received November 3, 2025.
3. Site Plan for Commercial Sign, received November 3, 2025.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

**Comprehensive Plan**

The planned future land use for this parcel is Institutional or Governmental per the 2025 Town of Bristol Comprehensive Plan. There does not appear to be extraterritorial review authority by another municipality for this property.

**Town Ordinances**

1. **General**  
Applicant will need to obtain a Design Approval Certificate (DAC). The applicant has submitted DAC application and site plan. Setbacks have been verified as part of the DAC process.
2. **Conditional Use Permit**  
Per ordinance 1.0804(2), ground mounted signs with electronic messaging or illumination is a conditional use in the Commercial (COM) Zoning District.
3. **Other Observations**  
GEC would recommend the applicant rezone all parcels that are associated with this commercial business. Tax Parcel 0911-231-8001-3: I want to bring to the Town's attention that this parcel listed has two different zoning districts associated with it from the old Dane County Legacy Zoning. Prior to Town Zoning, the county decided to split zone the property with both the G-2 and A-1 Zoning District designations instead of dividing up the property. The C-2 portion of the property is located on the north side of Hwy 151, and the A-1 portion of the property is located on the south side of Hwy 151. Rezoning this parcel will eliminate the split zoning and bring the properties into Town Compliance.

**Recommendation**

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of Tax Parcel 0911-144-9731-4 from C-2 Zoning District (Legacy) to COM Commercial Zoning District and 0911-231-8001-3 from C-2/A-1 Zoning District (Legacy) from C-2 Zoning District (Legacy) to COM Commercial Zoning District and the Conditional Use Permit for an illuminated sign, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.
3. Applicant obtains a Design Approval Certificate for the new sign prior to construction of new sign.

# ZONING CHANGE APPLICATION

TOWN OF BRISTOL • 7747 COUNTY ROAD N • SUN PRAIRIE, WI 53590  
 PHONE (608) 837-6494 • FAX (608) 834-6494 • [www.tn.bristol.wi.gov](http://www.tn.bristol.wi.gov)

PERMIT #:	
Permit Fee: \$ _____	Fee Paid: <input type="checkbox"/>
Approved By: _____	
Approval Date: / /	

Items that must be submitted with your application:

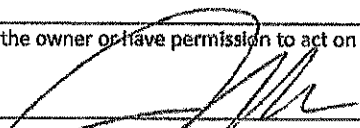
➤ **Written Legal Description of the Proposed Zoning Boundaries**

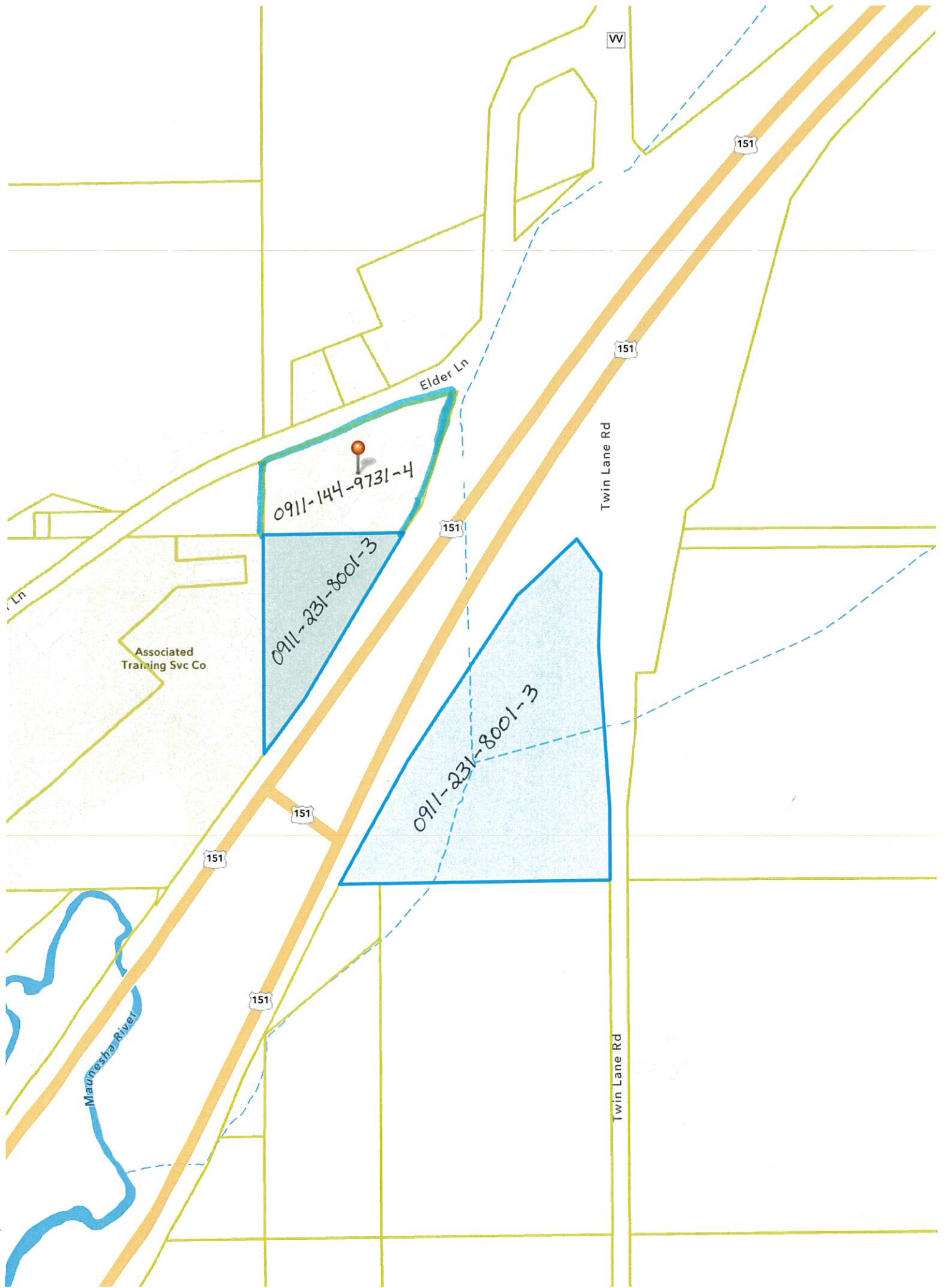
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

➤ **Scaled Drawing of the Location of the Proposed Zoning Boundaries**

The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME <b>JOHN KLBACKA</b>	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable) <b>DIESEL TRUCK DRIVER TRAINING</b>	BUSINESS NAME (if applicable)
MAILING ADDRESS <b>7190 ELDER LANE</b>	MAILING ADDRESS
CITY, STATE, ZIP <b>SUN PRAIRIE, WI 53590</b>	CITY, STATE, ZIP
DAYTIME PHONE # <b>(608) 354-0765</b>	DAYTIME PHONE #
EMAIL <b>JOHN.K@EQ-OP.COM</b>	EMAIL

LAND INFORMATION	
Town: <u>BRISTOL</u>	Parcel Numbers Affected: <u>0911-144-97314 and 0911-231-8001-3</u>
Section: <u>SE OF SE OF SECTION 14</u>	Property Address or Location: <u>7190 ELDER LANE, SUN PRAIRIE, WI 53590</u>
Zoning District Change (To / From / # of acres) <u>C2 TO COM</u>	
Soils classification of area (percentages) Class I Soils: _____ % Class II Soils: _____ % Other: _____ %	
Narrative: (reason for change, intended land use, size of farm, time schedule)	
<input type="checkbox"/> Separation of buildings from farmland	<input type="checkbox"/> Creation of a residential lot
<input type="checkbox"/> Compliance for existing structures and/or land uses	<input type="checkbox"/> Other
TO ALLOW PROPOSED SIGN UNDER NEW ORDINANCE	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: 	Date: <u>10-29-25</u>



# CONDITIONAL USE PERMIT APPLICATION

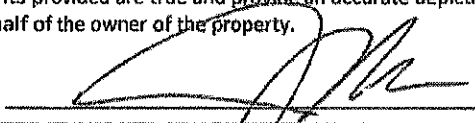
TOWN OF BRISTOL • 7747 COUNTY ROAD N • SUN PRAIRIE, WI 53590  
 PHONE (608) 837-6494 • FAX (608) 834-6494 • [www.tn.bristol.wi.gov](http://www.tn.bristol.wi.gov)

PERMIT #:	
Permit Fee: \$ _____	Fee Paid: <input type="checkbox"/>
Approved By: _____	
Approval Date:     /     /	

**Items that must be submitted with your application:**

- Written Legal Description of Conditional Use Permit boundaries.
- Scaled Drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking areas, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts.
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites).
- Written statement on how the proposal meets the 6 Standards of a Conditional Use.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME JOHN KLABACKA	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable) DIESEL TRUCK DRIVER TRAINING SCHOOL	BUSINESS NAME (if applicable)
MAILING ADDRESS 7190 ELDER LANE	MAILING ADDRESS
CITY, STATE, ZIP SUN PRAIRIE, WI 53590	CITY, STATE, ZIP
DAYTIME PHONE # 608-354-0765	DAYTIME PHONE #
EMAIL JOHN.K@EQ-OP.COM	EMAIL

LAND INFORMATION	
Parcel Numbers Affected: _____	0911-144-97314
Section: <small>22 OF 36 OF SECTION 14</small> _____	Property Address: 7190 ELDER LANE
Existing/Proposed Zoning District: _____	C2 TO COM
Type of Activity Proposed (check and explain all that apply):	
<input checked="" type="checkbox"/> Hours of Operation 8:00 TO 4:00	<input checked="" type="checkbox"/> Number of Employees 30
<input checked="" type="checkbox"/> Anticipated Customers	<input checked="" type="checkbox"/> Outside Storage
<input checked="" type="checkbox"/> Outdoor Activities	<input checked="" type="checkbox"/> Outdoor Lighting
<input type="checkbox"/> Outside Loudspeakers	<input checked="" type="checkbox"/> Proposed Sign LIGHTED SIGN
<input checked="" type="checkbox"/> Trash Removal	<input type="checkbox"/> Six Standards of CUP (see back)
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: 	Date: 10-29-25

## SIX STANDARDS OF A CONDITIONAL USE PERMIT

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

CORRECT

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

CORRECT

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

CORRECT

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

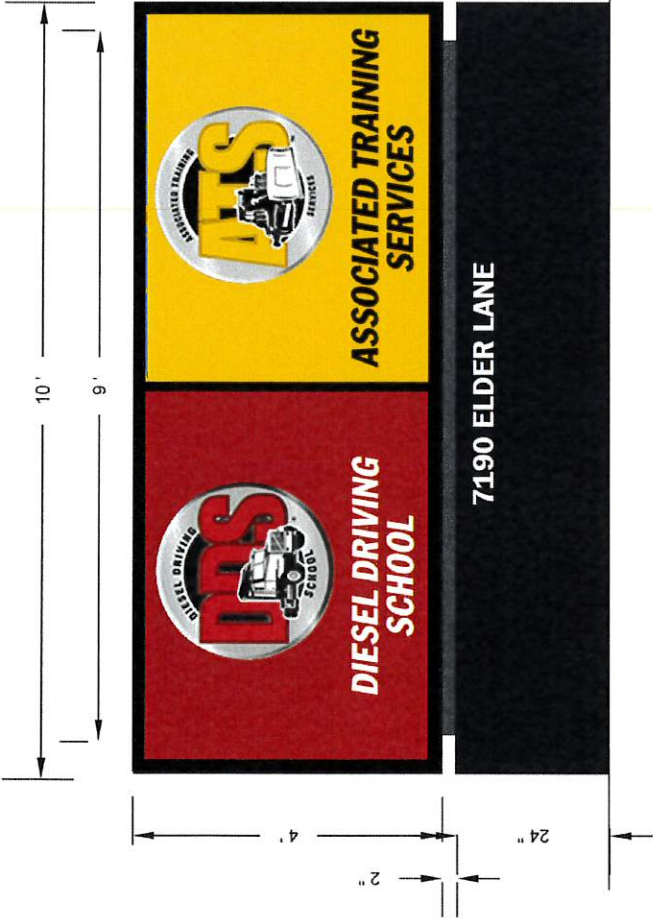
CORRECT

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

CORRECT

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

CORRECT



**La Crosse Sign Group**  
lacrossesign.com

1450 Oak Forest Drive  
2282 Mustang Way  
2282 Heiby Street  
Oshkosh, WI 54600  
Madison, WI 53718  
Cau Claire, WI 54603  
608-781-1450  
608-222-3353  
715-825-6189

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

**ATS - SUN PRAIRIE**  
**7190 ELDER LANE**  
**SUN PRAIRIE WI, 53590**

**Project**  
**GROUND SIGN.**

**Consultant**     **Design Art**  
**JON TAYLOR**     **MICHAEL V. JOLIN**

**SINGLE FACED ILLUMINATED GROUND SIGN.**

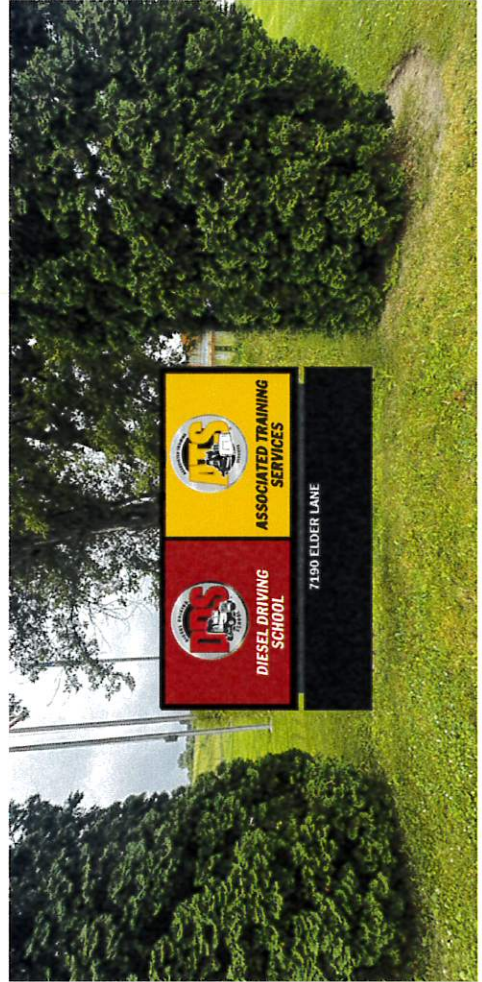
**Color Key**

1	2	3	4	5

**Job Number**  
**130228**

**Revision Date**  
**8/22/2025**

**NIGHT VIEW.**



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

\*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.  
\*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

**TOWN OF BRISTOL**

**Cover Sheet for Agenda Packet Section**

**IV. Business**

**b.**

**No Packet Material for This Item**