

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
January 19, 2026, at 6:00pm

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 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: DECEMBER 15, 2025, MEETING

Board: Motioned by Kvalo and seconded by Grove to approve December 15, 2025, minutes with correction of clerical errors. All aye's, motion carried. Planning: Motioned by Schwartzer and seconded by Larson to approve December 15, 2025, minutes with the correction of clerical errors. All aye's, motion carried.

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

Motioned by Grove and seconded by Kvalo to approve December 2025 check register. All aye's, motion carried. Motioned by Kvalo and seconded by Grove to approve December 2025 treasurer's report with the correction of mathematical errors. All aye's, motion carried.

PUBLIC COMMENT - NONE

PARKS COMMITTEE REPORT

Ben Grove reported that the committee is looking at increasing the number of trees to be planted in parks through the Alliant Energy Tree Grant this summer from 16 to 22.

BUSINESS FOR PLANNING & TOWN BOARD

a. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE A 2.5-ACRE PARCEL FROM PARCEL #0911-291-8022-0, HAPPY VALLEY ROAD AND COUNTY HWY N

Chase Mikula would like to create a 2.5-acre parcel at the corner of County Hwy N and Happy Valley from parcel #0911-291-8022-0, 23.9 acres. Discussion occurred that for this to be accomplished the property owner is understanding it would require the connecting parcel #0911-291-9500-5 to be deed restricted from future division. Planning: Motion by Everson and second by Manke to approve moving forward with the creation of a 2.5-acre lot by CSM from parcel #0911-291-8022-0 and placing a deed restriction on connecting parcel #0911-291-9500-5 prohibiting remaining parcel to be divided. All aye's, motion carried. Board: Motion by Grove and second by Kvalo to approve the moving forward with the creation of a 2.5-acre lot by CSM from parcel #0911-291-8022-0 and placing deed restriction on connecting parcel #0911-291-9500-5 prohibiting remaining parcel to be divided. All aye's, motion carried.

b. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE 6-ACRE PARCEL FROM PARCEL #0911-094-8070-7, WILBURN ROAD

Ryan Jesberger would like to create a 6-acre lot from parcel #0911-094-8070-7, 15-acre parcel. The parcel is owned by Dennis Jesberger with original farm being 218 acres. The split will need to be documented so it is connected to all total parcels of this farm. Planning: Motion by Everson and seconded by Larson to move forward with the 6-acre parcel creation by CSM, submittal of Dane Co. wetland report approving buildable

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area and the split to be recorded. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve to move forward with the 6-acre parcel creation by CSM, submittal of Dane Co. wetland report approving buildable area and the split be recorded. All aye's, motion carried.

c. DISCUSS/CONSIDER PROPOSED CONCEPT FOR SINGLE-FAMILY SUBDIVISION DEVELOPMENT, PARCEL #0911-193-9002-0 AND #0911-193-8501-0, FREDERICK E. & LOIS ANN PORTER LIVING TRUST

Matt Haase from JSD Inc. presented the conceptual plan for development on the two parcels of land (total of 50.99 acres) that are in the Town of Bristol of the Frederick and Lois Porter farm. Concerns expressed were the density of the development, lot size do not match Angelica Trail development to the south, increase in traffic for Happy Valley Rd, request stormwater/flooding comprehensive analysis and turn lane going west on Happy Valley. Plans will be revised to incorporate wet land study, larger lot size, green space, no streetlights, and main road going into development off Happy Valley Rd to be completely in one municipality and not switching between Windsor and Bristol. No action by Planning Commission or Town Board.

SET FUTURE MEETINGS AND AGENDAS

February 9, 2026 – Jt. Planning-Board Meeting (Change due to Primary Election)
September 28 – Board Meeting (Change due to scheduling conflict)

ADJOURN

Planning: Motioned by Manke and seconded by Everson to adjourn at 8:18pm. All aye's, motion carried.
Board: Motioned by Grove and seconded by Kvalo to adjourn at 8:18pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer