

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 Monday, **May 18, 2026, 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.

- *Discuss/Consider Creation of 1.0715-acre Parcel by CSM and Rezone from A-1 to SFR from Parcel #0911-294-9031-0*

Jt. Plan Commission and Town Board Meeting

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, **May 18, 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 and April 20, 2026, Meetings
 - d. Approval of Check Register & Treasurer's Report for April 2026

- II. Public Comment – Items Not on The Agenda

- III. Parks Committee Report

- IV. Business for Town Board
 - a. Discuss/Consider 2026 Road Work Bids
 - b. Presentation by Sun Prairie Sunshine Place

- V. Business for Planning Commission & Town Board
 - a. Discuss/Consider Final Certified Survey Map to create a 1.0715-acre lot and a Rezone from A-1 to SFR From Parcel #0911-294-9031-0

- VI. Set Future Meetings and Agendas

- VII. 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: 5-15-2026 Town Hall and website.

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 work areas left behind from a utility company. 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 Scottish Highlands 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 road contractors to review the conditions of subdivision roads. Discussion continued in creating a plan on tackling the roads deteriorating in subdivisions. Motion by Kvalo and second by Grove to direct the Clerk to create 2026 road work request for bid to publish. All aye's, motion carried.

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.

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

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.

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

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
April 20, 2026
Immediately Following Public Hearing

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:08pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartzer, Daniel Everson, Travis Larson and Chuck Kvalo. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES: MARCH 24, 2026, MEETING

Board: Motioned by Grove and seconded by Kvalo to table March 24, 2026, minutes. All aye's, motion carried.

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

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

PUBLIC COMMENT

Realtor Nick Conrad announced that James & Mary Schulenburg are planning to submit applications and CSM for creating a one-acre lot for a family member to build a home at the corner of LMor Drive and Prairie View Road.

Derek Wallenhorst inquired about the relocation of an accessory shed and the appropriate setback to the 2964 Kiltie Dr. septic mound.

Steve Schwartzer expressed the need for the town to develop an ordinance regarding data centers, solar fields and windmills to be proactive on any possible inquiries to the town. Chuck Kvalo will discuss the topic at a future Six-Towns Meeting.

PARKS COMMITTEE REPORT

Ben Grove reported that tree planting and park cleanup plans are being coordinated. There has been some activity of Baseball field rentals for the summer.

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

Planning: Motioned by Everson and seconded by Larson to approve the preliminary/final plat (Valley Pines) for the creation of five lots along Happy Valley Rd with Parcels #0911-302-8000-0 and #0911-302-8500-3. All aye's, motion carried.

Board: Motioned by Grove and seconded by Kvalo to approve the preliminary/final plat (Valley Pines) for the creation of the five lots along Happy Valley Rd with Parcels #0911-302-8000-0 and #0911-302-8500-3.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
April 20, 2026
Immediately Following Public Hearing

- b. DISCUSS/CONSIDER SPECIFIC IMPLEMENTATION PLAN (SIP) FOR VALLEY PINES SINGLE FAMILY LOTS**
Planning: Motioned by Everson and seconded by Larson to approve the Specific Implementation Plan (SIP) for Valley Pines with the proposal to have street lighting be downward facing. All aye's, motion carried.
Board: Motioned by Grove and seconded by Kvalo to accept the Planning Committees advisement and approves the Specific Implementation Plan (SIP) for Valley Pines with the recommendation to have street lighting be downward facing. All aye's, motion carried. The board directed the engineer to ensure that all easements be recorded with the Register of Deeds.
- c. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE A 2.25-ACRE PARCEL FROM PARCEL #0911-011-8000-0, 1603 BRISTOL ROAD**
Mark Schroeder explained he wishes to section the house and buildings making a 2.25-acre lot from parcel #0911-011-8000-0. There are three parcels of this farm in the Town of Bristol that total 120 acres. The proposed lot would use a split. Remaining farmland would stay agriculture and an existing field access to the land is already established. Planning: Motioned by Schwartzer and seconded by Everson to move forward with the creation of a 2.25-acre parcel from parcel #0911-011-8000-0; making sure appropriate setbacks are met with the existing buildings and work with the towns Zoning Administrator for proper zoning. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to accept the Planning Commission's recommendation for creating the 2.25-acre lot from parcel #0911-011-8000-0; making sure appropriate setbacks are met with the existing buildings and work with the towns Zoning Administrator for proper zoning. All aye's, motion carried.
- d. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE A 3.93-ACRE PARCEL FROM PARCEL #0911-193-8501-0**
A proposed 3.93-acre lot creation from parcel #0911-193-8501-0 was presented by some of the Fred and Lois Porter family. The proposed lot would be located at the end of Parker Pass. The Planning and Town Board expressed concern about the extension of Parker Pass to the west and who would be responsible for installing this extension of road. Planning: Motioned by Schwartzer and seconded by Everson to table until further clarification can be given from all parties involved. All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo to accept the motion from Planning to table until further clarification can be given from all parties involved.
- e. DISCUSS/CONSIDER OPERATOR LICENSE FOR SHAY LABUWI FROM APRIL 21, 2026, TO JUNE 30, 2026**
Shay LaBuwi's application was submitted and fees paid. No concerns were found with the background check. Motioned by Grove and seconded by Kvalo to approve the Operator's license for Shay LaBuwi from April 21, 2026, to June 30, 2026. All aye's, motion carried.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
April 20, 2026
Immediately Following Public Hearing

f. DISCUSS/CONSIDER 2026 ELECTRONIC RECYCLING COLLECTIONS BY COM2 RECYCLING SOLUTIONS

COM2 Recycling Solutions worked with the town in 2025 by holding an electronics collection event that was free to the public and collected 52.95 tons of electronics for recycling. Discussion occurred to hold the event again this year and work with COM2 Recycling Solutions. Motioned by Willison and seconded by Grove to partner with COM2 Recycling Solutions to hold an electronics collection event this fall at the town hall with date to be determined. All aye's, motion carried.

g. DISCUSS/CONSIDER RECENT STORM DAMAGE TO TOWN PROPERTY

The storms that recently came through Bristol took out the power pole in the Recycle Center. Electricity was restored and Public Works Lead Jim Tate is working with Alliant Energy to have the line into the Recycle Center placed underground in the future.

FUTURE MEETINGS AND AGENDAS

May 18, 2026 – Board Meeting
June 15, 2026 – Board Meeting
July 21, 2026 – Board Meeting
August 17, 2026 – Board Meeting

ADJOURN

Planning: Motioned by Larson and seconded by Everson to adjourn at 8:00pm. All aye's, motion carried.
Board: Motioned by Kvalo and seconded by Grove to adjourn at 8:00pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

The Town of Bristol
Account QuickReport
As of April 30, 2026

Type	Date	Num	Name	Memo	Amount
Check	04/02/2026	DEBIT	Upnet Wisconsin	Internet Services	-89.99
Liability Check	04/09/2026		QuickBooks Payroll Service	Created by Payroll Service on 04/08/2026	-7,592.83
Paycheck	04/10/2026	30729	Schultz, Daryl A	Snowplowing	-522.31
Liability Check	04/10/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	04/13/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -617035554	-2,283.24
Bill Pmt -Check	04/20/2026	30696	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egre Pk, St. Lights, Ice Rink	-1,419.13
Bill Pmt -Check	04/20/2026	30697	Associated Appraisal Consultants, Inc.	Inv. #185525 - April Services	-1,431.64
Bill Pmt -Check	04/20/2026	30698	Axley Brynerson, LLP	Inv. #1057088 - General Matters	-1,321.80
Bill Pmt -Check	04/20/2026	30699	Bucky's Portable Restrooms Inc	April Restroom Svcs-Bristol Gardens&Recycle	-488.75
Bill Pmt -Check	04/20/2026	30700	Capital Area Regional Planning Commission	Inv. #2396 - GIS Svcs 2026 Q1	-32.88
Bill Pmt -Check	04/20/2026	30701	Dane County Towns Association	DCTA 2026 Membership Dues	-2,610.00
Bill Pmt -Check	04/20/2026	30702	Dorn True Value Hardware	March 2026 Stmt - Shop Materials	-23.98
Bill Pmt -Check	04/20/2026	30703	General Engineering Company	Inv. #96 -March Bldg	-3,190.00
Bill Pmt -Check	04/20/2026	30704	Horstman Networks	Inv. #2055225 -April Monthly IT/Email Svcs	-140.00
Bill Pmt -Check	04/20/2026	30705	Insight FS	Fuel	-2,521.92
Bill Pmt -Check	04/20/2026	30706	MG&E	Mar2026 Stmt	-713.06
Bill Pmt -Check	04/20/2026	30707	Municipal Treasurers Assn of Wisconsin In	2026 Membership Due	-70.00
Bill Pmt -Check	04/20/2026	30708	Nahn and Associates, LLC	WDNR 2026 Annual Stormwater Report	-1,140.00
Bill Pmt -Check	04/20/2026	30709	Pellitteri Waste Systems	April Recycle & Mar. Trash Svcs	-3,841.70
Bill Pmt -Check	04/20/2026	30710	Rhyme Business Products	Mar2026 Maint. Charge	-24.00
Bill Pmt -Check	04/20/2026	30711	Sundance BioClean Inc.	Inv. #3232 - Mar. Janitorial Svcs	-342.00
Bill Pmt -Check	04/20/2026	30712	Terminator Pest Control, LLC	Inv. #264364 - April Svcs	-55.00
Bill Pmt -Check	04/20/2026	30713	Visa - Elan Financial Services	April 2026 Stmt	-465.50
Bill Pmt -Check	04/20/2026	30714	Weld Riley S.C.	March 2026 Svcs	-108.28
Bill Pmt -Check	04/20/2026	30715	Wolf Paving & Excavating of Madison, Inc.	1.64 tn Coldmix	-246.00
Bill Pmt -Check	04/20/2026	30716	Ben Gleese	8.25 hrs April Election	-123.75
Bill Pmt -Check	04/20/2026	30717	Bonnie Schmldt	8.25 hrs April Election	-123.75
Bill Pmt -Check	04/20/2026	30718	Cynthia Mestelle	15.25 hrs April Election	-305.00
Bill Pmt -Check	04/20/2026	30719	Diane Mosso	7.25 hrs April Election	-108.75
Bill Pmt -Check	04/20/2026	30720	Harold Silvester	6.5 hrs April Election	-97.50
Bill Pmt -Check	04/20/2026	30721	Janet Storch	7.75 hrs Election Day	-116.25
Bill Pmt -Check	04/20/2026	30722	Kristal Garbick	5.75 hrs April Election	-86.25
Bill Pmt -Check	04/20/2026	30723	Kurt DeGroot	7.75 hrs April Election	-116.25
Bill Pmt -Check	04/20/2026	30724	Lisa Rickert	8.25 hrs April Election	-123.75
Bill Pmt -Check	04/20/2026	30725	Marlyn Silvester 1	6.5 hrs April Election	-97.50
Bill Pmt -Check	04/20/2026	30726	Steve Vale	7.0 hrs April Election	-105.00
Bill Pmt -Check	04/20/2026	30727	Sue Sewell	7.0 hrs April Election	-105.00
Liability Check	04/23/2026		QuickBooks Payroll Service	Created by Payroll Service on 04/22/2026	-6,638.61
Check	04/23/2026	DEBIT	QuickBooks Payroll Service	Payroll Processing Fee	-25.32
Liability Check	04/24/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 1006995446	-1,929.30
Liability Check	04/24/2026	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # 1007267446	-608.04
Liability Check	04/24/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Check	04/24/2026	DEBIT	NUSO LLC	Phone Storage	-148.45
Liability Check	04/24/2026	DEBIT	WRS	Pre-Tax Health Ins., Muni Pd Health Ins.	-4,973.16
Bill Pmt -Check	04/28/2026	30728	Northland Door Systems, Inc.	Overhead door repair	-185.00
Check	04/30/2026	DEBIT	WRS	Weidner WRS Employee/Employer Contribution	-4,175.88
Liability Check	04/30/2026	DEBIT	WRS	69-036-0118-000	-1,763.90
Total 100 - General Fund					<u>-52,830.22</u>

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

a.

No Packet Material available.

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

IV. Business

b.

No Packet Material available.

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. 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 Assistant Zoning Administrator
DATE: (for) May 18, 2026: Plan Commission/Town Board Meeting
SUBJECT: Zoning Change/ Preliminary CSM Review for Schulenberg
Tax Parcel(s) 0911-294-8600-3 & 0911-294-9031-0
GEC NO.: 3-13012-004

Background Information

Owner/Applicant: James W & Mary A Schulenberg LLC
2764 Egge Road
Sun Prairie, WI 53590

Surveyor Birrenkott Surveying, Inc.
PO Box 237, 1677 N. Bristol St.
Sun Prairie, WI 53590

Location: No Parcel Address
In part of the NW ¼ of the SE ¼ and SW ¼ of the SE ¼ of Section 29, all in T9N,
R11E, Town of Bristol, Dane County, WI.

Request: Zoning Change / Preliminary CSM Approval

Existing Zoning:	Tax Parcel 0911-294-8600-3	A-1	15.00 Acres
	Tax Parcel 0911-294-9031-0	A-1	31.00 Acres
	Total		46.00 Acres

Existing Land Use: Tax parcels 0911-294-8600-3 and 0911-294-9031-0 are primarily agricultural fields. There is gentle sloping terrain located throughout the properties. There does not appear to be any wetland, shoreland, or floodplain zoning concerns with these parcels. There do not appear to be any steep slopes associated with the properties.

Adjacent Land Uses: North: Agricultural/ Residential
West: Residential
East: Prairie View Drive/ County Road N
South: Egge Road

Proposal

Zoning Change:	Proposed CSM Lot 1	SFR	1.07 Acres
	Remnant Parcel 1	AG	14.79 Acres
	Remnant Parcel 2	AG	30.14 Acres
	Total		46.00 Acres

Applicant submitted information for a zoning change of the Tax Parcels 0911-294-8600-3 and 0911-294-9031-0 from zoning A-1 Agriculture District (Legacy) to SFR Single Family Residential in the newer Town

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



Zoning Ordinance. The intention of this zoning change and CSM is to create a new lot for a future home approximately 1.07 acres in size. A recorded CSM will follow the rezone to solidify the boundary of the rezoned areas.

Submittals/Attachments

1. Zoning Change Application, received April 20, 2026.
2. Jurisdictional Review Form, received April 20, 2026.
3. Preliminary CSM from Birrenkott Surveying, Inc., May 7, 2026.

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 area is Single Family Residential. I'll always defer to the Town on the history of a property meeting the density requirements in the Town's Comprehensive Plan. There appears to be extraterritorial review authority by the City of Sun Prairie for this property.

Town Ordinances

1. **General**
The provided map include details regarding information on the footprint of the proposed home for CSM Lot 1. When applying for the land use permit, required setbacks will need to be verified. The applicable Dane County Permit(s), will need to be approved prior to the issuance of a land use permit. Both remnant parcels should be rezoned to AG Agricultural in the newer Town Zoning Ordinance.
2. **Preliminary CSM**
The provided preliminary CSM appears correct and meets the Town Land Division Ordinance.
3. **Well & Septic**
Prior to issuance of a land use permit for CSM Lot 1, the applicant will need approval of a septic system from Dane County Public Health.
4. **Driveway Access**
Driveway access permit from the Town for CSM Lot 1 is needed for access to Prairie View Drive.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of the proposed lot on Tax Parcels 0911-294-8600-3 and 0911-294-9031-0 from zoning A-1 Agriculture District (Legacy) to SFR Single Family Residential Zoning District and rezone the remnant parcels to AG Agricultural in the newer Town Zoning Ordinance, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Towns Attorney shall be addressed.
3. The applicant shall provide a copy of the recorded certified survey map to the Clerk within ten (10) days after the certified survey map is recorded.

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: <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, CO-Owner, Other)
NAME <i>James W. & Mary A. Schalenberg LLC</i>	CONTACT NAME <i>Nick Conrad Agent</i>
BUSINESS NAME or CO-OWNER'S NAME (if applicable)	BUSINESS NAME (if applicable) <i>Conrad Real Estate</i>
MAILING ADDRESS <i>2764 Egge Rd</i>	MAILING ADDRESS <i>1204 Broadway Dr</i>
CITY, STATE, ZIP <i>Sun Prairie WI 53590</i>	CITY, STATE, ZIP <i>Sun Prairie WI 53590</i>
DAYTIME PHONE #	DAYTIME PHONE # <i>608-225-3513</i>
EMAIL	EMAIL <i>nick@conradrealty.com</i>

LAND INFORMATION	
Town: <i>Bristol</i>	Parcel Numbers Affected: <i>0911-294-9031-0</i>
Section: <i>29-9-11</i>	Property Address or Location: 1204 Broadway Dr
Zoning District Change (To / From / # of acres) <i>A-1 to SFR</i>	
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 checked="" type="checkbox"/> Creation of a residential lot
<input type="checkbox"/> Compliance for existing structures and/or land uses	<input type="checkbox"/> Other
<i>Creating one residential lot of 1.0715 acres on the SW corner of Lmor and Prairie View Road/Drive</i>	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: <i>James W. Schalenberg</i>	Date: <i>4-17-26</i>

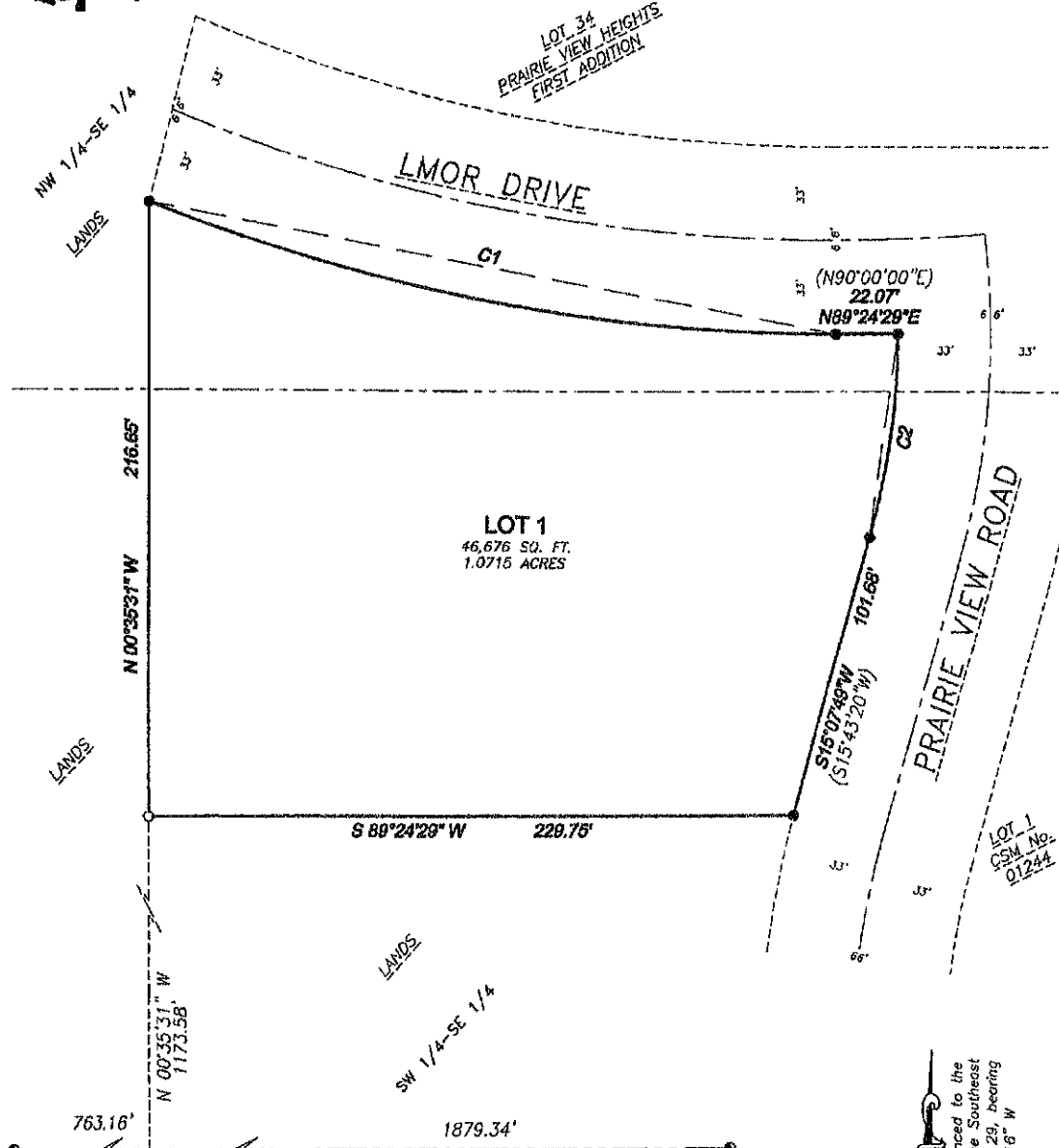


**BIRRENKOTT
SURVEYING**

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 Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, all in Section 29, T9N, R11E, Town of Bristol, Dane County, Wisconsin.



South 1/4 Corner
Section 29-9-11
Found 3/4" Iron Bar

S 89°31'16" W
2642.50'

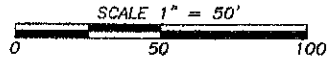
Southeast Corner
Section 29-9-11
Found Broken
Alum. Mon.

- Legend:**
- = Section Corner
 - = Found 3/4" Iron Bar
 - = 3/4"x18" Iron Bar Set
wt. = 1.13#/in.R.

Bearings referenced to the
South line of the Southeast
1/4 of Section 29, bearing
S 89°31'16" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT	RECORD BEARING
C1	671.00'	251.04'	249.58'	S 79°52'26" E	S 69°09'21" E	N 89°24'29" E	(S 79°16'55" E)
C2	267.00'	73.27'	73.04'	S 07°16'09" W	N 15°07'50" E	N 00°35'32" W	(S 07°51'40" W)

SHEET 1 OF 3
Office Map No. 260276



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



CERTIFIED SURVEY MAP

DATED: April 10, 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, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. 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, in accordance with the information provided.

Chris K. Casson, Professional Land Surveyor No. S-3264

Description:

Part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, all in Section 29, T9N, R11E, Town of Bristol, Dane County, Wisconsin more fully described as follows; Commencing at the Southeast corner of Section 29, thence S89°31'16"W, 1879.34 feet along the South line of Section 29, thence N00°35'31"W, 1173.58 feet to the point of beginning; thence continuing N00°35'31"W, 216.65 feet to the South right-of-way line of Lmor Drive; thence along a curve to the left with a radius of 671.00 feet, with a chord bearing and distance of S79°52'26"E, 249.58 feet along said South right-of-way line, thence N89°24'29"E, 22.07 feet along said South right-of-way line to a point on the Westerly right-of-way line of Prairie View Road; thence along a curve to the right with a radius of 267.00 feet, with a chord bearing and distance of S07°16'09"W, 73.04 feet along said Westerly right-of-way line; thence S15°07'49"W, 101.68 feet continuing along said Westerly right-of-way line; thence S89°24'29"W, 229.75 feet to the point of beginning. Containing 46,676 square feet or 1.0715 acres.

Owners Certificate:

As owners, James W. Schulenburg and Mary A. Schulenburg, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped. We also certify that this Certified Survey Map is required to be submitted to the Town of Bristol as a required approving authority.

James W. Schulenburg, Owner

Mary A. Schulenburg, Owner

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2026, the above-named James W. Schulenburg and Mary A. Schulenburg, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed Name

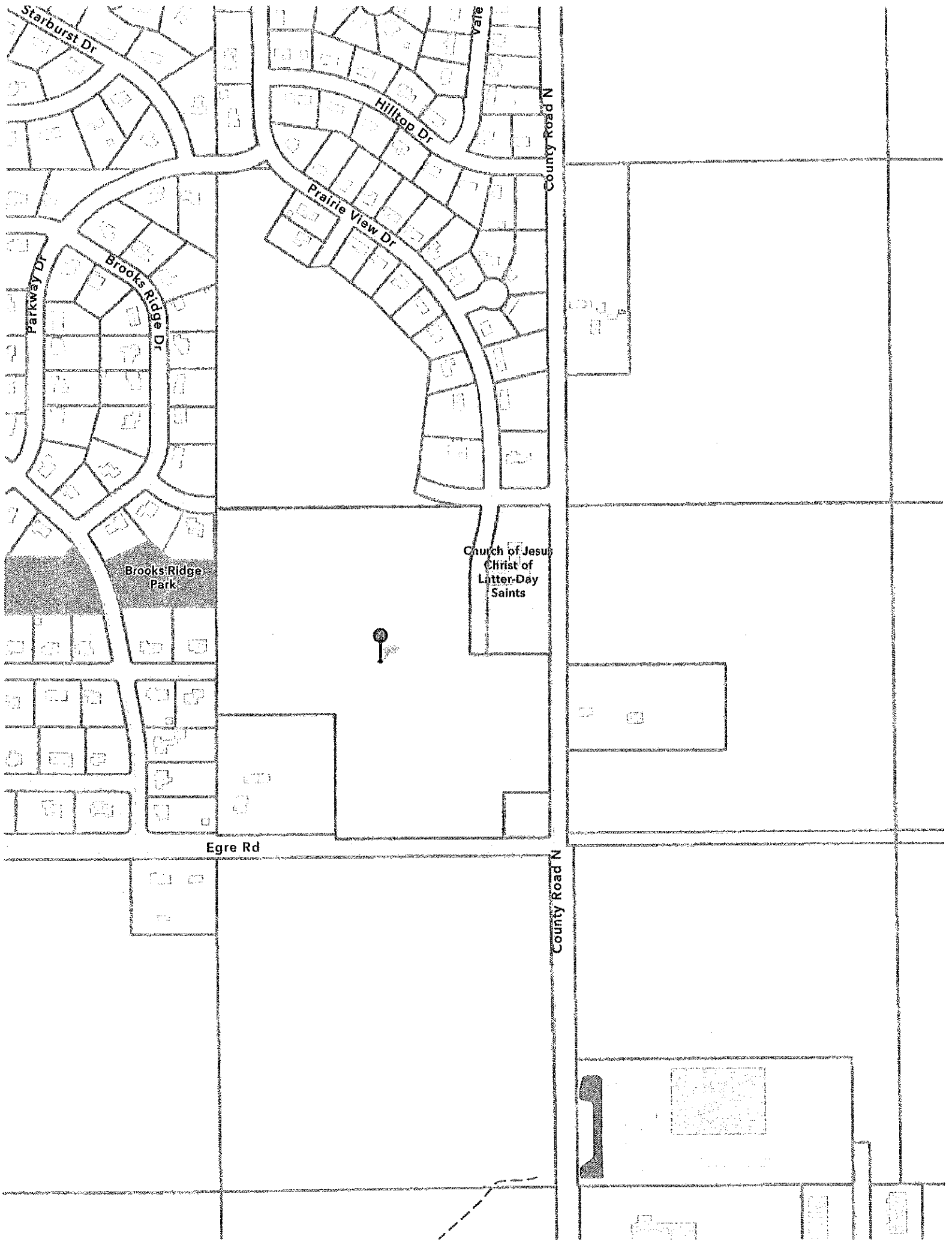
Surveyed for Owner/Divider:

Jim Schulenburg
2764 Edgro Road
Sun Prairie, WI 53590
(608)576-1946

Surveyed: CJL
Drawn: EFT
Checked: CKC
Approved: CKC
Field book: 351/47-48
Tape/File: JA150149

Document No. _____

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



Starburst Dr

Parkway Dr

Brooks Ridge Dr

Hilltop Dr

Prairie View Dr

Vate

County Road N

Egre Rd

County Road N

Brooks Ridge Park

Church of Jesus Christ of Latter-Day Saints



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: James & Mary Schulenburg Email: MSchulenburg@frontier.com
Address: 2764 Egge Rd City/State/Zip: Sun Prairie WI 53590 Phone: 608-576-1946

Parcel ID Number(s): 0911-294-9031-0

CSM or Plat Information, if any: Preliminary CSM

Proposed activity on the property: create a residential lot leaving balance in A6s

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: 4-17-26

By: James W. Schulenburg

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: _____