

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, *August 17, 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 for the creation of Porter Hollow Subdivision at 3126 Happy Valley Road, Parcels #0911-193-9002-0 and #0911-193-8501-0*
- *Discuss/Consider Creation of 6.2292 acre Parcel by CSM and Rezone from A-1 to AG from 0911-094-8070-7, Wilburn Road*
- *Discuss/Consider Creation of 2.4607 acre Parcel by CSM and Rezone from A-1 to AG from Parcel #0911-152-8001-0, Muller Road*

Jt. Plan Commission and Town Board Meeting

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, **August 17, 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: July 21, 2026, Meeting
 - d. Approval of Check Register & Treasurer's Report for July 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 for the creation of Porter Hollow Subdivision at 3126 Happy Valley Road, Parcels #0911-193-9002-0 and #0911-193-8501-0
 - b. Discuss/Consider Creation of 6.2292 acre Parcel by CSM and Rezone from A-1 to AG from 0911-094-8070-7, Wilburn Road
 - c. Discuss/Consider Creation of 2.4607 acre Parcel by CSM and Rezone from A-1 to AG from Parcel #0911-152-8001-0, Muller Road
- V. Business for Town Board
 - a. Public Announcement Regarding Potential BECI 765-kV Transmission Line Project Though Bristol
 - b. Discuss/Consider Operator Licenses for Jade Larsen and Samatha Baldauf through June 30, 2027
- 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: 8-14-2026 Town Hall and website.*

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.

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

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

08/14/26

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

Type	Date	Num	Name	Memo	Amount
Liability Check	07/02/2026		QuickBooks Payroll Service	Created by Payroll Service on 06/30/2026	-6,152.49
Liability Check	07/02/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 1451859118 QB Tracking # 145185	-1,821.82
Bill Pmt -Check	07/02/2026	30781	Associated Appraisal Consultants, Inc.	Inv. #187023 - July Services	-1,434.60
Bill Pmt -Check	07/02/2026	30782	Dane County Clerk	CLERK 2026-02 - Modern Chrges, Directories	-144.93
Bill Pmt -Check	07/02/2026	30783	Fahrner Asphalt Sealers, Inc.	2026 Chipseal Roads-Sections of Muller, Russet, Wilburn	-87,126.00
Bill Pmt -Check	07/02/2026	30784	General Engineering Company	Inv #000000014429 - Schulenburg CSM Rezone	-467.50
Bill Pmt -Check	07/02/2026	30785	Terminator Pest Control, LLC	Inv. #287554 - June Srves	-55.00
Bill Pmt -Check	07/02/2026	30786	Visa - Elan Financial Services	June Stmt-Bldg Supplies, Equip parts, DOJ	-718.24
Bill Pmt -Check	07/02/2026	30787	Wolf Paving & Excavating of Madison, Inc.	Inv. #55810 - 2.07 tn Coldmix	-310.50
Check	07/02/2026	DEBIT	Upnet Wisconsin	Internet Services	-89.99
Liability Check	07/03/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	07/09/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -2093072178 QB Tracking # -20930	-2,762.43
Liability Check	07/09/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -2092849178 QB Tracking # -20928	-207.03
Check	07/13/2026	DEBIT	Bank of Sun Prairie	ODF for 7/10/26	-35.00
Liability Check	07/15/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 29349822 QB Tracking # 29349822	-1,853.52
Liability Check	07/16/2026		QuickBooks Payroll Service	Created by Payroll Service on 07/15/2026	-7,165.21
Liability Check	07/17/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Bill Pmt -Check	07/21/2026	30788	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egge Pk, St. Lights, Ice Rink	-1,487.08
Bill Pmt -Check	07/21/2026	30789	APG of Southern Wisconsin	Liquor License Publishing	-29.98
Bill Pmt -Check	07/21/2026	30790	Bucky's Portable Restrooms Inc	July Restroom Srves-Bristol Gardens&Recycle	-488.75
Bill Pmt -Check	07/21/2026	30791	Compass Minerals	Road salt 86.84 tn.	-8,528.56
Bill Pmt -Check	07/21/2026	30792	Dorn True Value Hardware	June 2026 Stmt - Shop Materials	-13.99
Bill Pmt -Check	07/21/2026	30793	General Engineering Company	June Bldg, Land Use Feb-June	-7,294.33
Bill Pmt -Check	07/21/2026	30794	Horsman Networks	Inv. #2055685 -July Monthly IT/Email Srves	-140.00
Bill Pmt -Check	07/21/2026	30795	Insight FS	Inv. #3018774 -June Fuel	-1,467.69
Bill Pmt -Check	07/21/2026	30796	MG&E	June2026 Stmt	-35.61
Bill Pmt -Check	07/21/2026	30797	Northeast Dane County Fire Unit	3rd Qtr 2026 Fire Fees SP#20280189	-92,283.50
Bill Pmt -Check	07/21/2026	30798	Pellitteri Waste Systems	Inv. #7061449 - Jul Recycle & June Trash Srves	-4,811.29
Bill Pmt -Check	07/21/2026	30799	Pete Vickerman	Ck remake - 7.0 hrs Election Day 2024	-105.00
Bill Pmt -Check	07/21/2026	30800	Rhyme Business Products	July2026 Maint.	-24.00
Bill Pmt -Check	07/21/2026	30801	Sun Prairie Lawn Care LLC	Inv. #119395 - June Srves	-3,480.00
Bill Pmt -Check	07/21/2026	30802	Sundance BioClean Inc.	Inv. #3308 - June Janitorial Srves	-342.00
Bill Pmt -Check	07/21/2026	30803	Terminator Pest Control, LLC	Inv. #268838 - July Srves	-55.00
Bill Pmt -Check	07/21/2026	30804	Weld Riley S.C.	June 2026 Srves	-189.50
Bill Pmt -Check	07/21/2026	30805	Wingra Stone Company	88.95 tn, 1.25" Recycled Asphalt	-711.60
Bill Pmt -Check	07/21/2026	30806	Wisconsin Towns Association	2026-2027 WTA & TAC Membership Dues	-2,650.50
Bill Pmt -Check	07/21/2026	30807	Wisconsin Utility Tax Association	2026 Membership	-100.00
Check	07/24/2026	DEBIT	NUSO LLC	Phone Storage	-148.74
Liability Check	07/24/2026	DEBIT	WRS	Muni Pd Health Ins., Pre-Tax Health Ins.	-4,973.16
Check	07/24/2026	DEBIT	QuickBooks Payroll Service	Direct Deposit Transfer Charge	-28.49
Liability Check	07/27/2026	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # 29597822 QB Tracking # 29597822	-621.39
Liability Check	07/29/2026	E-pay	United States Treasury	39-6005805 QB Tracking # 1485951822	-1,430.18
Liability Check	07/29/2026	DEBIT	WRS	69-036-0118-000	-1,640.58
Check	07/29/2026	DEBIT	Bank of Sun Prairie	Service Charge	-46.43
Liability Check	07/30/2026		QuickBooks Payroll Service	Created by Payroll Service on 07/29/2026	-5,622.08
Liability Check	07/31/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Total 100 - General Fund					<u>-249,193.69</u>

Town of Bristol
Treasurer's Report
July 2026

General Fund

Beginning Balance 7/01/2026			\$44,352.82
Deposits	\$	9,815.83	
Transfer from ICS Account	\$	220,000.00	
Withdrawals			\$ 245,711.76
Ending Balance 7/31/2026			<u>\$28,456.89</u>

Money Market

Beginning Balance 7/01/2026			\$2,178.84
Interest	\$	0.11	
Ending Balance 7/31/2026			<u>\$2,178.95</u>

ICS Account

Beginning Balance 7/01/2026			\$410,191.31
Interest	\$	1,037.38	
Transfer to Checking			\$ 220,000.00
Ending Balance 7/31/2026			<u>\$191,228.69</u>

LGIP Fund

General

Beginning Balance 7/01/2026			\$262,025.89
DOT Muni Trans Aid	\$	56,951.87	
Mthly Specials Payment	\$	76.81	
Shared Revenue	\$	22,418.23	
Rev Computer	\$	72.75	
Interest	\$	978.73	
Ending Balance 7/31/2026			<u>\$342,524.28</u>

Parks

Beginning Balance 7/01/2026			\$93,647.15
Interest Earned	\$	292.38	
Ending Balance 7/31/2026			<u>\$93,939.53</u>

Equipment

Beginning Balance 7/01/2026			\$5.31
Interest Earned	\$	0.02	
Ending Balance 7/31/2026			<u>\$5.33</u>

Total Funds As July 31, 2026 \$658,333.67

Parks Fund - LGIP **-\$93,939.53**

Uncleared Checks **-\$103,509.65**

Total Funds \$460,884.49

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

a.

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 VREF Holdings LLC	CONTACT NAME Matt Haase, P.E.
BUSINESS NAME or CO-OWNER'S NAME (If applicable)	BUSINESS NAME (If applicable) JSD Professional Services, Inc.
MAILING ADDRESS 3215 Happy Valley Road	MAILING ADDRESS 507 W. Verona Ave, Ste 500
CITY, STATE, ZIP Sun Prairie, WI 53590	CITY, STATE, ZIP Verona, WI 53593
DAYTIME PHONE # 608-209-0630	DAYTIME PHONE # 608-893-0085
EMAIL tim@plt-wi.com	EMAIL matt.haase@jsdinc.com

LAND INFORMATION	
Town: <u>Bristol (9 North)</u>	Parcel Numbers Affected: <u>91119390020 & 91119385010</u>
Section: <u>19</u>	Property Address or Location: <u>3126 Happy Valley Rd.</u>
Zoning District Change (To / From / # of acres) <u>A-1 to SRF (50± acres)</u>	
Soils classification of area (percentages) Class I Soils: <u>75</u> % Class II Soils: <u>25</u> % 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
<u>Preliminary and Final Subdivision Plat</u>	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: _____	Date: <u>7/24/2026</u>

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: Matt Haase, P.E. Email: matt.haase@jdsinc.com

Address: 507 W. Verona Ave, Ste 500 City/State/Zip: Verona, WI 53593 Phone: 608-893-0085

Parcel ID Number(s): 91119390020 & 91119385010

CSM or Plat Information, if any: n/A

Proposed activity on the property: Subdivision Plat

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.

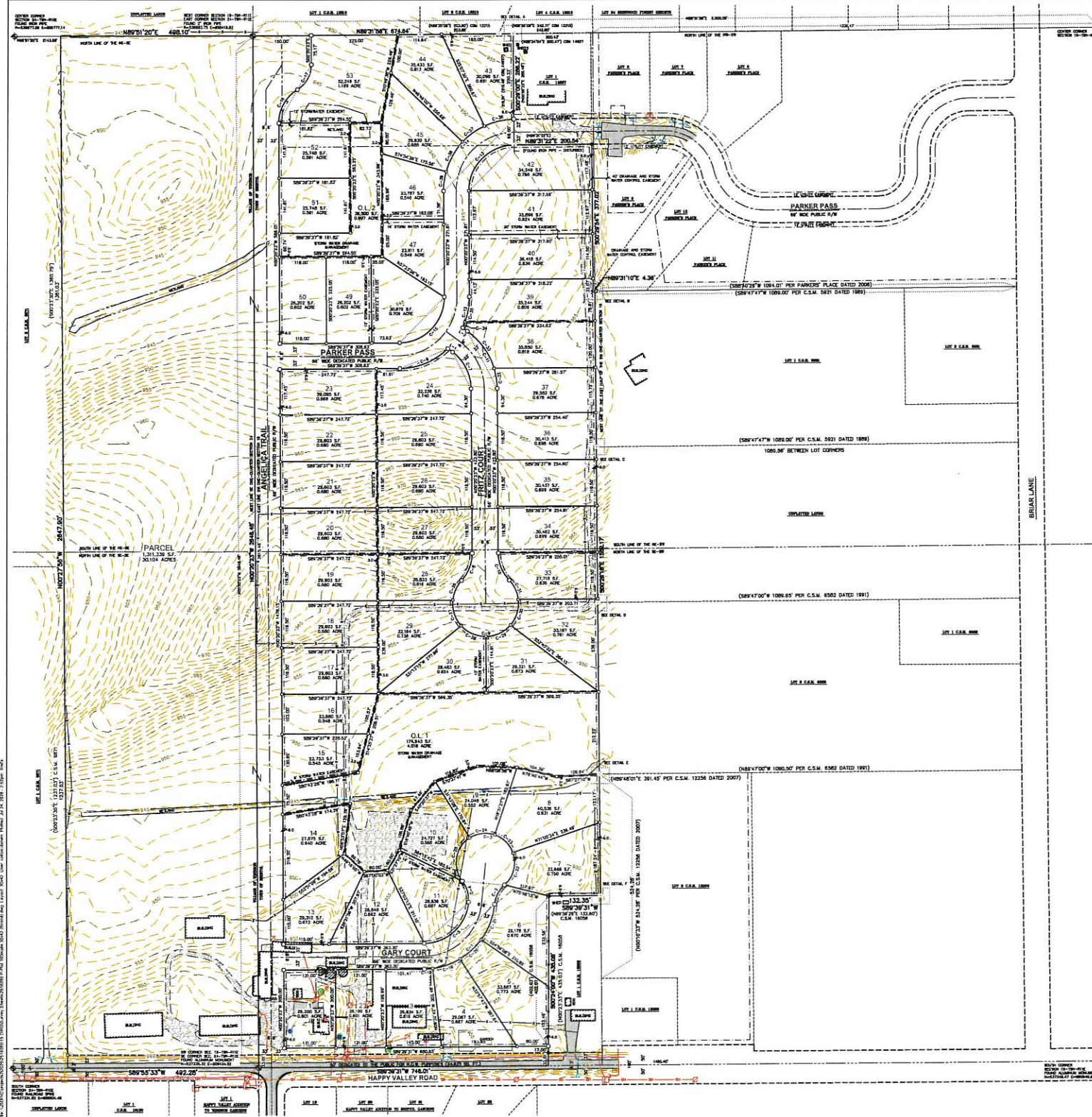
Dated: 7/24/2026 By: Matt Haase, P.E.

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
PORTER HOLLOW

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 11 EAST IN TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED MARCH 15, 2022 AS DOCUMENT NO. 56249242, BEING CERTIFIED SURVEY MAP NO 14227, RECORDED SEPTEMBER 20, 2018 IN VOLUME 105, PAGE 82 AS DOCUMENT NO. 54424242 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT CERTIFIED SURVEY MAP NO. 6771, IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 337-339, RECORDED JUNE 22, 1992 IN VOLUME 18267, PAGE 6 AS DOCUMENT NO. 2365777, EXCEPT CERTIFIED SURVEY MAP NO. 16058, RECORDED JULY 18, 2022 IN VOLUME 116 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 143-165 AS DOCUMENT NO. 5648640

- | LEGEND | | | | | |
|--------|----------------------------------|---|-----------------------|-------|------------------------|
| + | GOVERNMENT CORNER | ⊠ | ELECTRIC MOTOR | — | WALL LINE |
| ○ | 15' X 30' REAR SET (4.3 LINA/LT) | ⊠ | ELECTRIC TRANSFORMER | - - - | EDGE OF WATER |
| ○ | 15' X 30' REAR SET (4.3 LINA/LT) | ⊠ | ICE CONDENSER UNIT | - - - | EDGE OF GRAVEL |
| ○ | 1" IRON PIPE R/W | ⊠ | LIGHT POLE | - - - | EDGE OF BITUMINOUS |
| ○ | 15' REAR YARD | ⊠ | POWER POLE R/W | - - - | EDGE OF PAVEMENT |
| ○ | 15' REAR YARD | ⊠ | WALL | - - - | CONCRETE CURB & OUTLET |
| ○ | BECKHOLM | ⊠ | TELEPHONE PEDIESTAL | - - - | SAFETY STRIP |
| ○ | FINISHED FLOOR SLIGHT LOCATION | ⊠ | CABLE PEDIESTAL | - - - | WATER LINE |
| ○ | BELLHOLE | ⊠ | DECK/DOCK WALK | - - - | NATURAL GAS |
| ○ | BIKE | ⊠ | PLAT BOUNDARY | - - - | UNDERGROUND LINE |
| ○ | BIKE | ⊠ | SECTION LINE | - - - | UNDERGROUND TELEPHONE |
| ○ | SAFETY RAILING | ⊠ | ENTRANCE | - - - | FIBER OPTIC |
| ○ | CLEAN OUT | ⊠ | EDGE OF WALK | - - - | UNDERGROUND TELEPHONE |
| ○ | SEWER PIPE | ⊠ | STRADE LINE | - - - | UNDERGROUND CABLE |
| ○ | WATER MANHOLE | ⊠ | CHOP LINE | - - - | EDGE OF MOODS OR BRUSH |
| ○ | HYDRANT | ⊠ | PROPERTY LINE | - - - | BUILDING |
| ○ | SEWER VALVE | ⊠ | PROPOSED E-1 EASEMENT | - - - | RETAINING PAVEMENT |
| ○ | CURB STOP/STREET VEHICLE | ⊠ | DISTING LINE | - - - | RETAINING WALL |
| ○ | WELL | ⊠ | LANDSCAPE LINES | - - - | CONCRETE PAVEMENT |
| ○ | EXPOSURE OF PIPE | ⊠ | LANDSCAPE STRIP | - - - | BRIDGE |
| ○ | CONCRETE | ⊠ | FENCE LINE | - - - | DOE OF PLACED VEHICLE |
| ○ | GAS REGULATOR/VALVE | ⊠ | SLIVER OF SAFETY RAIL | - - - | IDENTITIES RECORDED AS |
| ○ | ELECTRIC PEDIESTAL | ⊠ | STONE WALL | - - - | CONCREMENTS OF THE |
| | | | | | GROUND AS |

NOTES

- [illegible]

SURVEYOR'S CERTIFICATE FOR BRISTOL

I, TROY D. BLAIR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 238 OF THE WISCONSIN STATUTE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DAIRY COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF TROYLE BLAIR, I HAVE SURVEYED, SKETCHED AND LAYED THE PLAT OF PORTER HOLLOW IN THE TOWNSHIP OF BRISTOL, DANE COUNTY, WISCONSIN, AND THAT EACH OF ITS LOTS IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

[illegible]

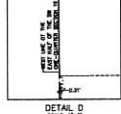
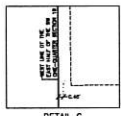
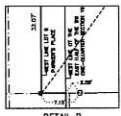
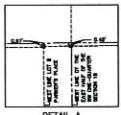
beginning at the southwest corner of the southwest 1/4 of S&D section 10, township 60N&72W, along the west line of S&D southwest 1/4 1A 88&A-08 north to the north line of south 1/4 S&D 1/4, thence N90°30'15"E along said north line 478.64 feet to the westerly line of lot 1 of certified survey map No. 14627, thence S00°09'00"E along said westerly line 288.32 feet to the south line of PARKER PLACE, thence N90°30'15"E along said south line 305.54 feet to the west line of lot 1 of PARKER'S PLAZA, thence S00°09'00"E along said west line 100.00 feet to the south line of lot 1 of PARKER'S PLAZA, thence S00°09'00"E along said south line 4.38 feet to the west line of lot 1 of certified survey map No. 5621, thence S00°30'15"E along said west line 150.23 feet to the north line of lot 1 of certified survey map No. 10306, thence S89°30'15"E along said north line 123.35 feet to the west line of lot 1 of thence S00°09'00"E along said west line 100.00 feet to the south line of S&D quarter section, thence S00°30'15"E along said south line 748.01 feet to the point of beginning of this description.

S&D EIGHTH PRINCIPAL OF LAND CONTAINS 2.708181 SQUARE FEET OR MORE AND IS LAND MORE OR LESS

TABLE 4. BSAH, 9-2014

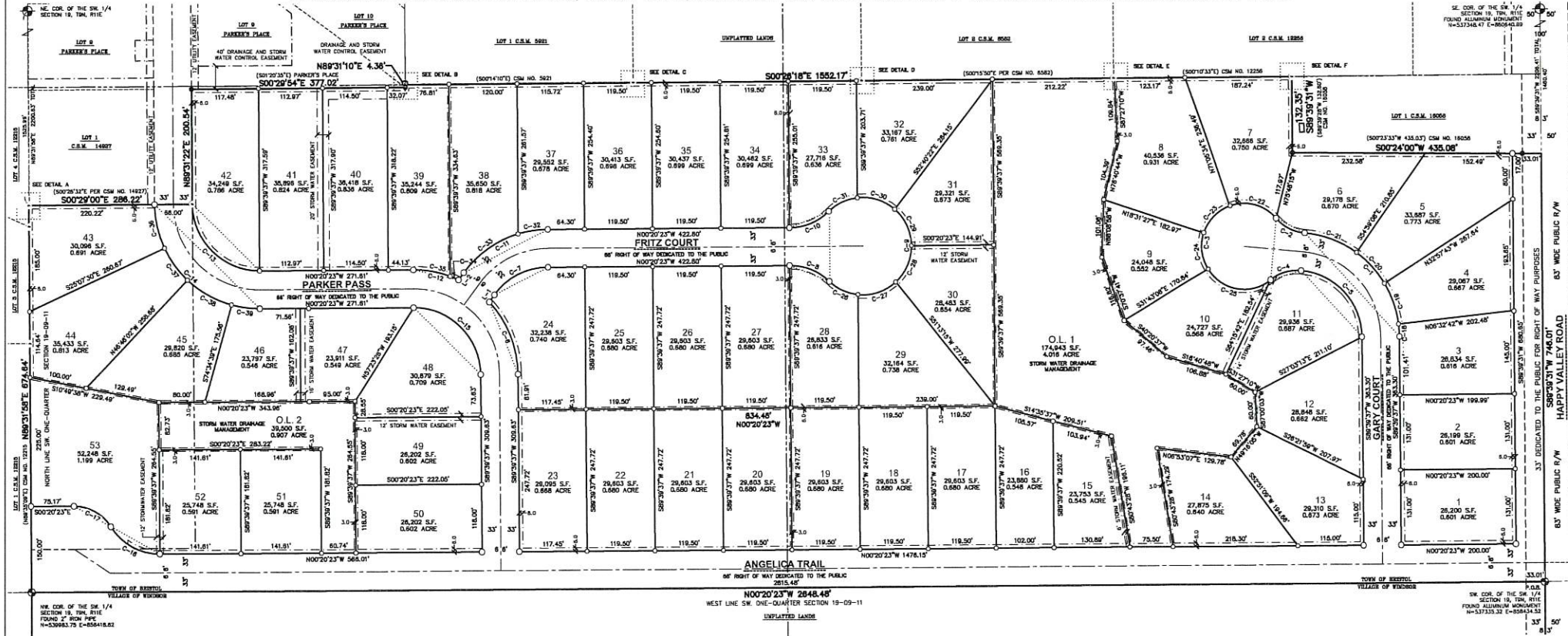
CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT HT.	WAGNET DIST.	WAGNET DIST.
C-1	10.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-2	7.50	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-3	7.50	30°00'00"	60°00'00"	10.00	20.00	0.000000	0.000000
C-4	7.50	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-5	17.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-6	17.00	30°00'00"	60°00'00"	10.00	10.00	0.000000	0.000000
C-7	17.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-8	10.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-9	8.00	45°00'00"	90°00'00"	12.32	36.88	54.12378	84.24147
C-10	10.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-11	10.00	45°00'00"	90°00'00"	10.00	10.00	0.000000	0.000000
C-12	18.00	30°00'00"	60°00'00"	8.48	83.31	30.00000	30.00000
C-13	17.00	60°00'00"	54°00'00"	10.00	183.01	0.000000	0.000000
C-14	18.00	60°00'00"	54°00'00"	29.48	48.93	10.00000	30.00000
C-15	17.00	60°00'00"	54°00'00"	10.00	10.00	0.000000	0.000000
C-16	17.00	60°00'00"	54°00'00"	10.00	10.00	0.000000	0.000000
C-17	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-18	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-19	18.00	30°00'00"	60°00'00"	8.48	83.31	30.00000	30.00000
C-20	18.00	30°00'00"	60°00'00"	8.48	83.31	30.00000	30.00000
C-21	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-22	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-23	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-24	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-25	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-26	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-27	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-28	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-29	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-30	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-31	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-32	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-33	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-34	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-35	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-36	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-37	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-38	75.00	60°00'00"	60°00'00"	75.45	76.00	0.000000	0.000000
C-39							

LINE TABLE		
LINE NO.	DESCRIPTION	AMOUNT
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97	...	...
98	...	...
99	...	...
100	...	...



FINAL PLAT OF

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST IN TOWN OF BRISTOL, DANE COUNTY, WISCONSIN. EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED MARCH 15, 2022 AS DOCUMENT NO. 5826492, BEING CERTIFIED SURVEY MAP NO 14927, RECORDED SEPTEMBER 20, 2018 IN VOLUME 105, PAGE 62 AS DOCUMENT NO. 5442420 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST: TOWN OF BRISTOL, DANE COUNTY, WISCONSIN. EXCEPT CERTIFIED SURVEY MAP NO. 6771, IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 337-339, RECORDED JUNE 22, 1992 IN VOLUME 19267, PAGE 6 AS DOCUMENT NO. 2365777. EXCEPT CERTIFIED SURVEY MAP NO. 16058, RECORDED JULY 18, 2022 IN VOLUME 118 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 163-165 AS DOCUMENT NO. 5848940



CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	183.00	84°20'18"	H47°29'25"	248.70	289.37	N89°33'37"	N05°19'20"
C-2	75.00	43°06'44"	S27°14'42"	56.12	57.02	S49°18'04"	S05°19'20"
C-3	75.00	28°53'28"	N31°40'40"	108.00	350.67	N48°16'04"	S38°37'24"
C-4	75.00	43°06'44"	N18°30'02"	56.12	57.52	N05°19'20"	N38°37'24"
C-5	117.00	84°20'18"	H47°29'25"	157.02	172.28	N89°33'37"	N05°19'20"
C-6	183.00	43°02'08"	N67°58'00"	135.48	136.48	N00°20'23"	N48°12'36"
C-7	117.00	53°36'50"	K27°08'16"	105.53	108.78	N00°20'23"	N53°51'74"
C-8	100.00	44°02'08"	S21°40'40"	74.98	78.88	N43°14'22"	N00°20'23"
C-9	85.00	26°04'01"	S86°30'37"	122.22	367.87	S44°22'38"	N43°14'22"
C-10	100.00	44°02'08"	S22°51'25"	74.98	78.88	S00°20'23"	S44°22'38"
C-11	183.00	53°36'50"	K27°08'16"	185.00	171.24	N00°20'23"	N53°51'74"
C-12	183.00	25°48'18"	N12°32'46"	81.62	82.31	K25°25'50"	N00°20'23"
C-13	117.00	89°31'41"	S44°33'25"	185.27	183.55	S89°31'28"	N00°20'23"
C-14	183.00	89°31'41"	S44°33'25"	258.49	287.01	S89°31'28"	N00°20'23"
C-15	117.00	90°00'00"	H44°39'12"	185.48	186.98	N89°31'06"	N00°20'23"
C-16	100.00	58°40'04"	S38°59'38"	97.98	102.38	N89°31'41"	S00°20'23"
C-17	75.00	58°40'04"	K28°59'38"	73.48	76.87	N89°31'41"	N00°20'23"
C-18	183.00	59°50'58"	N68°41'22"	21.86	21.87	N89°33'37"	N22°48'48"
C-19	183.00	23°43'24"	N70°55'00"	75.23	75.77	N82°48'48"	N59°05'25"
C-20	183.00	23°03'58"	H47°33'25"	73.17	76.87	N59°05'25"	N03°11'27"
C-21	183.00	30°42'08"	N20°42'24"	96.28	96.88	N36°01'22"	N05°19'20"
C-22	75.00	69°10'04"	N14°03'15"	85.23	80.65	N48°16'04"	N19°50'10"
C-23	75.00	51°28'32"	N34°43'47"	85.16	87.44	N19°50'10"	N17°28'33"
C-24	75.00	50°14'35"	S83°30'48"	83.68	85.77	N17°28'33"	S58°16'58"
C-25	75.00	86°54'18"	S06°44'41"	112.28	126.85	S58°16'58"	S38°37'24"
C-26	85.00	37°53'38"	N24°44'53"	55.20	58.25	N05°48'02"	N43°14'22"

C-27	85.00	48°16'43"	H1821'46"	68.59	71.70	H4231'40"	H0548'03"
C-28	85.00	47°46'43"	H9828'01"	68.59	70.83	S8936'37"	H421'40"
C-29	85.00	46°32'41"	S8523'17"	68.88	72.02	S4109'57"	S8936'37"
C-30	85.00	47°36'46"	S1770'94"	68.80	70.81	S0876'48"	S4109'57"
C-31	85.00	37°53'39"	S0529'56"	55.20	56.22	S4422'28"	S0876'48"
C-32	163.00	18°16'08"	N0829'56"	51.84	52.32	N0020'23"	H1659'29"
C-33	163.00	37°17'43"	N2316'21"	117.03	116.12	N1037'28"	N0373'21"
C-34	163.00	83°20'30"	N2254'15"	16.14	16.19	N2529'53"	N0223'50"
C-35	163.00	20°42'56"	N10701'06"	65.81	66.17	N2022'35"	N0020'23"
C-36	163.00	24°36'48"	S7711'54"	78.11	78.12	S8673'18"	S8453'30"
C-37	163.00	21°36'32"	S54103'14"	68.71	69.22	S4632'30"	S7433'58"
C-38	163.00	27°46'38"	S2919'36"	67.86	68.63	S4313'58"	S1525'21"
C-39	163.00	15°45'43"	S0732'36"	50.18	50.34	S1525'21"	S0020'23"

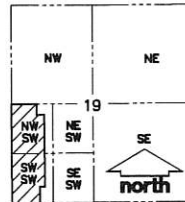
LINE TABLE		
LINE	BEARING	DISTANCE
1-1	S83°52'12"E	15.36'



SCALE IN FEET

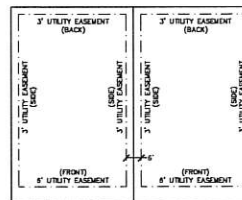


A horizontal scale bar with alternating black and white segments. It is labeled '100'' at the left end, '0'' in the middle, and '10'' at the right end.



LOCATION SKETCH
SECTION 19, T09N, R11E, DANE COUNTY

UTILITY EASEMENT TYPICAL



LEGEND

- ✚ GOVERNMENT CORNER
 ○ 1 1/4" x 16" REBAR SET (4.3 LBS/LF)
 ○ 3/4" x 16" REBAR SET (1.5 LBS/LF)
 ■ 1" IRON PIPE FOUND
 ■ 3/4" REBAR FOUND
 _____ PLAT BOUNDARY
 - - - - - SECTION LINE
 - - - - - CENTERLINE
 - - - - - RIGHT-OF-WAY LINE
 CHORD LINE
 _____ PROPERTY LINE
 - - - - - 6'-12" WIDE UTILITY EASEMENT
 () DENOTES RECORDED AS
 MEASUREMENTS DEPICTING THE
 SAME LINE ON THE GROUND AS
 RETRACED BY THIS SURVEY

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST, BEARS N00°20'23"W.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
3. TOTAL AREA DEDICATED TO THE PUBLIC FOR RIGHT OF PURPOSES IS 425,806 SQUARE FEET OR 9.7752 ACRES.
4. OUTLOTS 1 AND 2 ARE FOR STORM WATER DRAINAGE MANAGEMENT.
5. EXISTING BUILDINGS TO BE RAZED.
6. SEE SHEET 2 FOR DETAILS AND CERTIFICATES.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SURVEYED FOR:

TEMPLE BUILDER
9502 WATTS RD., SUITE 108
VERONA, WI 53593

PROJECT LOCATION:
SW. 1/4 OF SEC 19, T9N,
R11E TOWN OF BRISTOL
DADE COUNTY, WI

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188

CREATE THE VISION  TELL THE STORY

jsdinc.com

FINAL PLAT OF PORTER HOLLOW

PROJECT NO: <u>25-10005</u>	SURVEYED BY: <u>RAC</u>	INITIAL SUBMITTAL DATE: <u>JULY 24, 2025</u>
FIELDBOOK/PAGE: <u>-</u>	DRAWN BY: <u>HGG</u>	REVISION RESUBMITTAL DATE: <u>-</u>
		REVISION RESUBMITTAL DATE: <u>-</u>
		REVISION RESUBMITTAL DATE: <u>-</u>

SHEET 1 OF 2

FINAL PLAT OF
PORTER HOLLOW

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST IN TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED MARCH 15, 2022 AS DOCUMENT NO. 5826492, BEING CERTIFIED SURVEY MAP NO. 14927, RECORDED SEPTEMBER 20, 2018 IN VOLUME 105, PAGE 82 AS DOCUMENT NO. 5442402 AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST; TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT CERTIFIED SURVEY MAP NO. 6771, IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 337-339, RECORDED JUNE 22, 1992 IN VOLUME 19267, PAGE 6 AS DOCUMENT NO. 2365777, EXCEPT CERTIFIED SURVEY MAP NO. 16058, RECORDED JULY 18, 2022 IN VOLUME 118 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 163-165 AS DOCUMENT NO. 5848940

SURVEYOR'S CERTIFICATE FOR BRISTOL

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF TEMPLE BUILDERS I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF PORTER HOLLOW IN THE TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

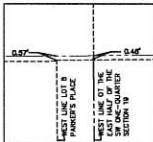
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST IN TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED MARCH 15, 2022 AS DOCUMENT NO. 5826492, BEING CERTIFIED SURVEY MAP NO. 14927, RECORDED SEPTEMBER 20, 2018 IN VOLUME 105, PAGE 82 AS DOCUMENT NO. 5442402 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST; TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT CERTIFIED SURVEY MAP NO. 6771, IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 337-339, RECORDED JUNE 22, 1992 IN VOLUME 19267, PAGE 6 AS DOCUMENT NO. 2365777, EXCEPT CERTIFIED SURVEY MAP NO. 16058, RECORDED JULY 18, 2022 IN VOLUME 118 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 163-165 AS DOCUMENT NO. 5848940 AND THE EAST 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 9 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 00°20'23" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 2848.48 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°31'58" EAST ALONG SAID NORTH LINE 874.64 FEET TO THE WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14927; THENCE SOUTH 00°29'00" EAST ALONG SAID WESTERLY LINE 286.22 FEET TO THE SOUTH LINE OF PARKER PASS; THENCE NORTH 89°31'22" EAST ALONG SAID SOUTH LINE 200.54 FEET TO THE WEST LINE OF LOT 9 OF PARKER'S PLACE; THENCE SOUTH 02°29'54" EAST ALONG SAID WEST LINE 377.02 FEET TO THE SOUTH LINE OF SAID PARKER'S PLACE; THENCE NORTH 89°31'10" EAST ALONG SAID SOUTH LINE 4.38 FEET TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5921; THENCE SOUTH 02°28'18" EAST ALONG SAID WEST LINE 1552.17 FEET TO THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 10658; THENCE SOUTH 89°39'31" WEST ALONG SAID NORTH LINE 132.35 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00°24'00" WEST ALONG SAID WEST LINE 435.08 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89°39'31" WEST ALONG SAID SOUTH LINE 748.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

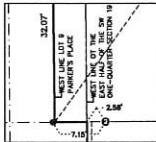
SAID DESCRIBED PARCEL OF LAND CONTAINS 2,218,511 SQUARE FEET OR 50.930 ACRES OF LAND, MORE OR LESS.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

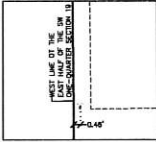
DATE



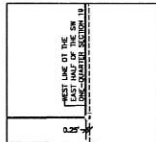
DETAIL A
SCALE 1"=5'



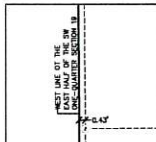
DETAIL B
SCALE 1"=5'



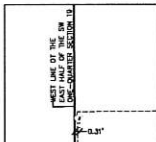
DETAIL C
SCALE 1"=5'



DETAIL D
SCALE 1"=5'



DETAIL E
SCALE 1"=5'



DETAIL F
SCALE 1"=5'

OWNER'S CERTIFICATE

I, _____, AS AN OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN BOARD, TOWN OF BRISTOL
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

[OWNER NAME]

STATE OF WISCONSIN)
COUNTY OF [])

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED [OWNER NAME], TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

TOWN BOARD RESOLUTION TOWN OF BRISTOL

"RESOLVED THAT THIS PLAT KNOWN AS "PORTER HOLLOW", BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE TOWN BOARD, BE AND THE SAME IS HEREBY APPROVED AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "PORTER HOLLOW" TO THE TOWN FOR PUBLIC USE."

I, KIM GROB, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED AND ACTING TOWN CLERK OF THE TOWN OF BRISTOL, AND THAT THIS PLAT WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF BRISTOL, DANE COUNTY, WISCONSIN AND FURTHERMORE CERTIFY THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE _____ DAY OF _____, 2026.

KIM GROB, TOWN CLERK-TREASURER,
TOWN OF BRISTOL

DATE

CERTIFICATE OF TOWN TREASURER

I, KIM GROB, BEING DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE TOWN OF [name], DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2026, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "PORTER HOLLOW".

KIM GROB, TREASURER,
TOWN OF BRISTOL

DATE

CERTIFICATE OF COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2026, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "PORTER HOLLOW".

ADAM GALLAGHER
TREASURER, [DANE COUNTY]

DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK, _____ M.
AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____
AS DOCUMENT NUMBER _____

KRISTI CHELBOWSKI
REGISTER OF DEEDS, DANE COUNTY

SURVEYED FOR:

TEMPLE BUILDER
8502 WATTS RD., SUITE 108
VERONA, WI 53593

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
W238 HWY10 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186

PROJECT LOCATION:
SW 1/4 OF SEC 19, T9N,
R11E, TOWN OF BRISTOL,
DANE COUNTY, WI



jsdinc.com

FINAL PLAT OF PORTER HOLLOW

PROJECT NO. 26-1806A	SURVEYED BY: B.A.G.	REVISION SUBMITTAL DATE: JULY 24, 2026
FILED/BOOK/POD	DRAWN BY: JSD	REVISION REVISION/DATE: -
		REVISION REVISION/DATE: -
		REVISION REVISION/DATE: -

SHEET 2 OF 2

DRAFT

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

b.

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: Alan Jesberger Email: _____

Address: 1221 Suchomel Rd City/State/Zip: Sun Prairie WI 53590 Phone: _____

Parcel ID Number(s): 0911-094-8070-7

CSM or Plat Information, if any: CSM #260607

Proposed activity on the property: Agricultural

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: 7/29/26 By: Alan Jesberger

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**

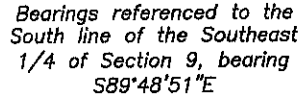
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

OWNER	AGENT (Owner for Conditions/Other)
NAME <i>Alan Jesberger, Exec for Dennis Jesberger</i>	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable)	BUSINESS NAME (if applicable)
MAILING ADDRESS <i>1221 Suchomel Road</i>	MAILING ADDRESS
CITY, STATE, ZIP <i>Sun Prairie WI 53590</i>	CITY, STATE, ZIP
DAYTIME PHONE #	DAYTIME PHONE #
EMAIL	EMAIL

LAND INFORMATION			
Town: <i>Bristol</i>	Parcel Numbers Affected: <i>0911-094-8070-7</i>		
Section: _____	Property Address or Location: _____		
Zoning District Change (To / From / # of acres) <i>From A-1 to AG</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)			
☒ Separation of buildings from farmland		☐ Creation of a residential lot	
☐ Compliance for existing structures and/or land uses		☐ Other	
<i>Separation from existing farmland.</i>			
I authorize that I am the owner or have permission to act on behalf of the owner of the property.			
Signature: <i>Alan Jesberger</i>		Date: <i>7/29/26</i>	

Fax 608-837-1081

Located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 9 T9N, R11E, Town of Bristol, Dane County, Wisconsin.



Legend:

● = Section Corner

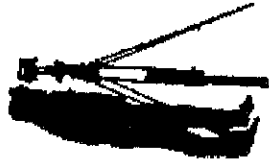
O = 3/4"x18" Iron Bar set
wt.=1.13#/ln.ft.

 $\Delta = \text{Set Mao Nail}$

CERTIFIED SURVEY MAP NO.

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DOCUMENT NO.



CERTIFIED SURVEY MAP

DATED: July 20, 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, herby 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.

Description:

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

Located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 9 T9N, R11E, Town of Bristol, Dane County, Wisconsin more fully described as follows; Beginning at the South 1/4 corner of Section 9, thence S89°48'51"E, 1335.35 along the South line of the Southeast 1/4 of Section 9 to the Southeast corner of the Southwest 1/4 of the Southeast 1/4; thence N00°08'34"W, 1323.25 feet along the East line of the Southwest 1/4 of the Southeast 1/4 to the point of beginning; thence N89°52'46"W, 140.50 feet to a meander corner that is 16.62 feet plus or minus from the centerline of drainage ditch; thence along said meander line N26°14'13"E, 316.22 feet to a meander corner that is 15.27 feet plus or minus from said centerline; thence N27°14'39"E, 293.73 feet to a meander corner that is 15.27 feet plus or minus from said centerline; thence N78°53'20"E, 280.05 feet to a meander corner 15.16 feet plus or minus along said to a meander corner 15.10 feet plus or minus from said centerline; thence N07°19'45"E, 15.16 feet plus or minus along said from said centerline to the Westerly right-of-way of Wilburn Road; thence N07°19'45"E, 15.16 feet plus or minus along said Westerly right-of-way; thence N89°30'42"E, 33.36 feet to the centerline of Wilburn Road; thence S07°57'16"W, 357.80 feet along said centerline of Wilburn Road; thence S07°19'45"W, 294.85 feet along said centerline of Wilburn Road; thence N89°52'46"W, 129.63 feet to the point of beginning. Containing 292,873 square feet plus or minus or 6.7234 acres plus or minus. Including all lands between the meander line and centerline of the drainage ditch.

Owners Certificate:

As owner, Dennis J. Jesberger, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated, and mapped. I also certify that this Certified Survey Map is required to be submitted to the Town of Bristol as a required approving authority.

Al Jesberger, Personal Representative

State of Wisconsin)

Dane County) ss

Personally came before me this _____ day of _____, 2026,
the above-named Al Jesberger, 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

Town of Bristol Approval Certificate:

Resolved, that this Certified Survey Map, including the road dedication herein, is hereby acknowledged and accepted and is approved for recording by the Town of Bristol this _____ day of _____, 2026.

Kim Grob, Clerk
Town of Bristol

Dated _____

Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Wetlands, if present have not been delineated.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for Owner/Divider:

Al Jesberger
1221 Suchomel Road
Sun Prairie, WI 53590

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book: 408/23
Tape/File: J:260607

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2026

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Document No. _____

Kristi Chlebowski, Register of Deeds

Sheet 2 of 2

Office Map No.: 260607

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

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

c.

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 <i>Alan Jesberger, Exec for Dennis Jesberger</i>	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable)	BUSINESS NAME (if applicable)
MAILING ADDRESS <i>1221 Suchomel Road</i>	MAILING ADDRESS
CITY, STATE, ZIP <i>Sun Prairie WI 53590</i>	CITY, STATE, ZIP
DAYTIME PHONE #	DAYTIME PHONE #
EMAIL	EMAIL

LAND INFORMATION	
Town: <i>Bristol</i>	Parcel Numbers Affected: <i>0911-152-8001-0</i>
Section: _____	Property Address or Location: <i>2270 Muller Road</i>
Zoning District Change (To / From / # of acres) <i>From A-1 to AG</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)	
☒ Separation of buildings from farmland	☐ Creation of a residential lot
☐ Compliance for existing structures and/or land uses	☐ Other
<i>Create parcel to separate from farmland to go with buildings.</i>	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: <i>Alan Jesberger</i>	Date: <i>7/29/26</i>

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: Alan Jesberger, Exec. for Dennis Jesberger Email: _____

Address: 1221 Suchomel Rd City/State/Zip: Sun Prairie WI 53590 Phone: _____

Parcel ID Number(s): 0911-152-8001-0

CSM or Plat Information, if any: CSM # 260666

Proposed activity on the property: Agricultural

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: 7/29/26 By: Alan Jesberger

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: _____

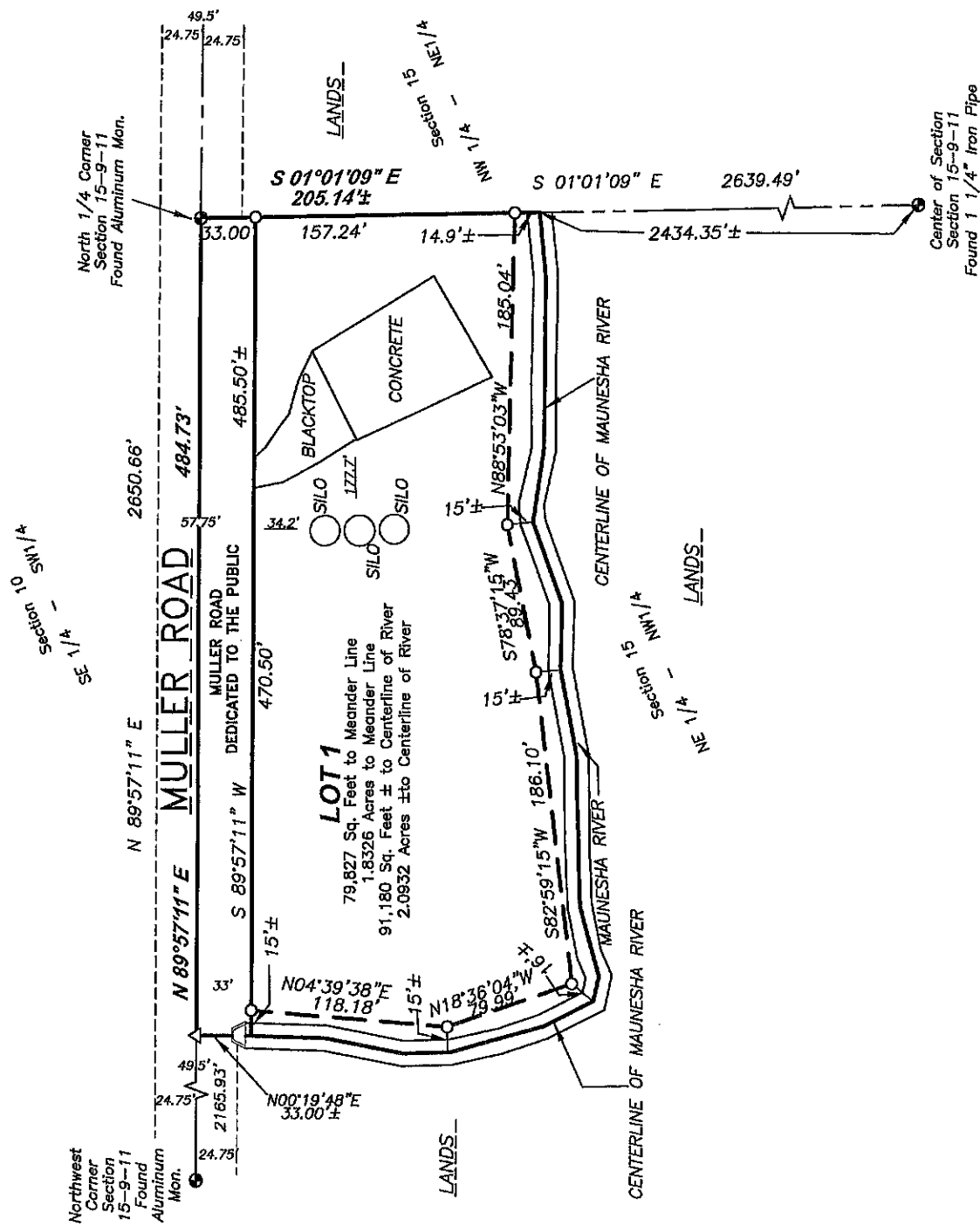
BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463
Fax 608-837-1081



CERTIFIED SURVEY MAP

Located in the Northeast 1/4 of the Northwest 1/4, Section 15, T9N, R11E, Town of Bristol, Dane County, Wisconsin.

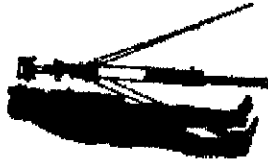


Bearings referenced to the North line of the Northwest 1/4 of Section 15, bearing N89°57'11"E

Legend:

- = Section Corner
- = 3/4"x18" Iron Bar set
wt=1.13#/in.ft.
- △ = Set Mag Nail
- ◻ = Culvert

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



CERTIFIED SURVEY MAP

DATED: July 20, 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, herby 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.

Description:

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

Part of the Northeast ¼ of the Northwest ¼, Section 15, T9N, R11E, Town of Bristol, Dane County, Wisconsin more fully described as follows: Beginning at the North 1/4 corner of Section 15, thence S01°01'09"E, 190.24 along the East line of the Northwest ¼ of Section 15 and to a meander line that is 14.9 feet ± from the centerline of the Mauneshia River; thence continuing along said meander line N88°53'03"W, 185.04 feet to a point that is 15 feet ± from the centerline of the Mauneshia River; thence continuing along said meander line S78°37'15"W, 89.43 feet to a point that is 15 feet ± from the centerline of the Mauneshia River; thence continuing along said meander line S82°59'15"W, 186.10 feet to a point that is 15 feet ± from the centerline of the Mauneshia River; thence continuing along said meander line N18°36'04"W, 79.99 feet to a point that is 15 feet ± from the centerline of the Mauneshia River; thence continuing along said meander line N04°39'38"E, 118.18 feet; thence S89°57'11"W, 15 feet ± to the centerline of the Mauneshia River; thence N00°19'48"E, 33.00 feet ± to the centerline of Muller Road and the North line of the Northwest ¼ of Section 15; thence N89°57'11"E, 484.73 feet along said North line and to the point of beginning. Containing 107,189 square feet ± or 2.4607 acres ±. Including all lands between the meander line and centerline of the Mauneshia River.

Owners Certificate:

As owner, Dennis J. Jesberger, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated, and mapped. I also certify that this Certified Survey Map is required to be submitted to the Town of Bristol as a required approving authority.

Al Jesberger, Personal Representative

**State of Wisconsin)
Dane County) ss**

Personally came before me this _____ day of _____, 2026,
the above-named Al Jesberger, 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

Town of Bristol Approval Certificate:

Resolved, that this Certified Survey Map, including the road dedication herein, is hereby acknowledged and accepted and is approved for recording by the Town of Bristol this _____ day of _____, 2026.

Kim Grob, Clerk _____ Dated _____
Town of Bristol

Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Wetlands, if present have not been delineated.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for Owner/Divider:

Al Jesberger
1221 Suchommel Road
Sun Prairie, WI 53590

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2026

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book: 408/22
Tape/File: J:\260666

Document No. _____
_____ Kristi Chlebowski, Register of Deeds

Sheet 2 of 2
Office Map No.: 260666
Certified Survey Map No. _____, Volume _____, Page _____

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

a.



Midcontinent Grid Solutions, LLC
3902 Milwaukee St., P.O. Box 7426
Madison, WI 53714

You're Invited

Please join us for one of our community open houses to learn about the BECI 765-kV Transmission Line Project.

Hello,

You are receiving this letter because you are a stakeholder, own property or live near a potential preliminary power line route option for the Midcontinent Grid Solutions (MGS) BECI 765-kV Transmission line project. The project is in its early stages and we are evaluating routing options. No final route has been selected at this time.

The BECI project is an approximately 190-mile, 765-kV project in Wisconsin connecting electric facilities in Crawford County with facilities in Walworth County before continuing to the state line. The exact connection point at the state line has not been determined because the connecting transmission line in Illinois is under development by another utility.

The BECI project is designed to strengthen the power grid, improve reliability and enable the flow of low-cost energy to customers in Wisconsin and the Upper Midwest. It is part of a broader regional plan developed and approved by the Midcontinent Independent System Operator (MISO) to ensure the grid is reliable and efficient.

In early 2026, MISO selected MGS through a competitive bidding process to build and maintain the new transmission line. MGS pulls together the expertise and experience of Transource Energy—a joint venture of American Electric Power and Evergy—and BHE Transmission. With more than 100 years of industry experience, these companies operate more than 84,000 miles of transmission lines across the country, delivering the infrastructure that keeps power flowing safely and reliably to customers.

We are hosting our first round of eight public open houses later this month. That's where we'll share project information and gather valuable routing input. Detailed maps will be available for review and comment at the open houses. A virtual open house and online comment card and map showing the study segments are available at mgs-projects.com/BECI. We are asking for public feedback on the study segments by September 7, 2026. Your participation in this process is an important step in helping us make more prudent, informed decisions as we plan and build a project that benefits Wisconsin and the Upper Midwest.

Following the open houses and public comment period, our team will continue to evaluate information, review public feedback and identify preliminary routes to share at future public open houses later this fall. MGS plans to file an application for a Certificate of Public Convenience and Necessity with the Public Service Commission of Wisconsin in early 2027. Enclosed with this letter is additional information about the project, along with a map showing the preliminary route options.

Sincerely,

Virginia Limmiatis
MGS Outreach Specialist

Para obtener la traducción al español, por favor visite nuestro sitio web y seleccione la opción de español. También habrá traductores de español presentes en las reuniones públicas.

Open Houses

Choose from any of the open houses below that best fits your schedule. There is no formal presentation – you may come and go at your convenience during the scheduled meeting time. The same information and opportunities for feedback will be provided at each meeting.

Richland County

Mon, Aug. 24, 10 AM-1 PM

Richland Center High School
1996 US-14 W
Richland Center, WI 53581

Crawford County

Mon, Aug. 24, 4-7 PM

Gays Mills Community Center
16381 WI-131
Gays Mills, WI 54631

Sauk County

Tue, Aug. 25, 10 AM-1 PM

UW-Platteville Baraboo (Lange Center)
1006 Connie Rd.
Baraboo, WI 53913

Columbia County

Tue, Aug. 25, 4-7 PM

Whispering Pines
101 Bethel Dr.
Poynette, WI 53955

Jefferson County

Wed, Aug. 26, 10 AM-1 PM

County Fairgrounds Activity Center
503 N. Jackson Ave.
Jefferson, WI 53549

Dane County/Dodge County

Wed, Aug. 26, 4-7 PM

The Round Table
1611 N Bristol St.
Sun Prairie, WI 53590

Walworth County

Thur, Aug. 27, 10 AM-1 PM

Lake Lawn Resort
2400 E Geneva St.
Delavan, WI 53115

Rock County

Thur, Aug. 27, 4-7 PM

Woodman's Center
2510 Milton Ave.
Janesville, WI 53545

BECI 765-kV Transmission Line Project

The BECI project is designed to strengthen the power grid, improve reliability and enable the flow of low-cost energy to customers in Wisconsin and the Upper Midwest. It is part of a broader regional plan developed and approved by the Midcontinent Independent System Operator (MISO) to ensure the grid is reliable and efficient.

Overview

The BECI project is an approximately 190-mile, 765-kV project in Wisconsin connecting electric facilities in Crawford County with facilities in Walworth County before continuing to the state line. The exact connection point at the state line has not been determined because the connecting transmission line in Illinois is under development by another utility.

About MGS

MISO selected Midcontinent Grid Solutions (MGS) to build and maintain the BECI project. MGS brings the expertise and experience of Transource Energy—a joint venture of American Electric Power and Eversource—and BHE Transmission.

Location

The BECI Project study area includes Crawford, Richland, Sauk, Columbia, Dodge, Dane, Jefferson, Walworth, and Rock counties.

Benefits



Improves grid reliability

A backbone transmission line serves as a highway for electricity, delivering large amounts of power to local communities helping to maintain reliable service and support local growth.



Powering growth now and into the future

We're using more electricity than ever. A stronger grid helps make sure there's enough reliable power for homes and businesses, today and in the future. Investing in these higher capacity lines addresses current and long-term transmission needs.



Providing Local Benefits

The BECI project connects local communities to a stronger, more resilient grid that can support growth while maintaining reliable service.



Promotes jobs and economic prosperity

Investing in critical energy infrastructure helps create local jobs, supports area businesses and strengthens the local economy.

Typical Structures

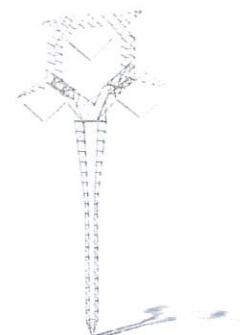
MGS will use its innovative "Guyed-Y" design, which reduces right-of-way width by at least 10 percent compared to traditional 765-kV structures. This helps minimize environmental and landowner impacts.

Typical Structure Height: Approximately 175 feet above ground

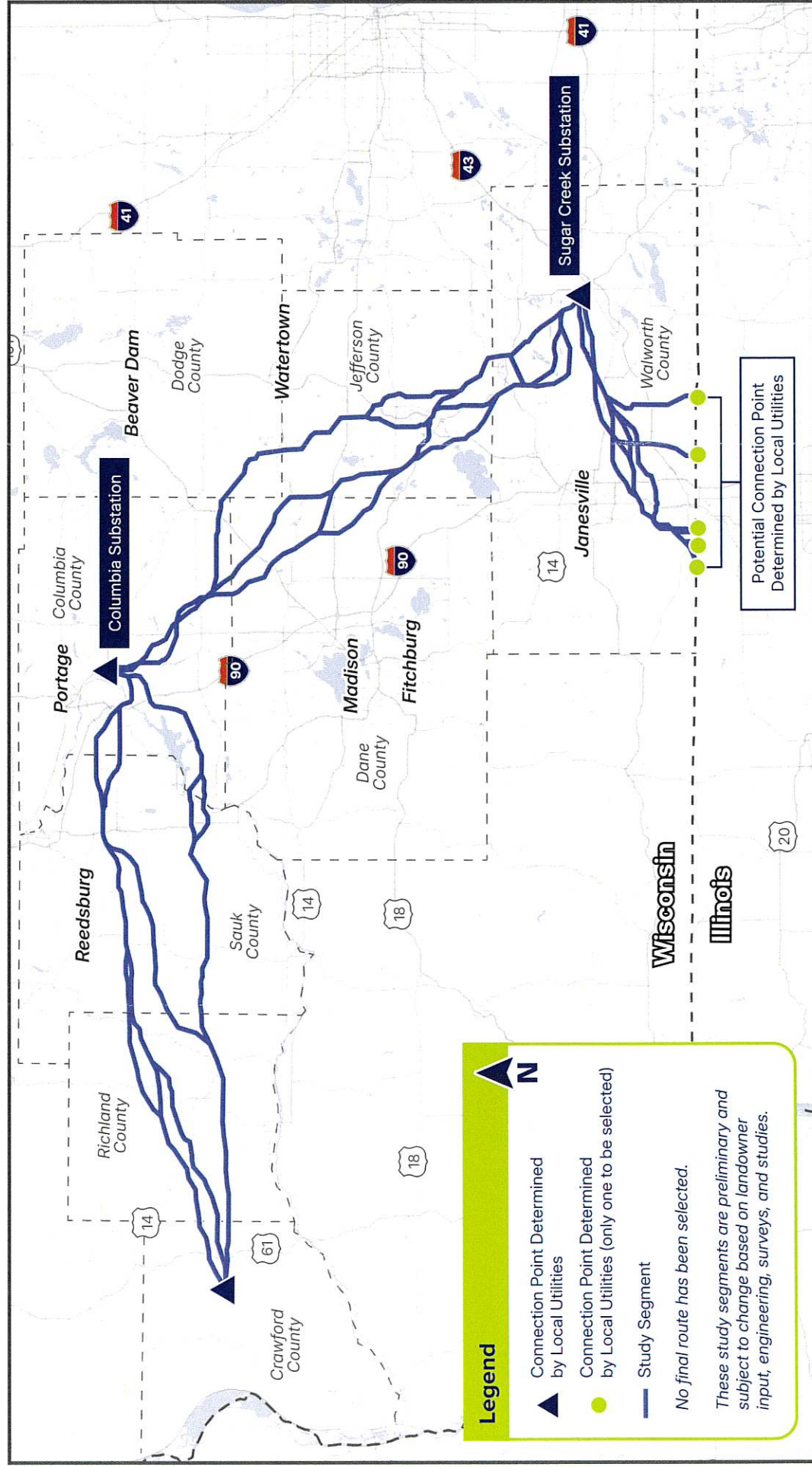
Typical Right-of-Way Width: Approximately 180 feet

Typical Span: Approximately 1,200 feet

*Exact structure, height, and right-of-way requirements may vary.



Study Segment Map



Typical Structure



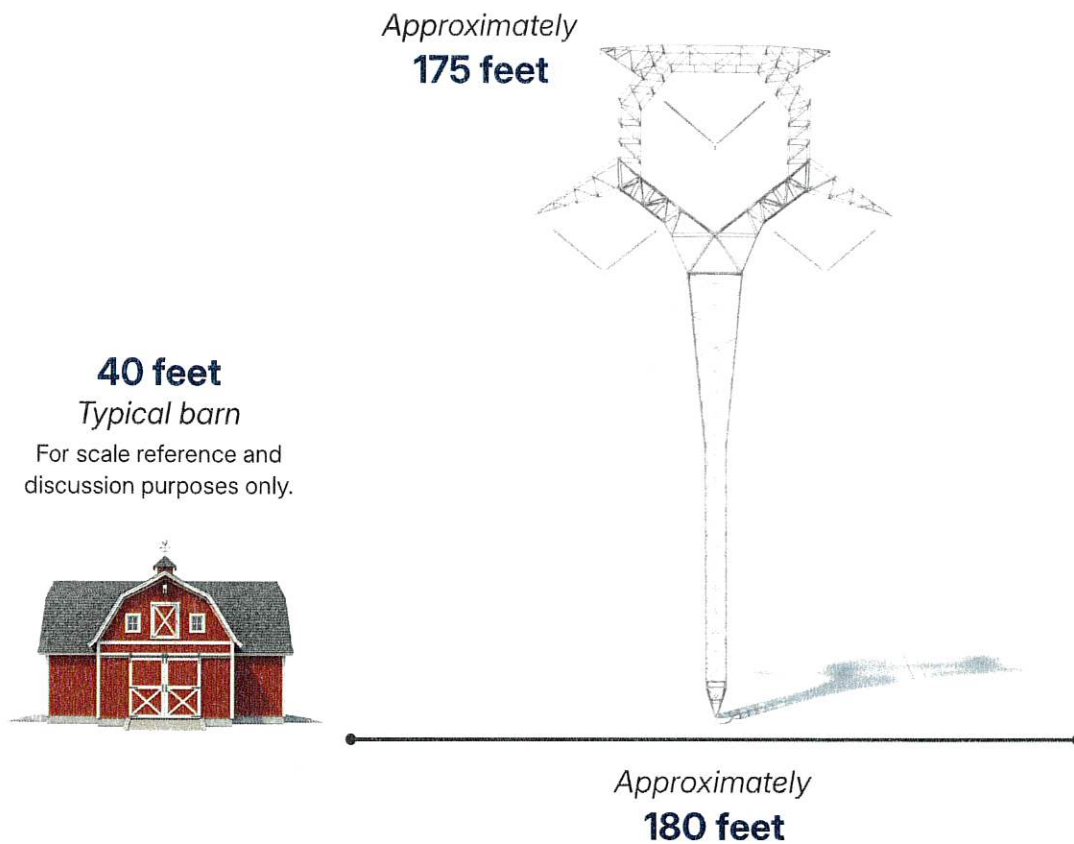
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MGS-Projects.com/BECI
Connect@MGSWisconsin.com
608-895-0798

A JOINT VENTURE OF
TRANSOURCE / **BHE**
TRANSMISSION

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

b.

**TOWN OF BRISTOL
OPERATOER LICENSE APPLICANTS
AUGUST 18, 2026 - JUNE 30, 2027**

Jade Larsen	Prairie Pines Golf Club	New
Samatha Baldauf	Prairie Pines Golf Club	New