

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
July 21, 2026, at 6:00pm

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:01pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning was called to order by Dan Everson. Planning: Scott Manke, 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: MAY 27 & JUNE 15, 2026, MEETINGS

Motioned by Grove and seconded by Kvalo to approve May 27, 2026, minutes as written. All aye's, motion carried. Motioned by Kvalo and seconded by Grove to approve June 15, 2026, minutes as written. All aye's, motion carried.

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

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

PUBLIC COMMENT

Chuck Kvalo reported that he attended *The Story of Patrick Marsh* dedication celebrating the completion of the viewing platform overlooking the marsh.

PARKS COMMITTEE REPORT

Ben Grove reported the committee had a meeting on June 30 to discuss recent ball field scheduling.

BUSINESS FOR PLANNING COMMISSION & TOWN BOARD

a. DISCUSS/CONSIDER PROPOSED CONCEPT FOR DEVELOPMENT OF THE KNAUS HORSE FARM CORNER OF HWY N AND VINBURN RD

David Baehr presented a concept plan to develop the Knaus Horse Farm on approximately 288 acres, creating 239 lots with development completed in phases. Concerns discussed were the number of homes adding to the public service resources of fire, EMS, police, adding population to the Sun Prairie school district, and some septic drain fields located from parcels. Brian Willison reminded the developers that Bristol requires any streetlights to be downward facing. The discussion ended with giving direction for the developers to contact Dane County Highway to get approval on the road access to County Hwy N, Dept. Public Health for septic locations with multiple field approval, notify Dane Co. Drainage District of development, verify zoning for condos and review lot sizes.

BUSINESS FOR TOWN BOARD

a. ACKNOWLEDGMENT OF ANNEXATION FOR PARCEL #0911-333-9711-0 INTO THE CITY OF SUN PRAIRIE

Bristol Clerk received notification that a petition was submitted for annexation to the City of Sun Prairie for parcel 0911-333-9711-0 totaling 0.4825 acres. The parcel will go from agricultural zoning to Urban Residential (UR-12) zoning into the city. WI Dept of Administration has reviewed the proposed annexation and found it to be satisfactory. Town of Bristol Board acknowledges the annexation.

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b. DISCUSS/CONSIDER CREATING A DATA CENTER MORATORIUM ORDINANCE FOR THE TOWN

Chuck Kvalo reported the Six-Towns Opt Out group have created a draft resolution moratorium on data centers and/or artificial intelligence that can be enacted. Brian Willison stated that Bristol's business park is where this type of business would go and it is not geographically fitting. Dane County currently has an advisory committee on data centers, and it is anticipated to give a report early in 2027. No action on this item.

c. DISCUSS/CONSIDER APPROVAL OF BCPL LOAN APPLICATION/BORROWING RESOLUTION TO FINANCE 2026 ROAD WORK AND EQUIPMENT REPAIR

The BCPL loan was reviewed, and the resolution was read by Supervisor Chuck Kvalo. Motioned by Kvalo and seconded by Grove to approve the Board of Commissioners of Public Lands (BCPL) loan application and Resolution for \$179,667.80 plus interest for the purpose of financing roadwork and equipment repair. 3 - ayes, 0 - noes. Motion carried.

d. UPDATE BROOKS RIDGE SUBDIVISION BLACKTOP OVERLAY PROJECT FOR 2026

Brooks Ridge subdivision is planned for a blacktop overlay with road work to be completed on August 4 – 7, weather permitting.

SET FUTURE MEETINGS AND AGENDAS

August 17, 2026 – Jt. Planning – Board Meeting

September 28, 2026 – Board Meeting

ADJOURN

Planning: Motioned by Larson and seconded by Manke to adjourn at 8:46pm. All aye's, motion carried.

Board: Motioned by Grove and seconded by Kvalo to adjourn at 8:46pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer