

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 **April 20, 2026, at 5:30 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.

- *Discuss/Consider Preliminary/Final Plat (Valley Pines) for the creation of five single family lots along Happy Valley Road, Parcels #0911-302-8000-0 and #0911-302-8500-3*
- *Discuss/Consider Specific Implementation Plan (SIP) for Valley Pines Single Family Lots*

Jt. Plan Commission and Town Board Meeting

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, **April 20, 2026, 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: March 24, 2026, Meeting
 - d. Approval of Check Register & Treasurer's Report for March 2026
- II. Public Comment – Items Not on The Agenda
- III. Parks Committee Report
- IV. Business for Planning Commission & Town Board
 - a. Discuss/Consider Preliminary/Final Plat (Valley Pines) for the creation of five single family lots along Happy Valley Road, Parcels #0911-302-8000-0 and #0911-302-8500-3
 - b. Discuss/Consider Specific Implementation Plan (SIP) for Valley Pines Single Family Lots
 - c. Discuss/Consider Proposed Concept to Create a 2.25-acre Parcel from Parcel #0911-011-8000-0, 1603 Bristol Road
 - d. Discuss/Consider Proposed Concept to Create a 3.93-acre Parcel from Parcel #0911-193-8501-0
 - e. Discuss/Consider Operator License for Shay LaBuwi from April 21, 2026, to June 30, 2026
 - f. Discuss/Consider 2026 Electronic Recycling Collection by COM2 Recycling Solutions
 - g. Discuss/Consider Recent Storm Damage to town property
- 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.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Town Board Meeting
March 24, 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. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES: FEBRUARY 9, 2026, MEETING

Board: Motioned by Kvalo and seconded by Grove to approve February 9, 2026, minutes as written. All aye's, motion carried.

d. APPROVAL OF CHECK REGISTER AND TREASURER'S REPORT FOR FEBRUARY 2026

Motioned by Kvalo and seconded by Grove to approve February 2026 check register. All aye's, motion carried. Motioned by Grove and seconded by Kvalo to approve February 2026 treasurer's report. All aye's, motion carried.

PUBLIC COMMENT

Paula Brandmeier, Candidate for Dane Co. Supervisor introduced herself.

Ginger Anderle from Sherwood Forest expressed concern about the unfinished areas left behind from recent utility company work. Public Works Lead, Jim Tate has been in contact with the company for reclamation requirements of areas.

Steve Ringelstetter expressed concern of property 1905 County Hwy V with sanitary and health conditions.

PARKS COMMITTEE REPORT

Ben Grove reported the committee is working on obtaining a concrete quote for the new shelter pad at Scotland Park. The site plan with shelter location will be presented to the board for approval before construction begins. One ballfield has been booked by an organization for this summer's usage with fees paid.

BUSINESS FOR TOWN BOARD

a. DISCUSS/CONSIDER PRELIMINARY ROAD MAINTENANCE FOR 2026

Willison and Public Works Lead Jim Tate met with

b. DISCUSS/CONSIDER SPRING BURN DATES FOR SUBDIVISIONS

Motion by Grove and seconded by Kvalo to approve spring burn dates for subdivisions for March 26 -29, April 9-12, April 23-26 and May 14-17, 2026. All aye's, motion carried.

c. DISCUSS/CONSIDER RESOLUTION SUPPORTING A COMPREHENSIVE AND SUSTAINABLE TRANSPORTATION FUNDING SOLUTION

Wisconsin Towns Association is asking towns to consider passing a resolution in support of comprehensive and sustainable transportation funding solutions through the state with the goal to improve funding at the local level. Motioned by Grove and seconded by Kvalo to adopt the Resolution supporting comprehensive and sustainable transportation funding solutions by the State of Wisconsin. All aye's, motion carried.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Town Board Meeting
March 24, 2026, at 6:00pm

SET FUTURE MEETINGS AND AGENDAS

April 20, 2026, at 5:30pm – Public Hearing & Jt. Plan-Board Meeting
April 21, 2026 – Annual Meeting
May 18, 2026 – Board Meeting
June 15, 2026 - Board Meeting
July 21, 2026 - Board Meeting
August 17, 2026 - Board Meeting

ADJOURN

Board: Motioned by Kvalo and seconded by Grove to adjourn at 7:40pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

The Town of Bristol
Account QuickReport
As of March 31, 2026

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/02/2026	30628	BCPL-BOARD OF COMMISSIONERS OF PUBLIC LA	2026 Loan Payment - Finance Twin Lane Rd	-388,307.42
Check	03/02/2026	DEBIT	Upnet Wisconsin	Internet Services	-89.99
Liability Check	03/02/2026	DEBIT	WRS	69-036-0118-000	-3,665.47
Bill Pmt -Check	03/11/2026	30629	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egro Pk, St. Lights, Ice Rink	-1,356.30
Bill Pmt -Check	03/11/2026	30630	Ameriprint Apparel & Promotions	Public Works Safety Clothing	-199.00
Bill Pmt -Check	03/11/2026	30631	Associated Appraisal Consultants, Inc.	Inv. #1432.38 - March Services	-1,432.38
Bill Pmt -Check	03/11/2026	30632	Bellin Health	2026 Annual Fee for Svcs	-60.00
Bill Pmt -Check	03/11/2026	30633	Bucky's Portable Restrooms Inc	Feb. Restroom Svcs-Bristol Gardens&Recycle	-448.38
Bill Pmt -Check	03/11/2026	30634	COLONIAL CLUB	2026 Support Contribution	-8,000.00
Bill Pmt -Check	03/11/2026	30635	DANE COUNTY TREASURER	Inv. #47779 2025 Tax Bill Eps that Co Mailed	-60.30
Bill Pmt -Check	03/11/2026	30636	Dorn True Value Hardware	Feb.2026 Stmt - Building Maint	-14.39
Bill Pmt -Check	03/11/2026	30637	General Engineering Company	Feb Bldg & Land Use Permits, Jan Zoning Admin	-8,616.00
Bill Pmt -Check	03/11/2026	30638	Horstman Networks	Inv. #2065076 -Mar. Monthly IT/Email Svcs	-140.00
Bill Pmt -Check	03/11/2026	30639	MG&E	Feb2026 Stmt	-1,205.52
Bill Pmt -Check	03/11/2026	30640	Nahn and Associates, LLC	WDNR 2025 Annual Stormwater Report	-475.00
Bill Pmt -Check	03/11/2026	30641	Pollitteri Waste Systems	Inv. #6719960 - Mar. Recycle & Feb. Trash Svcs	-3,779.32
Bill Pmt -Check	03/11/2026	30642	RECE ELECTRIC LLC	Town Hall Lights Repaired	-310.00
Bill Pmt -Check	03/11/2026	30643	Rhyme Business Products	March2026 Maint. Charge	-59.10
Bill Pmt -Check	03/11/2026	30644	Sara M Levander	2023 Tax Refund	-10.00
Bill Pmt -Check	03/11/2026	30645	Sundance BioClean Inc.	Inv. #3208 - Feb. Janitorial Svcs	-342.00
Bill Pmt -Check	03/11/2026	30646	Terminator Pest Control, LLC	Inv. #263304 - March. Svcs	-55.00
Bill Pmt -Check	03/11/2026	30647	Weber Tires	Inv. #1224 - 1 semi and 44 car tires disposal	-206.00
Bill Pmt -Check	03/11/2026	30648	Weld Riley S.C.	February 2026 Svcs	-189.51
Bill Pmt -Check	03/12/2026	DEBIT	Visa - Elan Financial Services	Election, office & building supplies, Postage, WTA Trng	-558.29
Liability Check	03/12/2026		QuickBooks Payroll Service	Created by Payroll Service on 03/11/2026	-7,452.58
Liability Check	03/13/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Bill Pmt -Check	03/13/2026	DEBIT	Visa - Elan Financial Services	February 2026 Stmt	-708.30
Liability Check	03/16/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 1241344642	-1,879.76
Liability Check	03/17/2026	DEBIT	BCPL-BOARD OF COMMISSIONERS OF PUBLIC LA	2026 Loan Payment-End of Yr Finance	-102,516.44
Bill Pmt -Check	03/24/2026	30666	Bethany Nitehawk	2 hrs Trng 2-7-26, 6.5 hrs Election Day	-127.50
Bill Pmt -Check	03/24/2026	30667	Bobbie Krenz	1 hr Trng 2-7-26, 7.25 hrs Election Day	-123.75
Bill Pmt -Check	03/24/2026	30668	Bonnie Schmidt	2 hrs Election Training on 2-7-26	-30.00
Bill Pmt -Check	03/24/2026	30669	Cynthia Mestelle	4 hrs 2/7/26, 1.5 hrs 2/16/26, 14.25 hrs 2/17/26	-395.00
Bill Pmt -Check	03/24/2026	30670	Harold Silvester	6.5 hrs Election Day	-97.50
Bill Pmt -Check	03/24/2026	30671	Janet Storch	2 hr Trng 2/7/26, 7.25 hrs Election Day	-138.75
Bill Pmt -Check	03/24/2026	30672	Julie Marshall	2 hrs Election Training on 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30673	Julie Skemp	2 Hrs Election Trng on 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30674	Kay Radke	2 hrs Election Training 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30675	Kristal Gerbick	2 hrs Election Trng on 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30676	Lisa Rickert	2 hrs 2/7/26 Trng, 7.5 hrs Election Day	-142.50
Bill Pmt -Check	03/24/2026	30677	Marilyn Silvester 1	2 hrs Election Trng on 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30678	Pete Vickerman	2 hr Trng 2/7/26, 6.75 hrs Election Day	-131.25
Bill Pmt -Check	03/24/2026	30679	Rachel Gallagher	2 hrs Election Training 2/7/26	-30.00
Bill Pmt -Check	03/24/2026	30680	Sam Skemp	2 hr Trng 2/7/26, 11.25 hr Election Day	-265.00
Bill Pmt -Check	03/24/2026	30681	Steve Bretzman	1 hr 2/7/26 Trng, 6.75 hrs Election Day	-116.25
Bill Pmt -Check	03/24/2026	30682	Aegis, LLC - A Charles Taylor Company	Bonding for Office Employees	-280.00
Bill Pmt -Check	03/24/2026	30683	Bucky's Portable Restrooms Inc	March Restroom Svcs-Bristol Gardens&Recycle	-401.62
Bill Pmt -Check	03/24/2026	30684	Community Insurance Corporation	Worker's Comp, Property, Liability Insurance	-25,428.00
Bill Pmt -Check	03/24/2026	30685	DANE COUNTY TREASURER	July-Dec 2025 DaneCom	-1,882.00
Bill Pmt -Check	03/24/2026	30686	Gary or Sandy Brendemuehl	Mailbox Reimburse - 3052 Midnight Sun Dr	-121.12
Bill Pmt -Check	03/24/2026	30687	Government Forms & Supplies (Bear Graphi	500 qty/ea EL-122 & EL-120 Eps, 10 Ballot Bags	-527.64
Bill Pmt -Check	03/24/2026	30688	JOHNSON BLOCK	Inv. #534071 - 2025 Audit Progres Billing	-7,600.00
Bill Pmt -Check	03/24/2026	30689	Northeast Dane County Fire Unit	1st Qtr 2026 Fire Fees SP#20260052	-92,283.50

The Town of Bristol
Account QuickReport
As of March 31, 2026

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/24/2026	30690	Sun Prairie, City of	EMS 1st Qtr 2026	-65,727.25
Bill Pmt -Check	03/24/2026	30691	Visa - Elan Financial Services	Postage, WTA Trng, Bldg & Shop Supplies	-558.29
Bill Pmt -Check	03/24/2026	30692	Adam Brown	2025 Property Tax Refund	-27.89
Bill Pmt -Check	03/24/2026	30693	Mary A. Benakaddour	2025 Property Tax Refund	-3.31
Bill Pmt -Check	03/24/2026	30694	Dane County Treasurer's Office	2025 Farm Drainage	-2,840.41
Bill Pmt -Check	03/24/2026	30695	Dane County Treasurer's Office	2025 50% Ag Conversion To County	-1,025.62
Liability Check	03/24/2026	DEBIT	WRS	Pre-Tax Health Ins., Muni Pd Health Ins.	-4,973.16
Check	03/24/2026	DEBIT	NUSO LLC	Phone Storage	-148.55
Check	03/24/2026	DEBIT	QuickBooks Payroll Service	Direct Deposit Monthly Fee	-33.76
Bill Pmt -Check	03/24/2026	DEBIT	Visa - Elan Financial Services	February Statement	-176.60
Liability Check	03/26/2026		QuickBooks Payroll Service	Created by Payroll Service on 03/25/2026	-6,099.91
Liability Check	03/27/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	03/30/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 1450114642	-1,756.34
Liability Check	03/31/2026	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # 1450176642	-857.10
Liability Check	03/31/2026	DEBIT	WRS	69-036-0118-000	-1,746.40
Total 100 - General Fund					<u>-746,382.42</u>

Town of Bristol
Treasurer's Report
March 2026

General Fund

Beginning Balance 3/01/2026			\$5,979.08
Deposits	\$	39,540.84	
Transfer from ICS Account	\$	425,000.00	
Withdrawals			\$ 478,882.50
Ending Balance 3/31/2026			<u><u>-\$8,362.58</u></u>

Money Market

Beginning Balance 3/01/2026			\$2,178.31
Transfer from ICS Account	\$	-	
Interest	\$	0.10	
Ending Balance 3/31/2026			<u><u>\$2,178.41</u></u>

ICS Account

Beginning Balance 3/01/2026			\$1,330,121.40
Interest	\$	2,885.88	
Transfer to Checking			\$ 425,000.00
Ending Balance 3/31/2026			<u><u>\$908,007.28</u></u>

LGIP Fund

General

Beginning Balance 3/01/2026			\$238,926.21
Interest	\$	592.82	
Direct Payment - BCPL Loan #02026021.01			\$ 102,516.44
Ending Balance 3/31/2026			<u><u>\$137,002.59</u></u>

Parks

Beginning Balance 3/01/2026			\$92,508.03
Interest Earned	\$	289.67	
Ending Balance 3/31/2026			<u><u>\$92,797.70</u></u>

Equipment

Beginning Balance 3/01/2026			\$5.23
Interest Earned	\$	0.02	
Ending Balance 3/31/2026			<u><u>\$5.25</u></u>

Total Funds As March 31, 2026 \$1,131,628.65

Parks Fund - LGIP **-\$92,797.70**
 ARPA Funds Expenses Outstanding **-\$4,869.68**
 Uncleared Checks **-\$8,535.62**

Total Funds \$1,025,425.65

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
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 Zoning Administrator
DATE: (for) March 16, 2026 Plan Commission Meeting
SUBJECT: SIP – Phase 2 Review for Proposed Residential Lot Submittal (Valley Pines)
Tax Parcels 0911-302-8000-0, 0911-301-8500-3
GEC NO.: 03-13012-002

Background Information

Owner / Applicant: PAC Acquisitions, LLC
Attn: Pete Simon
1010 N. Bird Street
Sun Prairie, WI 53590

Engineer: Synder & Associates, Inc.
Attn: Mike Calkins, P.E.
5010 Voges Road
Madison, WI 53718

Location: 3039 Happy Valley Road
In part of the NW ¼ and NW ¼ of the NE ¼, part of the NW ¼ of Section 30, all
in T9N, R11E, Town of Bristol, Dane County, WI.

Request: SIP – Phase 2 – Proposed Residential Lot Submittal (Valley Pines)

Existing Zoning: Tax Parcels 0911-302-8000-0 & 0911-301-8500-3 PUD 41.937 Acres

Existing Land Use: Nearly the entire property is a golf course that has Token Creek that traverses
the property. There are hydric soils and shoreland zoning associated with these
parcels, but no floodplains nor any steep slopes associated with the property.
Access is currently off of Happy Valley Road to a large parking lot.

Adjacent Land Uses: North: Happy Valley Road, Residential
West: Residential
East: Golf Course
South: Golf Course

Proposal

Applicant submitted information for the initial SIP – Phase 2 for the development of the residential lots. The newly proposed CSM shows five (5) new residential properties along Happy Valley Road. The PUD zoning and General Development Plan (GDP) were approved at Town meetings in 2024. Recently in 2025, the SIP Phase 1 for the new clubhouse and parking lot development was approved via amendment #1, originally submitted by Vierbicher & Associates on October 1st, 2025. On November 18, 2025, a concept discussion for these residential developments came in front of the Planning & Town Board. The SIP for this phase was submitted on February 23, 2026.

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



Submittals/Attachments

1. SIP – Phase 2 Submittal Documents (including draft developer's agreement/ covenants, maps, grading & erosion control plans, site & utility plans), received February 23, 2026.

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

Comprehensive Plan

The Town's 2007 Land Use Plan map for this parcel shows it as Urban Reserve Area with no other overlay districts. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan. The Town should also verify if the Village of Windsor may have extraterritorial review.

Planned Unit Development

The Town's zoning code provides detailed requirements for the SIP submittal. For the SIP submittal, the developer has provided detailed engineering plans, maps/ plats, and SIP approval documents for the proposed five (5) lot single family subdivision (Valley Pines) off of Happy Valley Road. The SIP needs Plan Commission and Town Board approval as well as the Town enters into a developer's agreement with the applicant. The SIP also needs to conform to the GDP that was approved in 2024.

Town Ordinances

1. SIP Submittal – Phase 2

The SIP submitted for Phase 2 conforms to the GDP. After approval of the SIP by the Town Board, the owner(s) will be able to obtain land use permits and building permits. It is important to note that all construction of buildings on these lots within Valley Pines shall be performed by a builder approved by the developer.

2. Residential Lots

The proposed residential lots will all meet the minimum acreage amounts the same as if they were zoned SFR (Single Family Residential). It is important to note that these newly created parcels will stay zoned PUD. Setback requirements, etc., are all listed under the declaration of covenants, restrictions, conditions and easements document submitted by Synder & Associates, Inc. on February 23, 2026.

3. Well & Septic

Prior to issuance of a land use permit, owner(s) will need approval of a septic system from Dane County Public Health.

4. Shoreland/Wetland/Floodplain

Shoreland zoning concerns for Dane County should be vetted out through the stormwater and erosion control approval process with the County.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed SIP – Phase 2 Submittal for Prairie Pines Golf Club – Proposed five (5) lot Residential Development (Valley Pines), contingent on the following:

1. The Plan Commission/Town Board discuss any concerns with above comments.
2. The Town's Attorney review and approve the draft Developer's Agreement.

TOWN OF BRISTOL JURISDICTION REVIEW FORM**COMPLETE THIS FORM BEFORE STARTING THE ZONING APPLICATION**

If your property is subject to Dane County's jurisdiction, the Town cannot grant your zoning change without Dane County's approval. If the answer to any of the Jurisdictional Questions is "Yes", the Town cannot proceed with your application unless Dane County indicates that the County does not have jurisdiction over zoning the parcel.

Applicant/Agent/Contractor: PAC Acquisitions, LLC

Email: _____

Address: 3039 Happy Valley Road City/State/Zip: Sun Prairie, WI 53590 Phone: 608-318-0305

Parcel ID Number(s): 0911-302-8000-8, 0911-302-8500-3

CSM or Plat Information, if any: _____

Proposed activity on the property: 5 single family lots will be added with SIP submittal under existing PUD/GDP zoning

Is the property enrolled in CRP or any other farm programs? ☒ No ☐ Yes

If "Yes" is checked, identify the program and file identification number(s): _____

JURISDICTIONAL QUESTIONS1. Is your proposed project located within 1,000 feet of the ordinary high-water mark of a navigable lake, pond or flowage?
☐ No ☒ Yes2. Is your proposed project located within 300 feet of the ordinary high-water mark of a navigable river, stream or creek?
☐ No ☒ Yes3. Is your proposed project located within a floodplain? ☒ No ☐ Yes4. Is your proposed project located within a wetland? ☒ No ☐ Yes5. Will your project involve disturbing more than 4,000 square feet of land by excavating, grading or filling?
☐ No ☒ Yes (If Yes, you may need a Dane County erosion control and/or stormwater permit)6. Do the maps showing wetlands, floodplains and shorelands at <https://dcimapapps.countyofdane.com/lwrviewer/> indicate that there are any floodplain, wetland or shoreland areas on your property or an adjacent parcel?
☐ No ☒ Yes**STATEMENT OF APPLICANT**

The answers above were made after reviewing the facts pertaining to my property. I am aware that if my proposed project is located within a floodplain, shoreland or wetland area, the project must be reviewed by Dane County. Any approvals obtained in error will be void, and all expenses incurred in seeking those approvals will be lost.

Dated: _____ By: _____

If the answer to any jurisdictional question is "Yes," the applicant must submit this request to the Dane County Department of Planning and Development for a determination of whether the project is subject to Dane County Jurisdiction.

DETERMINATION BY DANE COUNTY

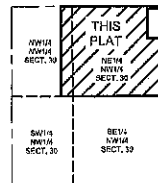
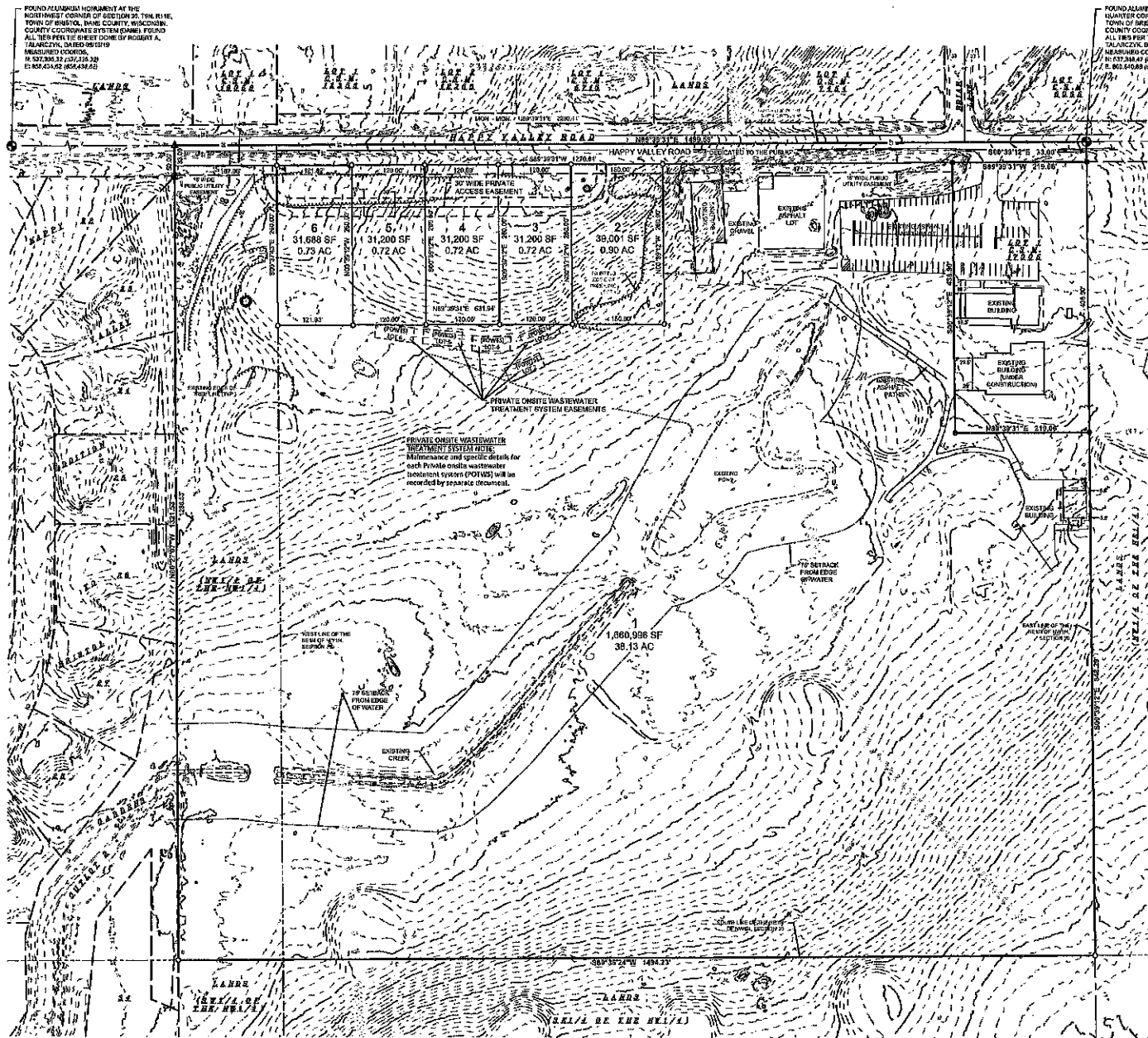
The undersigned, acting by authority of Dane County, indicates that the parcel identified in this Jurisdictional Review Form is not subject to shoreland, floodplain or wetland zoning regulations of Dane County.

Dated: _____ By: _____

PRELIMINARY PLAT OF VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

TOTAL AREA OF PLATTED LANDS: 1,874.444 SQUARE FEET OR 43.031 ACRES



LOCATION MAP
NORTHWEST QUARTER OF
SECTION 30, TOWN OF
BRISTOL, DANE COUNTY,
WISCONSIN

CURRENT ZONING: GDP - GENERAL DEVELOPMENT PLAN

PROPOSED ZONING: GDP/SIP - GENERAL DEVELOPMENT
PLAN/SPECIFIC IMPLEMENTATION PLAN

NOTES

1. Date of field survey: February 5, 2026.
2. Utility Easement Doc. No. 921598 for Power Poles along the southerly 3/4' of Happy Valley Road.
3. Access Easement Doc. No. 1057860 for the easterly 700' and the northerly 600 feet of the Northeast Quarter of the Northwest Quarter.

LEGEND

- 3/4" IRON REBAR FOUND
- 1-1/2" IRON PIPE FOUND
- 1-1/4" x 30" IRON REBAR SET, VI. 4.30 LBS / FT
- ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, VI. 1.60 LBS / FT

UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STATION, OR OBSTRUCT VISION ALONG ANY LOT LINE. THIS DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 230.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

RECORDED AS

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERENCED TO KANSAS VERTICAL DATUM.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 238 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol, Dane County, and under the direction of PAC Acquisitions, LLC, owner of said land, I have surveyed, divided and mapped VALLEY PINES, that such Preliminary plat correctly represents all exterior boundaries and the subdivisions of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the Northeast Quarter corner of said Section 30, thence S80°10'12"E, 25.00' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17006, Dane County Registry; thence S89°39'33"W along the North line of said C.S.M. 17006, 216.00' to the northwest corner of said C.S.M. 17006; thence S80°30'12"E along the westerly line of said Lot 1, C.S.M. 17006, 495.90' to the Northeast corner of said Lot 1, C.S.M. 17006; thence along the southerly line of said Lot 1, C.S.M. 17006, N89°30'31"E, 216.00' to the southeast corner of said Lot 1, C.S.M. 17006, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the East line, S80°39'12"E, 946.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°39'24"W, 1494.23' to the Eastern line of HAPPY VALLEY ADDITION TO BRISTOL, DANE COUNTY, P26, Dane County Registry; thence along said Eastern line N0°27'07"W, 1251.53' to the North line of the Northwest Quarter of said Section 25; thence along said North line, N89°39'31"E, 498.50' to the point of beginning. This description contains approximately 1,874.444 square feet or 43.031 acres.

Dated this _____ day of _____, 2026.

By: Adam R. Gross, P.L.S. No. 3017

SURVEYED FOR:
PAC Acquisitions, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
SNYDER & Associates, Inc.
5010 Vages Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

VALLEY PINES

PRELIMINARY PLAT

TOWN OF BRISTOL, DANE COUNTY, WI

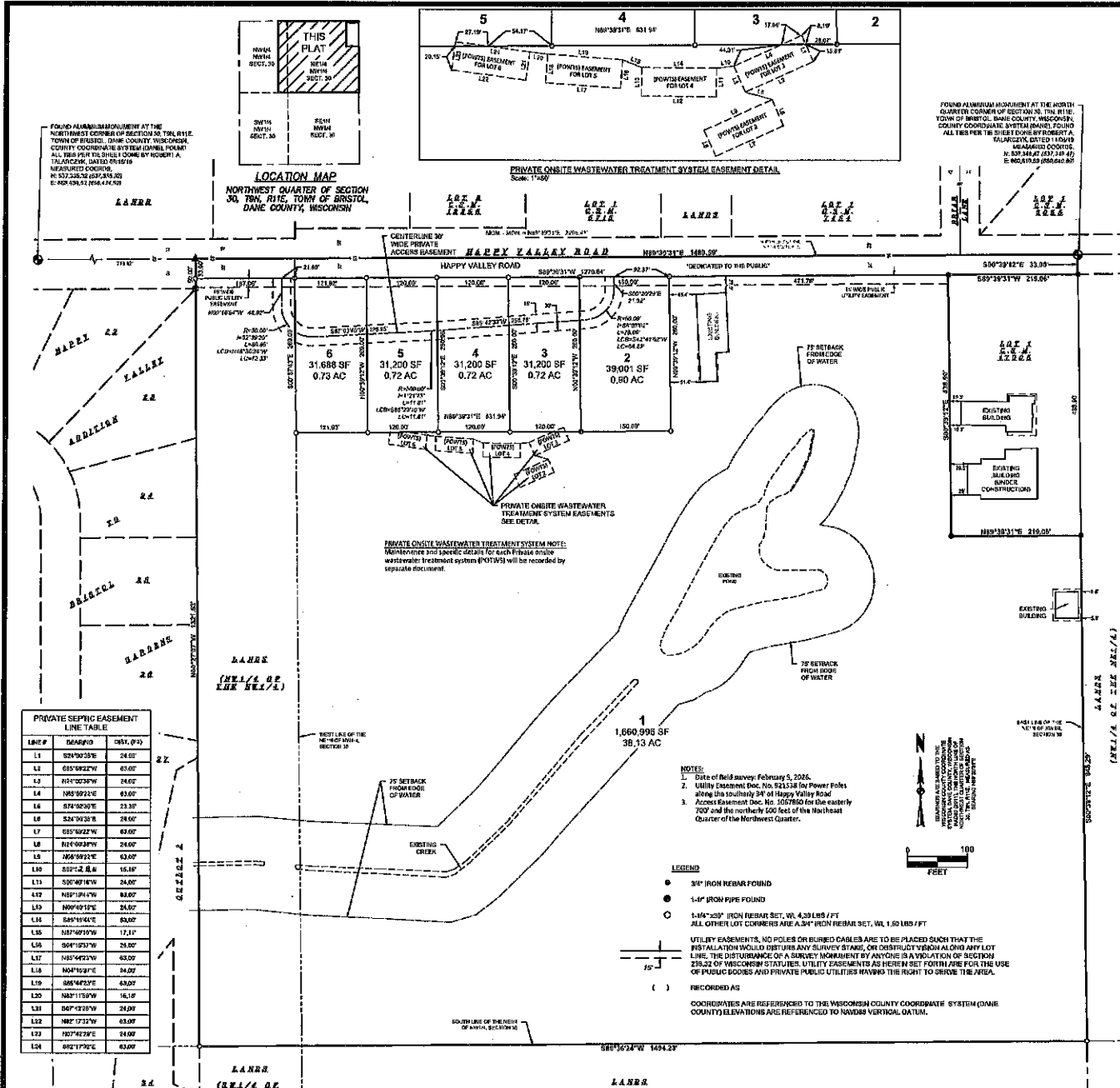
SNYDER & ASSOCIATES, INC. |



Project No: 126.0226.30

Sheet 1 OF 1

Sheet 1 OF 1



PRIVATE SEPTIC EASEMENT LINE TABLE

LINE #	DESCRIPT	DEPT. (FT)
L1	S24°30'30"E	24.00'
L2	S85°02'22"W	63.00'
L3	R04°02'30"W	24.00'
L4	N85°02'22"E	63.00'
L5	S74°02'30"E	23.33'
L6	S24°30'30"E	24.00'
L7	S85°02'22"W	63.00'
L8	R04°02'30"W	24.00'
L9	N85°02'22"E	63.00'
L10	S00°00'00"W	16.10'
L11	S00°00'00"W	24.00'
L12	N85°01'14"W	63.00'
L13	S00°00'15"E	24.00'
L14	S85°01'14"E	63.00'
L15	N85°01'14"W	17.11'
L16	S00°00'15"E	24.00'
L17	N85°01'14"E	63.00'
L18	S00°00'15"E	24.00'
L19	S85°01'14"E	63.00'
L20	N85°01'14"W	16.10'
L21	S00°00'15"E	24.00'
L22	N85°01'14"E	63.00'
L23	S00°00'15"E	24.00'
L24	S85°01'14"E	63.00'

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor 9-2017, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol and under the direction of PAC Acquisitions LLC, owner of said land, I have surveyed, divided, mapped and dedicated VALLEY PINES and that each plat correctly represents all estate boundaries and the subdivision of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 30, thence S80°39'12"E, 33.60' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17005, Dane County Registry, thence S89°39'31"W along the North line of said C.S.M. 17005, 218.09' to the northwest corner of said C.S.M. 17005; thence S00°39'12"E along the westerly line of said Lot 1, C.S.M. 17005, 438.50' to the southeast corner of said Lot 1, C.S.M. 17005; thence along the southerly line of said Lot 1, C.S.M. 17005, 438.50' to the southeast corner of said Lot 1, C.S.M. 17005, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said East line, S00°39'12"E, 848.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°38'24"W, 1494.23' to the Eastern line of HAPPY VALLEY ADDITION TO BRISTOL, DANE COUNTY REGISTRY, thence along said Eastern line N00°27'07"W, 1321.83' to the North line of the Northwest Quarter of said Section 30; thence along said North line, N89°39'31"E, 1469.59' to the point of beginning. This description contains approximately 1,674,444 square feet or 43.03 acres.

Dated this _____ day of _____, 2026.

Signed:

Adam R. Gross, P.L.S. No. 3617
Snyder & Associates, Inc.
6010 Voges Road
Madison, WI 53718
608-638-0444
agross@snyder-assoc.com

OWNER'S CERTIFICATE

PAC Acquisitions, LLC, as owner, do hereby certify that we caused the land described on this plat of VALLEY PINES to be surveyed, divided, mapped and dedicated as represented on the map herein. I further certify that this plat is required by s. 236.10 and 236.12 to be submitted to the Town of Bristol, Dane County and the Department of Administration for approval or objection. Witness the hand and seal of said owner this _____ day of _____, 2026.

By: _____ Authorized Representative (owner) _____ Dated: _____

State of Wisconsin)
County of Dane) ss.
Personally came before me this _____ day of _____, 2026, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

Printed Name Above _____

TOWN BOARD RESOLUTION

Be it resolved, that VALLEY PINES subdivision in the Town of Bristol, owned by PAC Acquisitions, LLC is hereby approved by the Town of Bristol Board and the public highway right-of-way dedication herein is acknowledged and accepted.

Brian Wilkison, Town Chairman _____ Date _____

CERTIFICATE OF TOWN TREASURER

I, Kim Gros, Town Clerk, do hereby certify that the foregoing is a copy of a resolution adopted by the Bristol Town Board on _____, 2026.

Kim Gros, Town of Bristol Clerk _____ Date _____

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, the duly elected, qualified and acting County Treasurer of Dane County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments due as of this day of _____, 2026, on any of the lands included in the plat of VALLEY PINES.

Adam Gallagher, County Treasurer of Dane County _____ Date _____

RECORDED DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M., and recorded in Volume _____ of Condominium Plats, on page _____, as Doc. No. _____, ss.

Dane County Register of Deeds



SNYDER & ASSOCIATES

SURVEYED FOR:
PAC Acquisitions, LLC
3030 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
6010 Voges Road
Madison, WI 53718
(608) 638-0444
www.snyder-assoc.com

VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

FW: 125.0226.30
DATE: 03-06-26
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 1

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

b.



SPECIFIC IMPLEMENTATION PLAN VALLEY PINES

Town of Bristol, WI | March 18, 2026

Prepared for:

PAC ACQUISITIONS, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

Snyder & Associates, Inc. Project No. 126.0225.30



March 18, 2026

Kory D. Anderson, PE
Town of Bristol Zoning Administrator
916 Silver Lake Drive
PO Box 340
Portage, WI 53901

RE: PRAIRIE PINES GOLF CLUB - VALLEY PINES SINGLE FAMILY SIP

Kory,

On behalf of our client, PAC Acquisitions, LLC, we hereby submit the Specific Implementation Plan (SIP) documents for creating five single-family lots along Happy Valley Road. The SIP builds upon the previously approved GDP for a subarea of the development for review by the Zoning Administrator, Plan Commission, and Town Board.

The project subdivides parcels 0911-302-8000-0 and 0911-302-8500-3 into five single-family parcels totaling 3.77 acres and a 38.13-acre parcel, which will be part of the golf course. All conditions of the General Development Plan (GDP) approval have or will be met.

We respectfully request approval of the Specific Implementation Plan.

Sincerely,

SNYDER & ASSOCIATES, INC.

Mike Calkins
Project Engineer

Enclosures

cc: PAC Acquisitions, LLC

Specific Implementation Plan

Valley Pines

March 18, 2026

A General Development Plan (GDP) was previously approved by the Town Board of the Town of Bristol by Ordinance adopted on April 8, 2024. This is a Specific Implementation Plan (SIP) that builds upon the previously approved GDP for a subarea of the development for review by the Zoning Administrator, Plan Commission, and Town Board. This project narrative includes all elements required by Town Ordinances for this SIP.

The GDP was for a larger development at the Prairie Pines Golf Club, including a clubhouse and parking lot as part of the commercial space, along with two residential areas – one for single-family home lots and another for townhomes. This SIP is just in relation to the single-family home lot subarea of the site. The GDP zoned the whole area within the development as a Planned Unit Development (PUD) District. The developer, PAC Acquisitions LLC, owns the whole development.

The subarea of real property subject to this SIP in the PUD District consists of five single-family lots consisting of 3.77 acres, as shown as lots 2-6 on the attached preliminary plat and final plat. The Property consists of the portions of the following tax parcels: 012/0911-302-8000-0 and 012/0911-302-8500-3.

Project Justification

The GDP identified that a PUD classification was sought to allow more efficient use of land with more flexible means of land development than the existing standard zoning districts. The full development approved in the GDP includes a large portion of commercial use for a golf course and event space, as well as two potential residential subareas. One of which is for single-family residential on a few of the parcels, which is the subarea included in this SIP.

Conformity with the Town Comprehensive Plan

The Town of Bristol Comprehensive Plan outlines several housing-related goals that this SIP helps to meet:

- Housing Element
 - A goal is to provide adequate housing for current and future residents by adding ~18 new housing units per year to meet projected demand. Adding these additional units would help to meet this target.

- An objective to maintain a slower 1% annual growth rate. This SIP provides a smaller number of units rather than a larger subdivision to keep in alignment with this objective.
- Land Use Element
 - A goal is to preserve rural character while accommodating limited growth. A small subdivision avoids sprawl into prime agricultural areas elsewhere in the township while also increasing available housing.
 - An objective is to keep development compact and located near existing subdivisions. These lots are modest in size and will abut the subdivision to the west and be across from future residential.
 - The Future Land Use Map shows the whole area as slated for Outdoor Recreation. However, the entire PUD area is surrounded almost exclusively by existing and potential residential areas. The location of this SIP would extend the existing residential area without being an island.
 - This is further supported by the community survey done as part of the comprehensive planning process, which showed strong support for “controlling the location” of housing to not take up more farmland.
- Agricultural, Natural, and Cultural Resources Element
 - A goal is to support the future of farming within the township. Adding housing in non-prime or agriculturally unsuitable areas, such as this, prevents agricultural land from being subdivided to make space for residential uses.
- Intergovernmental Cooperation Element
 - A goal is to plan growth in partnership with neighboring communities. Having a smooth transition from urban to rural densities is a stated cooperation objective. This site is located near this border and would support this goal.

Relationship to Surrounding Area

This subarea is adjacent to existing single-family residential to the west, larger single-family residential to the north, plus commercial, and then bordered to the east and south by the Prairie Pines Country Club golf course and associated amenities. Over time, residential uses have been expanding northward towards this subarea, and therefore, this would be a congruent use of the site.

Uses & Zoning Standards

The larger area was rezoned to PUD, with this subarea designated for single-family residential use. The future development of other subareas within the PUD shall be conducted in accordance with future SIP's, approved by the Town of Bristol in the future, subject to the provisions of the prior approved GDP. It is anticipated that if the Developer seeks amendments to this SIP, the amendments will be subject to approval of the Town Board.

The Developer does not need to complete a prior building or phase before being issued a building permit or occupancy permit for another building or phase. Before commencing construction of any building-phase, the Developer shall submit such plans to the Town for approval in accordance with the approved GDP, this SIP, and the Town of Bristol Zoning Code.

Permitted Uses within the SIP subarea

Residential use within the SIP subarea is permitted, which includes the following uses and uses incidental thereto:

- Single-family housing products accessed by individual driveways onto Happy Valley Road and served by a private on-site wastewater treatment system (POWTS). The houses would be on a fraction of parcels 012/0911-302-8000-0 and 012/0911-302-8500-3.
- Accessible elements are permitted as defined in 1.022(1) of the Town of Bristol Ordinance.
- Family gardens and orchards are permitted as outlined in section 3.15 of the covenants in the rear of the lot and shall be located no closer than 15 ft from any lot line, and shall not exceed 10% of the total area of the lot, exclusive of the footprint of all buildings and the driveway.
- Fences are prohibited per section 3.34 of the covenants without written consent from the developer. The only fences that will be approved will be 4' black decorative metal.

Uses for other subareas within the PUD approved by the GDP will be addressed in future SIP's.

No uses shall be permitted within this subarea that are not permitted uses under the provisions of the approved GDP or this SIP.

Effect on Existing Regulations

All regulations outlined in the Town of Bristol Zoning Ordinance that conflict with this SIP, or which conflict with the prior approved GDP, shall be deemed to have been waived by the

Town of Bristol and shall be of no force and effect with respect to the Property, and instead this SIP and any future amendments that may be approved from time-to-time shall control.

Zoning Standards

This subarea most closely follows the standards set in the Single Family Residential (SRF) and associated dimensional standards within the Town of Bristol Zoning Ordinance. However, being within a PUD, this SIP and prior approved GDP govern the regulations as follows:

- General street width – There are no public streets within the subarea. One private access drive is shared amongst all the lots within this SIP. The private asphalt access drive is 20ft wide.
- Setbacks
 - Front Yard – 30ft from ROW
 - Rear Yard – 25ft for principal structures and uncovered decks or porches
 - Side Yard – 12.5ft per side yard
- Lot size – Maximum lot size is 39,001 sq ft.
- Height – The maximum height for a principal building is 35 ft
- Principal structure size – There are no minimum or maximum sizes for a principal structure.
- Floor Area: (outlined in section 3.7 of the covenants, which also states “For the purposes of determining floor area, one stair opening shall be included, but open porches, screened porches, attached garages, and basements, even if the basements are finished, shall be excluded.”)
 - No single-story building shall have less than 1,800 square feet.
 - No two-story building shall have less than 2,100 square feet.
 - No raised ranch, bi-level, or tri-level building shall have less than 1,800 square feet on the main level.
 - However, the above minimum floor area requirements may be waived by the Developer or the Committee, whichever is then applicable, in the event the proposed architecture and quality of the house are such as to present an attractive appearance compatible with other houses within the Property, in the judgment of the Developer or the Committee.
- Additional exterior requirements for structures are outlined in the covenants associated with the plat of Valley Pines.
- No other density or intensity standards are set, as these will vary based on the design of each home.

Land Use & Development Densities

The proposed 3.77-acre development includes five single-family residential lots. Each lot will have one dwelling unit constructed on it for a total of five dwelling units. These lots will be developed by PAC Acquisitions, LLC.

The precise floor area ratios for each lot will depend upon the design of homes, as will the per-lot impervious surface area ratio. Lots are summarized in the table below:

Lot Number	Number of Dwelling Units	Area	DU/Acre
Lot 2	1	0.90 AC 39,001 SF	1.12 DU/AC
Lot 3	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 4	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 5	1	0.72 AC 31,200 SF	1.39 DU/AC
Lot 6	1	0.73 AC 31,688 SF	1.37 DU/AC

Construction of all buildings shall be completed within eight (8) months after issuance of a building permit for the respective building. Landscaping (including grading, sodding, and seeding) and paving of driveway shall be completed, in accordance with the approved landscaping plan, within one hundred eighty (180) days of completion of construction, provided weather conditions so allow. If such construction or landscaping is delayed due to matters beyond the control of the lot Owner, the time for completion shall be extended by the period of such delay.

Organizational Structure & Restrictive Covenants

The Valley Pines covenants establish a framework that governs how the subdivision is built, maintained, and managed. The Developer initially holds broad control over architectural decisions, lot use, and enforcement, with authority eventually transitioning to an Architectural Review Committee (ARC) appointed by the HOA. All homes must be detached single-family residences and must follow detailed architectural rules, with any construction or exterior change requiring written approval. The covenants prohibit accessory buildings like sheds and above-ground pools, restrict parking of commercial and recreational vehicles, limit fencing to approved decorative metal styles, and require owners to maintain lawns, landscaping, and stormwater features.

The HOA—comprised of all lot owners—staffs the ARC and funds these responsibilities through annual assessments that become liens on properties if unpaid. Both the architectural standards and HOA provisions run with the land for 30 years and automatically renew unless amended according to defined procedures.

Signage

No signs of any type shall be displayed to public view on any lot, without the prior written consent of the Developer or the Committee, whichever is then applicable, except for: one (1) non-electrified lawn sign of not more than six (6) square feet in size advertising the Property where located for sale, or signs erected by Developer advertising lots within the Property for sale.

Outdoor Storage

There shall be no outside storage on the Property, except for:

- Motor vehicles for patrons, employees, or contractors performing work on the Property, or
- Vehicles (including trailers) to be loaded or unloaded on the Property. Or
- Construction equipment actively used during construction or renovation periods.

Road Network

Access to the site is from the public roadway to the north, Happy Valley Road. Two entrances to the site from the main road to the private access drive are provided. This is a deviation from the approved GDP, which stated that individual driveways were to be installed. Given the positioning of the site near the crest of a hill on Happy Valley Road, having fewer entry/exit points for safety is required. In addition, the placement of the private access drive within the site minimized the removal of existing trees, and less pavement also results in less stormwater management.

Parking

Parking is restricted based on the covenants. A summary of those restrictions is as follows: vehicles may not be parked on streets, lawns, or yards, and commercial vehicles, RVs, boats, trailers, stored or inoperable vehicles, and similar equipment may only be kept inside an

enclosed garage, except for brief loading or unloading. Non-commercial personal vehicles may be parked on a paved driveway, and construction, service, delivery vehicles, and temporary guest vehicles are allowed only for the time reasonably necessary to perform their function. A vehicle counts as "commercial" if it displays business writing, is designed or registered for commercial use, or carries advertising signage, though vehicles with small decals or official government vehicles are not considered commercial.

Utilities

Each lot shall be served by one (1) potable water well, plus one (1) private on-site wastewater treatment system (POWTS). under the Wisconsin Plumbing Code, as administered by the Dane County Environmental Health Department. The Property will be served by electric, energy, communications, or other utility services from public or private utilities authorized and available to serve the Property, and the Developer or such utilities, but not the Town of Bristol, shall be responsible for all costs for the installation of such utility service.

The POWTS are mostly located off the south edge of the lots on Lot 1 of the plat outside the area for this SIP.

There is a 15-foot-wide public utility easement along the north edge of this subarea along Happy Valley Road.

Stormwater Management

The property primarily drains into Token Creek, which flows through the northwestern portion of the property, leaving the property along its western limits. The section of the PUD which contains the clubhouse and parking lot to the east of this subarea was proposed to have three (3) bio-retention basins and one (1) rain garden as part of the GDP. Within this subarea, two shared bio-retention basins are in the southwest and southeast corners of the site, which will satisfy the stormwater management requirements for the proposed single-family lots.

The land disturbance associated with the project means that stormwater management shall comply with the Dane County stormwater management ordinance, and a stormwater management plan for the Property that is to be approved by the Dane County Land Conservation Division, as modified and approved from time-to-time.

Stormwater management facilities within the Property shall be privately owned and shall be maintained by the Property owner, provided however, that the Property shall be subject to

one or more stormwater management agreements with Dane County which shall provide that either the County or the Town may enter the Property and inspect the stormwater management facilities from time-to-time, and if the County or the Town determine that such facilities are not in compliance with the stormwater management plan, then after giving any notice required by such agreement(s), cause such facilities to comply with the approved stormwater management ordinance and plan, with the costs thereof to be levied by the County or Town as a special charge against the Property as provided by law.

Landscaping & Lighting

The following landscaping requirements are outlined in sections 3.25 and 3.5 of the covenants and apply to all lots within the Property:

- Front, rear, and side yards must be sodded or seeded.
- Landscape plantings and maintenance of the premises shall be the responsibility of the lot Owner(s). Complete visual screening of the front, rear, or side of any lot is prohibited without approval of the Developer or the Committee, whichever is then applicable. Lawn trees shall be planted within 45 days of occupancy of the residence, or upon completion of construction, whichever occurs first, except that trees are not required to be planted during the winter months when the ground is frozen, but shall be planted as soon as weather conditions permit.
- The landscaping plan for each lot shall achieve a minimum of 1,000 landscaping points as determined by the following point schedule:

Landscaping Element	Point Value
Canopy Tree (2"-3" caliper at 18 inches)	125
Canopy Tree (3"-4" caliper at 18 inches)	150
Canopy Tree (greater than 4" at 18 inches)	200
Canopy Tree or Small Tree (1"-1-½" caliper at 18 inches, i.e., Crab, Hawthorn)	100
Evergreen Tree (4 to 6 feet in height)	100
Large Deciduous Shrub (3-yr. transplant, 36" min.)	20
Small Deciduous Shrub (3-yr. transplant, 18" min.)	10
Decorative Wall (per face foot)	5

- The existing vegetation of each lot subject to this Declaration, including trees of a diameter of three (3) inches or greater, shall not be destroyed or removed except as approved in writing by the Developer or the Committee, whichever is then applicable. In the event such vegetation is removed or destroyed without approval, the Developer

or Committee may require the replanting or replacement of the same, the cost thereof to be borne by the Owner.

The covenants also outline exterior lighting for the site, which states that all site lighting shall be down lighting and no bulb, post, or spotlights with direct glare shall be allowed, except on signs erected by Developer advertising lots within the Property for sale. In addition, two light poles – one at each private access drive entrance off Happy Valley Road will be installed for increased nighttime visibility.

Compliance with other Regulations

All uses of the Property shall comply with all federal, state, and local regulations, except as modified under this SIP, including the obtaining of any permits required thereunder.

Development Timing

It is anticipated that development construction under this SIP shall commence in spring 2026, with the residential homes to be occupied by fall of 2027.

Amendments

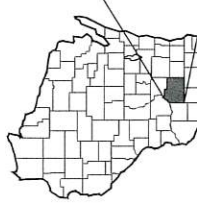
This SIP may not be amended without the consent of the Town Board of the Town of Bristol under the Town of Bristol Zoning Ordinance. Any new or substantial modification to an SIP, including but not limited to the creation of new parcels, or any additional development that is not otherwise in compliance with the prior approved GDP, shall be subject to review and approval by the Town Board. Minor variations from an approved SIP may be permitted by the Zoning Administrator upon finding that such variations are consistent with the approved GDP and are generally in keeping with the spirit and intent of the approved SIP.

Severability

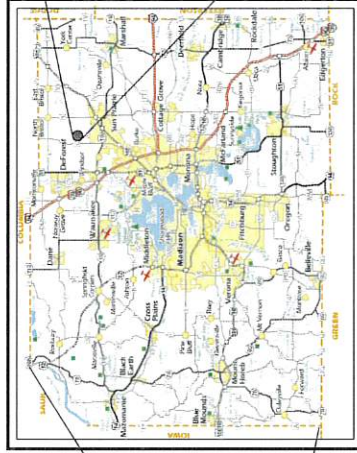
If any provision of this SIP shall be deemed to be invalid by a final judgment of a court of competent jurisdiction, which is not subject to further appeal, then the invalidity of such provision shall not affect the validity of any other provisions hereof.

VALLEY PINES

SECTION 30, TOWNSHIP 9N, RANGE 11E



REGIONAL MAP



DANE COUNTY



SITE LOCATION MAP

TOWN OF BRISTOL
DANE COUNTY, WISCONSIN



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
UTILITIES, CALL 1-800-242-8511
TOLL FREE

WIS. STATUTE, NR 01.75, (1934)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CAUTION:
CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE
TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND
UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
CONTACTING THE UTILITIES LOCATED ON THE PLANS AS A CONDITION OF THE
CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

Sheet Number	Sheet Title
C100	NOTES
C200	EROSION CONTROL NOTES
C201	EXISTING CONDITIONS PLAN
C202	SITE & UTILITY PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	SOUTHWEST BASIN DETAILS
C401	SOUTHWEST BASIN DETAILS
C402	BASIN NOTES
C700	STORM DETAILS
C701	EROSION CONTROL DETAILS



Project No. 126.0225.30
Sheet C100

VALLEY PINES
TITLE

SNYDER & ASSOCIATES, INC.

TOWN OF BRISTOL, DANE COUNTY, WI
5610 VOLES ROAD
MADISON, WISCONSIN 53716
608.838.0414 | WWW.SNYDER-ASSOCIATES.COM

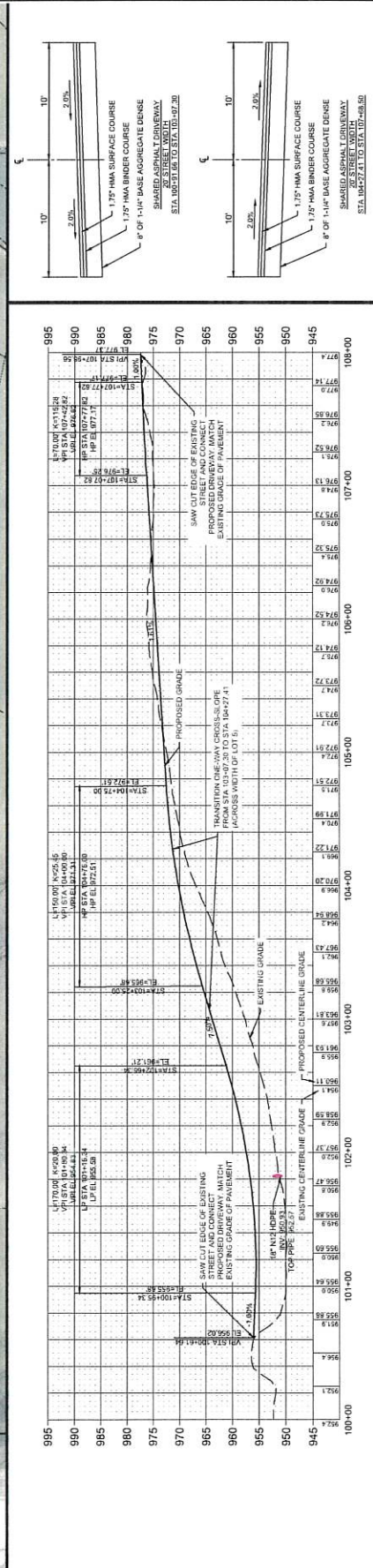
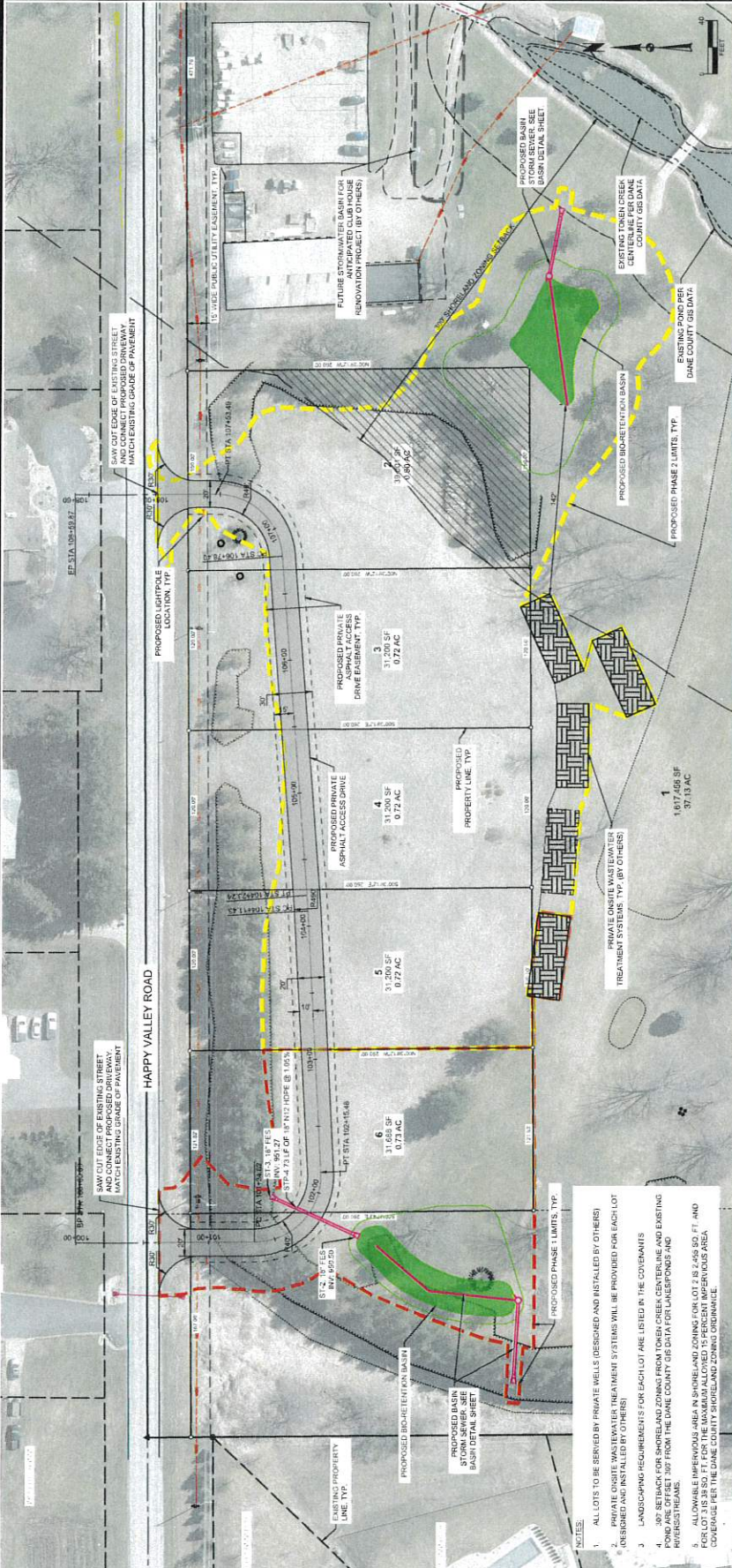
MARK	1	REMOVED DRIVEWAY, LOTS, & STRIPWAYS	03-09-26	ZLR
REVISION	DATE	BY		
Engineer: ENGR	Checked By: CHND	Scale: 1" = 40'		
Technician: TECH	Draw: 02-23-2026	TR-S: 9N-11E-30		

Sheet C100



SITE & UTILITY PLAN

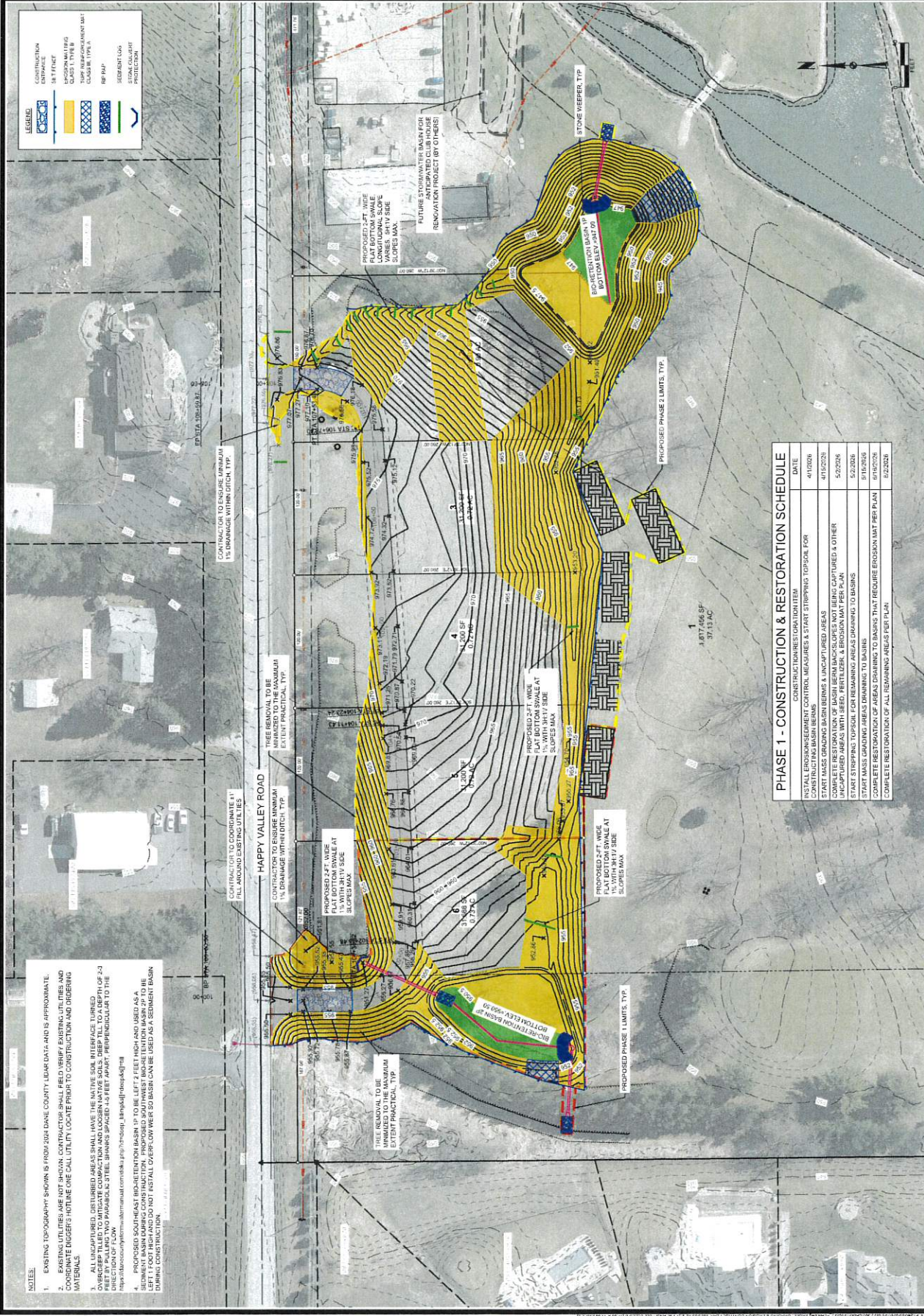
TOWN OF BRISTOL, DANE COUNTY, WI
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608.838.0444 | www.snyder-associates.com

[illegible]

GRADING & EROSION CONTROL PLAN

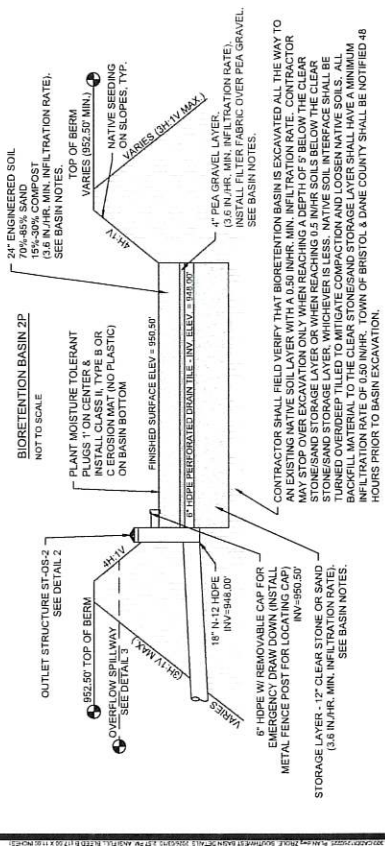
TOWN OF BRISTOL, DANE COUNTY, WI

1	REVISED DRIVEWAY, LOTS, & STRAMMTR.	03-09	DATE	REVISION	Checked By: CHKD	Date: 02-23-2026	Tr-S: 5N-1E
Project No: 126.0225.30 Sheet C400							



PHASE 1 - CONSTRUCTION & RESTORATION SCHEDULE	
CONSTRUCTION/RESTORATION TIME	DATE
INSTALL EROSION/WEEDMENT CONTROL MEASURES, START STRIPPING TOPSOIL FOR COMPLETE BASINS	4/1/2026
COMPLETE BASINS BASIN BENCHES & UNCAPTURED AREAS	4/15/2026
COMPLETE RESTORATION OF BASH BENCH BACKFILLS NOT BEING CAPTURED & OTHER UNCAPTURED AREAS WITH SEED, FERTILIZER, & BROOKMINT PER PLAN	5/5/2026
START STRIPPING TOPSOIL FOR REMAINING AREAS DRAINING TO BASINS	5/2/2026
START MAINTAINING AREAS DRAINING TO BASINS	5/15/2026
COMPLETE RESTORATION OF BASIN AREAS THAT REQUIRE EROSION MAT PER PLAN	5/27/2026
COMPLETE RESTORATION OF ALL SLOPING AREAS PER PLAN	7/27/2026

NOTES:



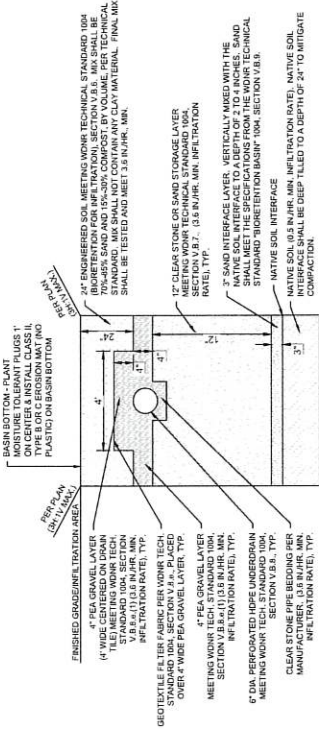
1 TYPICAL BASIN SECTION DETAIL
NO SCALE



2 OUTLET STRUCTURE #2 (ST-OS-2) DETAIL
NO SCALE

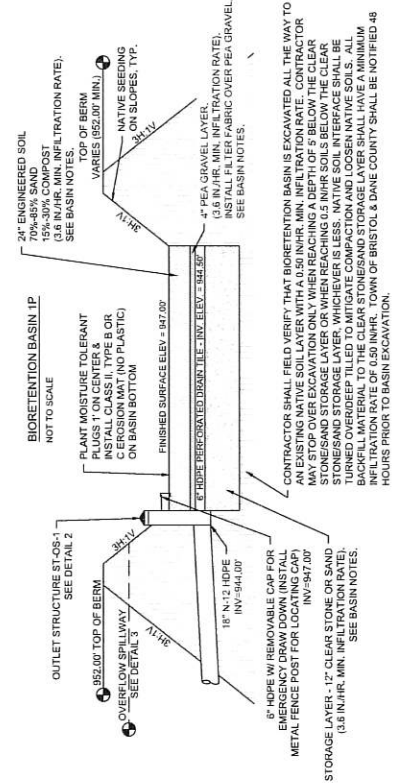
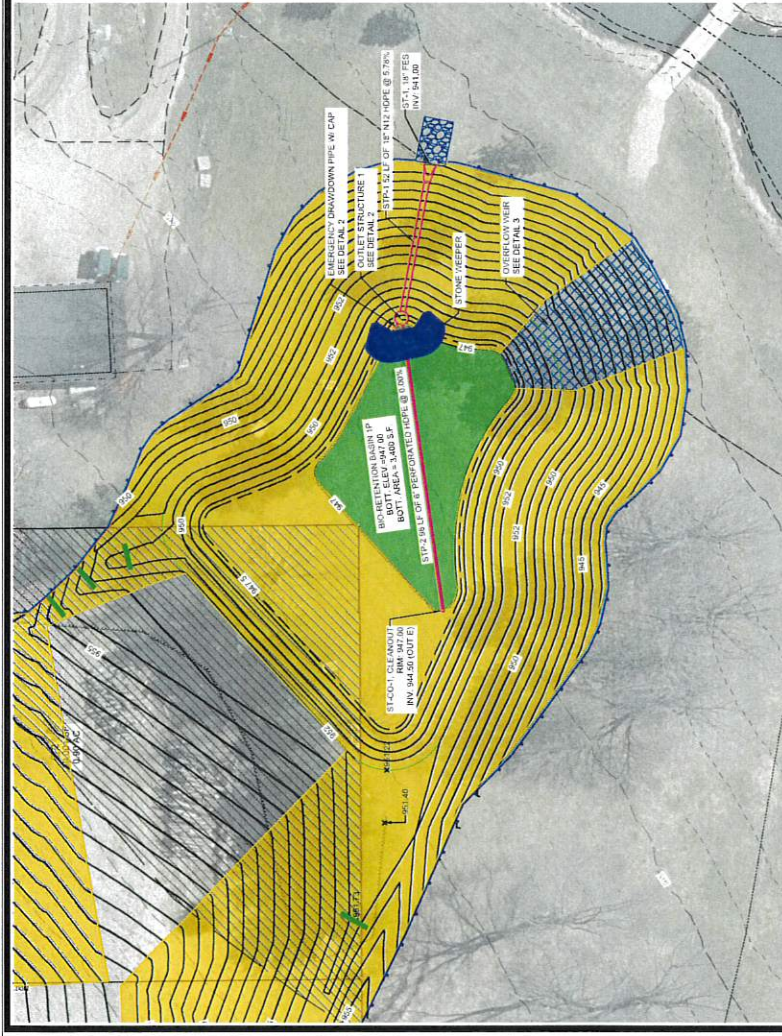


3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE

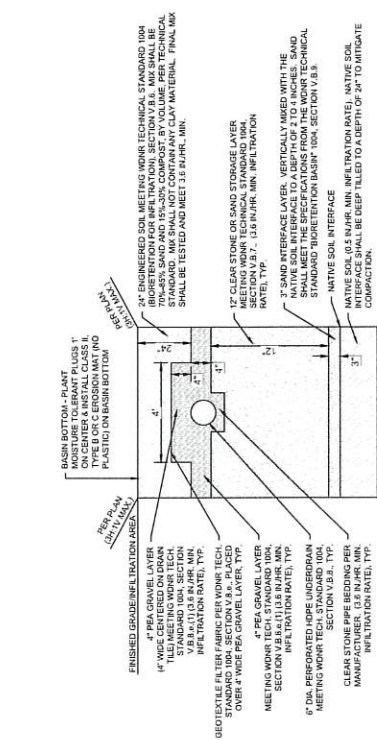


4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

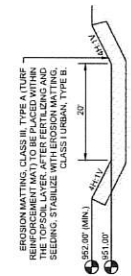


1 TYPICAL BASIN SECTION DETAIL
NO SCALE

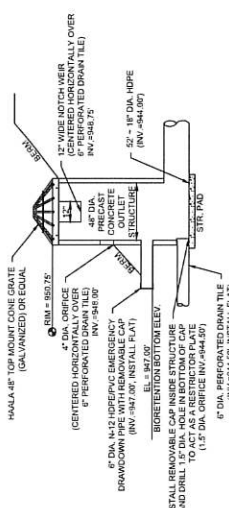


4 BIORETENTION BASIN BOTTOM SECTION DETAIL
NO SCALE

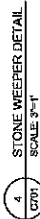
3 BROAD-CRESTED OVERFLOW WEIR DETAIL
NO SCALE



2 OUTLET STRUCTURE #1 (ST-OS-1) DETAIL
NO SCALE



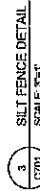
SNYDER
ASSOCIATES



1. STONE CULVERT PROTECTION SHOWN TO BE USED FOR CULVERTS UP TO 18" IN

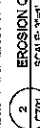


7 STONE CULVERT PROTECTION
C701 SCALE: 3"=1'

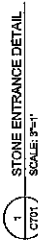
[illegible]

1. PREPARE DOB BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- NOTE: WHEN USING CELLULOSIC DOB, DO NOT USE PREPARED AREA. CELLULOSE MUST BE INSTALLED WITH PAPER DOB DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING ONE BLANKET IN A DEEP 3" X 2" HOLE. THEREAFTER, DRAP AND COVER THE PREVIOUSLY SET STRAP.
3. ROLL THE BLANKET DOWN THE SLOPE.
4. LAY THE BLANKETS SIDE BY SIDE.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN BLANKETS HAVE BEEN STAPLED DOWN THE SLOPE, PLACE BLANKETS END OVER END (BRINKLE STYLED) WITH APPROXIMATELY 1' OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROPRIATELY TO 1" DEPTH.
7. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAPLES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
8. DESIGNATED MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WORK

6 EROSION CONTROL MAT - SLOPE INSTALLATION
C701 SCALE: 3"=1'



5
C701



5
C701

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

IV. Business

c.

Simply selling the building
site off. 2.25 AC



United States
Department of
Agriculture

Dane County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: otherwise
labeled

Farm 21245

Tract 2681

2021 Program Year



CLU	Acres	HEL	Crop
1	15.21	NHEL	
2	221.18	NHEL	
3	0.57	NHEL	NC
4	0.35	NHEL	NC
5	1.66	NHEL	NC
6	2.32	NHEL	NC

Page Cropland Total: 236.39 acres

Map Created October 02, 2020

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

NAIP Imagery 2018

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

TOWN OF BRISTOL JURISDICTION REVIEW FORM

COMPLETE THIS FORM BEFORE STARTING THE ZONING APPLICATION

If your property is subject to Dane County's jurisdiction, the Town cannot grant your zoning change without Dane County's approval. If the answer to any of the Jurisdictional Questions is "Yes", the Town cannot proceed with your application unless Dane County indicates that the County does not have jurisdiction over zoning the parcel.

Applicant/Agent/Contractor: MARK Schroeder Email: _____
 Address: N134 County Rd C City/State/Zip: DeForest, WI 53532 Phone: _____

Parcel ID Number(s): 012/0911-011-8000-0

CSM or Plat Information, if any: _____

Proposed activity on the property: sell off buildings

Is the property enrolled in CRP or any other farm programs? ☐ No ☒ Yes

If "Yes" is checked, identify the program and file identification number(s): _____

JURISDICTIONAL QUESTIONS

1. Is your proposed project located within 1,000 feet of the ordinary high-water mark of a navigable lake, pond or flowage?
☒ No ☒ Yes

2. Is your proposed project located within 300 feet of the ordinary high-water mark of a navigable river, stream or creek?
☒ No ☐ Yes

3. Is your proposed project located within a floodplain? ☒ No ☐ Yes

4. Is your proposed project located within a wetland? ☒ No ☐ Yes

5. Will your project involve disturbing more than 4,000 square feet of land by excavating, grading or filling?
☒ No ☐ Yes (If Yes, you may need a Dane County erosion control and/or stormwater permit)

6. Do the maps showing wetlands, floodplains and shorelands at <https://dcimapapps.countyofdane.com/lwrviewer/> indicate that there are any floodplain, wetland or shoreland areas on your property or an adjacent parcel?
☒ No ☐ Yes

STATEMENT OF APPLICANT

The answers above were made after reviewing the facts pertaining to my property. I am aware that if my proposed project is located within a floodplain, shoreland or wetland area, the project must be reviewed by Dane County. Any approvals obtained in error will be void, and all expenses incurred in seeking those approvals will be lost.

Dated: 3/15/26 By: MARK Schroeder

If the answer to any jurisdictional question is "Yes," the applicant must submit this request to the Dane County Department of Planning and Development for a determination of whether the project is subject to Dane County Jurisdiction.

DETERMINATION BY DANE COUNTY

The undersigned, acting by authority of Dane County, indicates that the parcel identified in this Jurisdictional Review Form is not subject to shoreland, floodplain or wetland zoning regulations of Dane County.

Dated: _____ By: _____

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

PERMIT #:

Permit Fee: \$ _____ Fee Paid: ☐

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 <u>MARK Schroeder</u>	CONTACT NAME <u>← Some</u>
BUSINESS NAME or CO-OWNER'S NAME (if applicable) <u>MARK Schroeder Living Trust, mark w & Kimberly A</u>	BUSINESS NAME (if applicable)
MAILING ADDRESS <u>N 134 County Rd C</u>	MAILING ADDRESS <u>← Some</u>
CITY, STATE, ZIP <u>DeForest, WI 53532</u>	CITY, STATE, ZIP <u>← Some</u>
DAYTIME PHONE #	DAYTIME PHONE # <u>← Some</u>
EMAIL	EMAIL <u>← Some</u>

LAND INFORMATION			
Town: <u>BRISTOL</u>	Parcel Numbers Affected: <u>012/0911-011-8000-0</u>		
Section: <u>1</u>	Property Address or Location: <u>1603 BRISTOL Rd - Columbus WI</u>		
Zoning District Change (To / From / # of acres)		<u>5392</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)			
☒ Separation of buildings from farmland		☐ Creation of a residential lot	
☐ Compliance for existing structures and/or land uses		☐ Other	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.			
Signature: <u>Mark Schroeder</u>		Date: <u>3/15/26</u>	

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

IV. Business

d.



**BIRRENKOTT
SURVEYING**

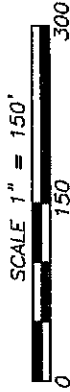
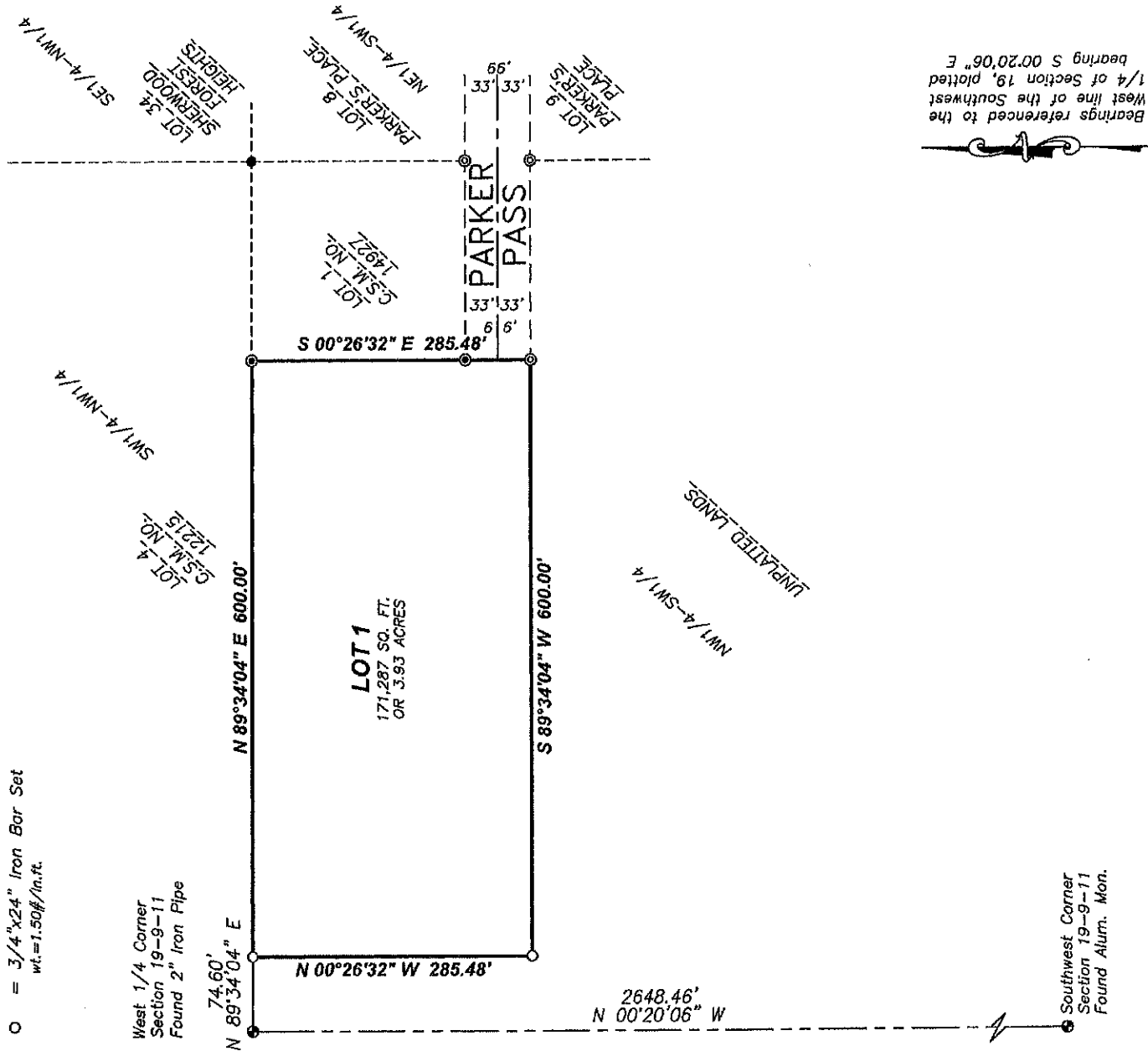
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Southwest 1/4 Section 19, T9N, R11E, Town
of Bristol, Dane County, Wisconsin.

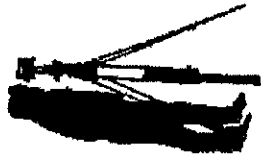
Legend:

- = Section Corner
- = Found 3/4" Iron Pipe
- ⊙ = Found 1" Iron Pipe
- ⊙ = Found 1 1/4" Iron Bar
- = 3/4"x24" Iron Bar Set
wt.=1.50#/ln.ft.



SHEET 1 OF 3
Office Map No. **260221**

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: March 24, 2026

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Chris K. Casson, a Wisconsin Professional Land Surveyor, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes and Village of Oregon Chapter 18 Land Division Code-18.06. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land.

Chris K. Casson, Registered Land Surveyor No. S-3246

Description:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 19, T9N, R11E, Town of Bristol, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 19; thence N 89°34'04" E (recorded as N 89°35'09" E and N 88°42'13" E), 74.60 feet along the North line of said Northwest 1/4 of the Southwest 1/4 of Section 19, also being the South line of Certified Survey Map No. 12215, to the point of beginning; thence continuing along said North line, N 89°34'04" E (recorded as N 89°35'09" E and N 88°42'13" E), 600.00 feet to the Northwest corner of Lot 1, Certified Survey Map No. 14927, recorded as Document No. 5442402 in Volume 105 of Dane County Certified Survey Maps, on Pages 62 through 64; thence S 00°26'32" E, 285.48 feet along the West line of said Lot 1; thence S 89°34'04" W, 600.00 feet; thence N 00°26'32" W, 285.48 feet to the point of beginning; Containing 171,287 square feet, or 3.93 acres.

Owners' Certificate:

As owner, Porter Living Trust, I hereby certify that it has caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be approved by the Town Board of the Town of Bristol.

Porter Living Trust

Laurie Forrer, Trustee

Jerry Porter, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2026, the above-named Laurie Forrer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed Name

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2026, the above-named Jerry Porter, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed Name

Surveyed for:

Laurie and William Forrer
7015 Norway Road
Sun Prairie, WI 53590

Surveyed: TAS
Drawn: EFT
Checked: CKC
Approved: Field book:
Tape/File: J:\2017\CARLSON

Sheet 2 of 3
Office Map No.: 260221

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

e.

**TOWN OF BRISTOL
OPERATOER LICENSE APPLICANTS
APRIL 21, 2026 - JUNE 30, 2026**

Shay LaBuwi

Prairie Pines Golf Club

New Applicant

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

f.

No Packet Material for This Item

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

g.

No Packet Material for This Item