

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning Commission and Town Board Meeting
September 28, 2026, at 6:00 pm

The Bristol Town Board and Planning Commission will hold a meeting on Monday, September 28, 2026, at 6:00 p.m., 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: August 17 & 26, 2026, Meetings
 - d. Approval of Check Register & Treasurer's Report for August 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 a 5.0974 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. Discuss/Consider Approval for Purchase of Maintenance Supplies for the Lyman Baseball Diamond for the Amount of \$2,000
 - b. Discuss/Consider Minimum Refund Resolution
 - c. Discuss/Consider 2026 Fall Burn Dates
- VI. Board Supervisor Briefing on Dane Co. Towns Assoc. Meeting & DaneCom
- VII. Set Future Meetings and Agendas
- VIII. 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: 9-25-2026 Town Hall and website.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Public Hearing
August 17, 2026, at 5:30pm

The Public Hearing was opened at 5:30 p.m. by Chairperson Willison.

Attendees: Planning Commission Present: Steve Schwartz, Travis Larson, Daniel Everson and Chuck Kvalo. Board Members Present – Brian Willison, Ben Grove and Chuck Kvalo.

Sign-in sheet on file in Clerk's office.

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

Matt Haase from JSD presenting the developer reviewed the changes that were made since the initial concept presented. Written public comments were submitted by Cynthia Everitt, Shelley Joan Weiss, Alan Coates, Steve Dobrot, Amanda & Chris Alexander. Many residents were concerned about the increased traffic volume for the area, especially Happy Valley Road. Concerns were given that Happy Valley Road is deteriorating and at capacity for traffic levels currently. Paul Schmidt asked to have a traffic study be done on Happy Valley Road. Cynthia Everitt asked for the board to work with the Village of Windsor on the increased traffic would create for both municipalities. Shelley Joan Weiss expressed concern on the fast paced of this plat coming for approval and requested improved notification process to area residents. Matt Wathke from MSA Engineering, representing the town questioned the grading within the subdivision and the elevation of the lots compared to the roads to be created. Wathke would also like to review a complete stormwater plan and developers' agreement. Daniel Everson would like to see a preapproval by Dane County Water and requested that parcels adjoining Happy Valley Road be documented with Register of Deeds that it is prohibited for a driveway to come out onto Happy Valley Road. Daniel Everson proposed considering a 4-way stop on Happy Valley Road and Angelica Trail.

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

Alan Jesberger, executor of Dennis Jesberger, wishes to create a 6.2292-acre parcel for the settlement of the estate. The proposed parcel would move from the A-1 Legacy zoning to Bristol's current zoning of AG. No public comment was given.

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

Alan Jesberger, executor of Dennis Jesberger, wishes to create a 2.4607-acre parcel for the settlement of the estate. The proposed parcel would move from the A-1 Legacy zoning to Bristol's current zoning of AG. Discussion occurred regarding Bristol's AG zoning requires a minimum of 5-acres and brainstorming options for this proposed parcel to be zoned differently to accommodate the size. Daniel Everson suggested Bristol create an AG use zoning for small parcels such as this one. Travis Larson was concerned with the number of splits remaining.

ADJOURN

The Public Hearing was adjourned at 6:46pm.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
August 17, 2026
Immediately Following Public Hearing

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:46pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartz, 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: JULY 21, 2026, MEETING

Board: Motioned by Grove and seconded by Kvalo to approve July 21, 2026, minutes as written. All aye's, motion carried.

Planning: Motioned by Everson and seconded by Larson to approve July 21, 2026, minutes as written. All aye's motion carried.

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

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

PUBLIC COMMENT

Annie Tremaine requested that town meetings have a speaker system to hear committee and board members better and to display the agenda during the meetings on the conference room TV.

Cynthia Everitt expressed that keeping the Porter development at an aesthetically pleasing area may be of interest to incoming Proton Cancer Center, newly hired employees.

Resident who lives at 1897 County Hwy V inquired about how to fix water drainage along County Hwy V so it doesn't flow toward his home. Chairman Willison requested that he contact Dane County Highway.

Todd Menzel expressed that development is a way for Bristol to stop Villages from annexing land.

PARKS COMMITTEE REPORT

Ben Grove reported that the newly planted trees are being watered and progress is being made with scheduling soccer and LaCrosse clubs for field use.

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 #0911-183-9002-0 AND #0911-193-8501-0

Planning: Motioned by Everson and second by Larson to table the preliminary/final plat for the Porter Hollow subdivision for parcels #0911-183-9002-0 and #0911-193-8501-0 based on the MSA Engineering recommendations. All aye's, motion carried.

Board: Motioned by Grove and seconded by Kvalo to table the preliminary/final plat for the Porter Hollow subdivision for parcels #0911-183-9002-0 and #0911-193-8501-0 based on the MSA Engineering recommendations. All aye's, motion carried.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
August 17, 2026
Immediately Following Public Hearing

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

Alan Jesberger wishes to create this parcel for the process of settling his brother Dennis Jesberger's estate. Planning: Motioned by Everson and seconded by Kvalo to approve the creation of the 6.2292-acre parcel by CSM and rezone from A-1 Legacy to AG from parcel #0911-094-8070-7, Wilburn Road. All aye's motion carried.

Board: Motioned by Grove and seconded by Kvalo to approve the creation of the 6.2292-acre parcel by CSM and rezone from A-1 Legacy to AG from parcel #0911-094-8070-7, Wilburn Road. All aye's, motion carried.

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

Alan Jesberger wishes to create this parcel in the process of settling his brother Dennis Jesberger's estate and to keep this parcel with the farm home and buildings. In discussion, it was requested that the number of splits needs to be confirmed and for this parcel to be zoned AG it would need to be a minimum 5-acres. Alan Jesberger responded that he would rethink the size of the lot. Planning: Motioned by Everson and seconded by Schwartzter to table the creation of 2.4607-acre from parcel #0911-152-8001-0, Muller Road. All aye's, motion carried. Board: Motioned by Grove and seconded by Kvalo to table the creation of 2.4607-acre from parcel #0911-152-8001-0, Muller Road. All aye's, motion carried.

BUSINESS FOR TOWN BOARD

a. PUBLIC ANNOUNCEMENT REGARDING POTENTIAL BECI 765-KV TRANSMISSION LINES PROJECT THROUGH BRISTOL

Resident Carrie Hoppman presented information for Bristol residents to be aware of the proposed BECI 765-kV transmission lines planned to come through Bristol. Midcontinent Grid Solutions is proposing the approximately 190-mile transmission line to run from Crawford County to the Wisconsin/Illinois border in Walworth County. Hoppman announced she is holding an informational meeting at the Bristol Town Hall, Wednesday, August 19 at 6:30pm with a speaker from the No 765 Lines coalition. Midcontinent Grid Solutions will be holding an Open House on Wednesday, August 26, 2026 from 4:00pm-7:00pm, at The Round Table in Sun Prairie.

b. DISCUSS/CONSIDER OPERATOR LICENSES FOR JADE LARSEN AND SAMATHA BALDAUF THROUGH JUNE 30, 2027

Applications were submitted and no concerns were found with background checks. Motioned by Grove and second by Kvalo to approve Jade Larsen and Samatha Baldauf Operator Licenses for August 18, 2026 – June 30, 2027. All ayes, motion carried.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning-Town Board Meeting
August 17, 2026
Immediately Following Public Hearing

FUTURE MEETINGS AND AGENDAS

September 28, 2026 – Board Meeting
October 19, 2026 – Board Meeting

ADJOURN

Planning: Motioned by Everson and seconded by Kvalo to adjourn at 7:54pm. All aye's, motion carried.
Board: Motioned by Kvalo and seconded by Grove to adjourn at 7:54pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

DRAFT

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Special Town Board Meeting
August 26, 2026, at 7:00 pm

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Sign in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

BUSINESS

a. DISCUSS/CONSIDER RESOLUTION OPPOSING THE BELL CENTER-COLUMBIA-SUGAR CREEK-ILLINOIS/WISCONSIN STATE LINE (BECI) 765 kV COMPETITIVE TRANSMISSION PROJECT THROUGH THE TOWN OF BRISTOL

The resolution was read by the Clerk. Chairman Willison asked if anyone present is against the town board passing this resolution and no objections were given. Motioned by Kvalo and seconded by Grove to approve the adoption of Resolution 2026-02 Opposing the Proposed Bell Center-Columbia-Sugar Creek-Illinois/Wisconsin State Line (BECI) 765-kV Competitive Transmission Project Through the Town of Bristol, Dane County, Wisconsin. All ayes, motion carried.

b. DISCUSS/CONSIDER RESOLUTION OF THE TOWN OF BRISTOL TO PARTICIPATE IN THE CREATION OF A COOPERATIVE PLAN WITH THE CITY OF SUN PRAIRIE

The Clerk read the resolution which directs town staff to work with City of Sun Prairie to prepare a cooperative plan between the two municipalities. Motioned by Kvalo and seconded by Grove to approve the adoption of 2026-03 Resolution of the Town of Bristol to Participate in the Creation of a Cooperative Plan with the City of Sun Prairie. All ayes, motion carried.

ADJOURN

Motioned by Kvalo and seconded by Grove to adjourn at 7:43pm. All aye's, motion carried.

Submitted by Kim Grob, Clerk-Treasurer

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

Type	Date	Num	Name	Memo	Amount
Check	08/03/2026	DEBIT	Upnet Wisconsin	Internet Services	-89.99
Liability Check	08/12/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -1917395474	-1,524.68
Liability Check	08/12/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	08/13/2026		QuickBooks Payroll Service	Created by Payroll Service on 08/12/2026	-6,140.53
Bill Pmt -Check	08/13/2026	30808	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egge Pk, St. Lights; Ice Rink	-1,512.03
Bill Pmt -Check	08/13/2026	30809	Associated Appraisal Consultants, Inc.	August Services	-1,436.08
Bill Pmt -Check	08/13/2026	30810	Capital Area Regional Planning Commission	GIS Svcs 2026 Q2 & Mapping Svcs	-197.38
Bill Pmt -Check	08/13/2026	30811	DANE COUNTY TREASURER	Jan-June 2026 DaneCom	-2,440.00
Bill Pmt -Check	08/13/2026	30812	Dorn True Value Hardware	July 2026 Stmt - Shop Materials	-19.20
Bill Pmt -Check	08/13/2026	30813	General Engineering Company	Inv. #100 - July Bldg	-3,955.00
Bill Pmt -Check	08/13/2026	30814	Horstman Networks	August Monthly IT/Email Svcs	-140.00
Bill Pmt -Check	08/13/2026	30815	Insight FS	Inv. #3018930 -327.4 gal - July Fuel	-1,354.13
Bill Pmt -Check	08/13/2026	30816	MG&E	July 2026 Stmt	-23.25
Bill Pmt -Check	08/13/2026	30817	Pellitteri Waste Systems	Aug Recycle & July Trash Svcs	-5,745.87
Bill Pmt -Check	08/13/2026	30818	Sun Prairie Lawn Care LLC	Inv. #19523 - July Svcs	-3,480.00
Bill Pmt -Check	08/13/2026	30819	Sun Prairie, City of	Inv. #20260188 - EMS 3rd Qtr 2026	-65,727.25
Bill Pmt -Check	08/13/2026	30820	Sundance BioClean Inc.	Inv. #3331 - July Janitorial Svcs	-342.00
Bill Pmt -Check	08/13/2026	30821	Terminator Pest Control, LLC	August Svcs	-55.00
Bill Pmt -Check	08/13/2026	30822	Weld Riley S.C.	July 2026 Svcs	-121.82
Bill Pmt -Check	08/14/2026	DEBIT	Visa - Elan Financial Services	July 2026 Stmt	-1,396.29
Liability Check	08/24/2026	DEBIT	WRS	Muni Pd Health Ins., Pre-Tax Health Ins.	-4,973.16
Check	08/24/2026	DEBIT	QuickBooks Payroll Service	Direct Deposit Transfer Charge	-28.49
Check	08/25/2026	DEBIT	NUSO LLC	Phone Storage	-148.74
Liability Check	08/26/2026	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # -1454310474	-763.24
Liability Check	08/26/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -1340484474	-1,340.24
Liability Check	08/26/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -1339475474	-42.08
Bill Pmt -Check	08/26/2026	30823	Government Forms & Supplies (Bear Graph)	Absentee Envelopes	-570.26
Bill Pmt -Check	08/26/2026	30824	John Deere Financial	Inv. #P96789- Equip Maint.	-87.60
Bill Pmt -Check	08/26/2026	30825	Northeast Community Court	2nd Quarter 2026	-250.00
Bill Pmt -Check	08/26/2026	30826	Rhyme Business Products	Aug 2026 Maint. Charge	-24.00
Bill Pmt -Check	08/26/2026	30827	Visa - Elan Financial Services	August 2026 Stmt	-141.85
Bill Pmt -Check	08/26/2026	30828	Wisconsin Towns Association	2026 WTA Convention-Willson, Kvalo	-530.00
Bill Pmt -Check	08/26/2026	30829	Bobbie Krenz	8.0 hrs Election Day	-120.00
Bill Pmt -Check	08/26/2026	30830	Bonnie Schmidt	8.5 hrs April Election	-127.50
Bill Pmt -Check	08/26/2026	30831	Cynthia Mestelle	15 hrs August Election	-300.00
Bill Pmt -Check	08/26/2026	30832	Diane Mosso	8.0 hrs August Election	-120.00
Bill Pmt -Check	08/26/2026	30833	Harold Silvester	7.0 hrs August Election	-105.00
Bill Pmt -Check	08/26/2026	30834	Janet Storch	8.0 hrs August Election	-120.00
Bill Pmt -Check	08/26/2026	30835	Kristal Gerbick	6.75 hrs August Election	-101.25
Bill Pmt -Check	08/26/2026	30836	Kurt DeGroot	8.0 hrs August Election	-160.00
Bill Pmt -Check	08/26/2026	30837	Lisa Rickert	8.25 hrs August Election	-123.75
Bill Pmt -Check	08/26/2026	30838	Marilyn Silvester 1	7.0 hrs August Election	-105.00
Bill Pmt -Check	08/26/2026	30839	Michelle Porter	6.75 hrs August Election	-135.00
Bill Pmt -Check	08/26/2026	30840	Pete Vickerman	6.75 hrs August Election	-101.25
Bill Pmt -Check	08/26/2026	30841	Steve Vale	6.75 hrs August Election	-101.25
Liability Check	08/27/2026		QuickBooks Payroll Service	Created by Payroll Service on 08/26/2026	-5,140.21
Liability Check	08/27/2026		QuickBooks Payroll Service	Created by Payroll Service on 08/26/2026	-253.96
Liability Check	08/28/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	08/31/2026	DEBIT	WRS	69-036-0118-000	-2,544.18
Bill Pmt -Check	08/31/2026	30842	Dane County Treasurer's Office	2026 Dog License	-4,603.50
Total 100 - General Fund					-119,062.01

Town of Bristol
Treasurer's Report
August 2026

General Fund

Beginning Balance 8/01/2026			\$28,456.89
Deposits	\$	6,373.62	
Transfer from ICS Account	\$	100,000.00	
Withdrawals			\$ 114,007.11
Ending Balance 8/31/2026			<u>\$20,823.40</u>

Money Market

Beginning Balance 8/01/2026			\$2,178.95
Interest	\$	0.11	
Ending Balance 8/31/2026			<u>\$2,179.06</u>

ICS Account

Beginning Balance 8/01/2026			\$191,228.69
Interest	\$	406.35	
Transfer to Checking			\$ 100,000.00
Ending Balance 8/31/2026			<u>\$91,635.04</u>

LGIP Fund

General

Beginning Balance 8/01/2026			\$342,524.28
August Tax Settlement 2025	\$	225,266.54	
Interest	\$	1,349.50	
Ending Balance 8/31/2026			<u>\$569,140.32</u>

Parks

Beginning Balance 8/01/2026			\$93,939.53
Interest Earned	\$	295.01	
Ending Balance 8/31/2026			<u>\$94,234.54</u>

Equipment

Beginning Balance 8/01/2026			\$5.33
Interest Earned	\$	0.02	
Ending Balance 8/31/2026			<u>\$5.35</u>

Total Funds As August 31, 2026 **\$778,017.71**

Parks Fund - LGIP **-\$6,756.00**

Uncleared Checks **-\$305,687.91**

Total Funds **\$465,573.80**

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

a.

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@jsdinc.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: _____

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:

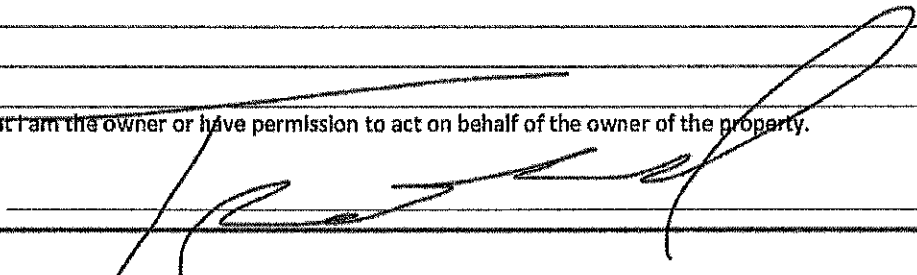
➤ **Written Legal Description of the Proposed Zoning Boundaries**

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**

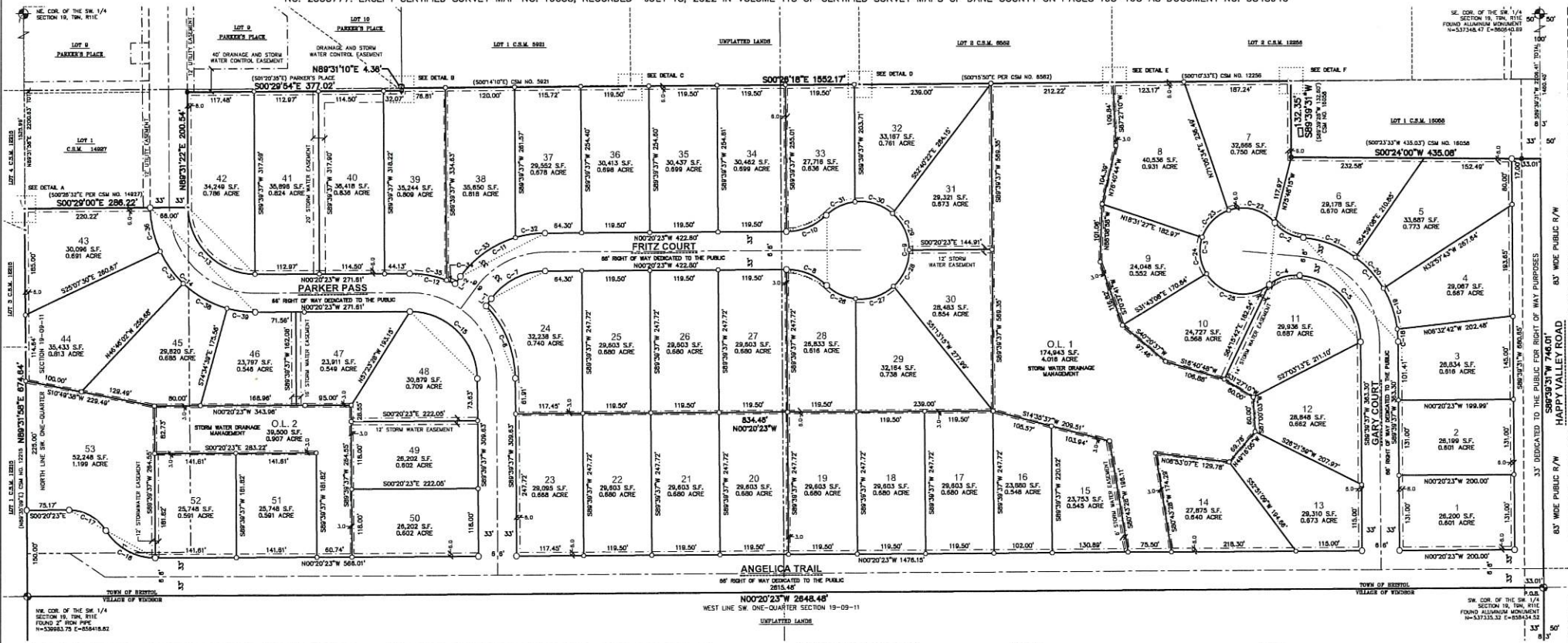
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

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: <u> </u> %	
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>

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 62 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



CURVE TABLE									
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT		
C-1	183.00'	84°20'18"	N47°29'28"E	243.70'	289.37'	N89°39'37"E	N08°19'20"E		
C-2	75.00'	43°08'44"	S27°17'42"W	58.12'	57.82'	S49°19'04"W	S08°19'20"W		
C-3	75.00'	28°53'28"	N84°40'40"W	108.00'	350.67'	N49°19'04"E	S33°37'24"E		
C-4	75.00'	43°08'44"	N16°30'02"W	58.12'	57.82'	N05°10'20"E	N36°37'24"E		
C-5	117.00'	84°20'18"	N47°29'28"E	157.09'	172.22'	N89°39'37"E	N08°19'20"E		
C-6	183.00'	43°27'02"	N87°50'08"E	135.48'	138.78'	N89°39'37"E	N46°12'36"E		
C-7	117.00'	53°36'50"	N27°08'48"W	105.53'	109.48'	N00°20'23"W	N53°57'12"E		
C-8	100.00'	44°02'05"	N21°40'40"E	74.88'	76.88'	N43°41'42"E	N00°20'23"W		
C-9	85.00'	28°04'10"	S89°39'37"W	122.22'	387.68'	S44°22'28"E	N43°41'42"E		
C-10	100.00'	44°02'05"	S22°21'25"E	74.88'	76.88'	S00°20'23"E	S44°22'28"E		
C-11	183.00'	53°36'50"	N27°08'48"E	185.08'	171.24'	N00°20'23"W	N53°57'12"E		
C-12	183.00'	25°48'18"	N12°32'48"E	81.82'	82.31'	N25°25'55"E	N00°20'23"W		
C-13	117.00'	89°51'51"	S44°35'33"W	185.27'	183.51'	S89°31'28"W	S00°20'23"E		
C-14	183.00'	89°51'41"	S44°35'28"W	258.49'	287.01'	S89°31'18"W	S00°20'23"E		
C-15	117.00'	90°00'00"	N44°39'37"E	185.48'	183.78'	N89°39'37"E	N00°20'23"W		
C-16	100.00'	58°40'04"	S28°59'39"W	87.88'	102.38'	S58°18'41"W	S00°20'23"E		
C-17	75.00'	58°40'04"	N28°59'39"E	73.48'	78.80'	N58°18'41"E	N00°20'23"W		
C-18	183.00'	6°50'50"	N88°14'12"E	21.88'	21.87'	N89°39'37"E	N82°48'48"E		
C-19	183.00'	23°43'24"	N70°57'05"E	75.23'	75.77'	N82°48'48"E	N58°05'23"E		
C-20	183.00'	23°03'56"	N47°33'25"E	73.17'	73.87'	N58°05'23"E	N38°01'27"E		
C-21	183.00'	30°42'08"	N20°40'24"E	86.89'	86.08'	N38°01'27"E	N05°19'20"E		
C-22	75.00'	89°16'04"	N14°38'31"E	85.23'	80.85'	N49°19'04"E	N19°59'01"W		
C-23	75.00'	51°28'32"	N45°43'47"W	55.16'	87.40'	N19°59'01"W	N71°38'33"W		
C-24	75.00'	50°14'35"	S43°24'06"W	53.88'	85.77'	N71°28'33"W	S58°16'52"W		
C-25	75.00'	89°54'18"	S08°48'44"W	112.28'	126.85'	S58°16'52"W	S38°37'24"E		
C-26	85.00'	37°53'36"	N24°44'33"E	58.20'	56.22'	N05°48'03"E	N43°41'42"E		

CURVE TABLE									
C-27	85.00'	48°19'43"	N18°21'48"W	88.59'	71.70'	N43°31'40"W	N08°48'03"E		
C-28	85.00'	47°48'43"	N68°28'01"W	88.89'	70.83'	S89°39'37"W	N43°31'40"W		
C-29	85.00'	48°32'41"	S65°23'17"W	88.88'	72.02'	S41°08'57"W	S89°39'37"W		
C-30	85.00'	47°30'45"	S17°19'04"W	88.88'	70.81'	S08°28'48"E	S41°08'57"W		
C-31	85.00'	37°53'36"	S23°25'38"E	55.20'	56.22'	S44°22'28"E	S08°28'48"E		
C-32	183.00'	16°19'08"	N89°29'56"W	51.84'	82.12'	N00°20'23"W	N18°39'29"E		
C-33	183.00'	37°17'43"	N33°51'15"E	117.03'	118.12'	N18°39'29"W	N33°51'15"E		
C-34	183.00'	50°32'00"	N22°54'15"E	181.41'	161.19'	N28°25'55"E	N02°22'35"E		
C-35	183.00'	20°42'58"	N10°01'08"E	85.81'	88.17'	N28°22'35"E	N00°20'23"W		
C-36	183.00'	24°38'48"	S77°11'54"W	78.11'	78.72'	S89°31'18"W	S44°52'30"W		
C-37	183.00'	21°38'32"	S54°03'14"W	68.71'	69.12'	S64°52'30"W	S43°13'58"W		
C-38	183.00'	27°48'38"	S28°19'38"W	87.88'	88.83'	S43°13'58"W	S15°25'21"W		
C-39	183.00'	15°45'43"	S07°32'29"W	50.18'	50.34'	S15°25'21"W	S00°20'23"E		

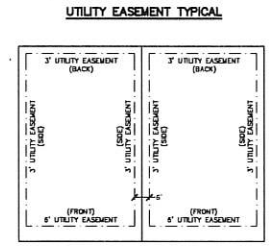
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S53°57'12"E	15.36'
L-2	S53°57'12"E	15.82'

19

NE
NW
SE
SW

north

LOCATION SKETCH
SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST, DANE COUNTY



- LEGEND**
- GOVERNMENT CORNER
 - 1 1/2" x 18" REBAR SET (4.3 LBS/LF)
 - 3/4" x 18" 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**
- 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.
 - ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 - TOTAL AREA DEDICATED TO THE PUBLIC FOR RIGHT OF PURPOSES IS 425,806 SQUARE FEET OR 9.7782 ACRES.
 - OUTLOTS 1 AND 2 ARE FOR STORM WATER DRAINAGE MANAGEMENT.
 - EXISTING BUILDINGS TO BE RAZED.
 - SEE SHEET 2 FOR DETAILS AND CERTIFICATES.

There are no objections to this plat with respect to Secs. 23.15, 23.16, 23.20 and 23.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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

SURVEYED BY:
JSD PROFESSIONAL SERVICES, INC.
W236 N1610 BUSSE ROAD, SUITE 100
WALKESSA, WISCONSIN 53188

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

FINAL PLAT OF PORTER HOLLOW

SURVEYED BY: JSD	DATE: JULY 24, 2025
REVISION: 001	DATE: -
REVISION: 002	DATE: -
REVISION: 003	DATE: -

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 62 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:

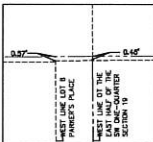
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 11 EAST IN TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED MARCH 15, 2022 AS DOCUMENT NO. 5826492, BEING CERTIFIED SURVEY MAP NO. 14927, RECORDED SEPTEMBER 20, 2018 IN VOLUME 105, PAGE 62 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 WHIDOR, 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. 5621; THENCE SOUTH 02°29'18" 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 746.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

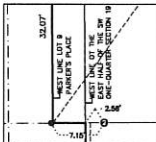
SAID DESCRIBED PARCEL OF LAND CONTAINS 2,218,511 SQUARE FEET OR 50.930 ACRES OF LAND, MORE OR LESS.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

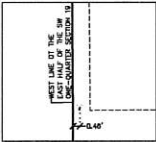
DATE _____



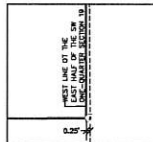
DETAIL A
SCALE 1"=0'



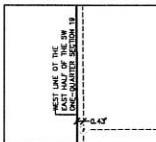
DETAIL B
SCALE 1"=0'



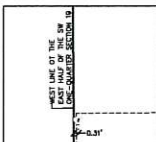
DETAIL C
SCALE 1"=0'



DETAIL F
SCALE 1"=0'



DETAIL E
SCALE 1"=0'



DETAIL D
SCALE 1"=0'

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 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, W 53593

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
W238 N1810 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186

PROJECT LOCATION:
SW 1/4 OF SEC 19, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WI



jsdinc.com

FINAL PLAT OF PORTER HOLLOW

PROJECT NO. 23-15000	SURVEYED BY: BUHR	INITIAL SUBMITTAL DATE: JULY 24, 2026
REVISION NO. 001	DRAWN BY: JSD	REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL 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

MEMORANDUM

TO: Town of Bristol Planning Commission
Town of Bristol Board Members

PREPARED BY: MSA Professional Services, Inc. (MSA)
Joe DeYoung, P.E.
Matthew Wathke, P.E.
Town Engineer

DATE DISTRIBUTED: August 14, 2026 **September 24, 2026**
JSD comment responses shown in Green (9/23/2026)

SUBJECT: Final Plat Approval

BACKGROUND INFORMATION

Applicant: Temple Builders
9502 Watts Road., Suite 108
Verona, WI 53593

Engineer: Matt Haase, P.E.
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, Wisconsin 53188

Parcel No: 012/0911-193-9002-0, 012/0911-193-8501-0

The Preliminary Plat, Final Plat, and Engineering Plans for the proposed Porter Hollow subdivision. The proposed development includes 53 new residential lots, multiple outlots for stormwater facilities, storm sewer, 3 cul de sacs and associated roadways. Improvements include both development within the Plat boundaries within the Town of Bristol but also stormwater facilities to the west within the Village of Windsor.

CURRENT REVIEW

MSA reviewed below information submitted to MSA on August 3rd, 2026, **September 9th, 2026**:

1. Preliminary Plat, dated 7/10/2026; **Updated 7/24/2026**
2. Final Plat, dated 7/24/2026
3. Construction Plans, dated 7/24/2026; **Updated 9/9/2026**
4. Stormwater Management & Erosion Control Report, dated 9/9/2026
5. **JSD Comment Responses dated 9/9/2026**
6. **Permitting Pre-application Meeting Notes dated 9/1/2026**
7. **Signed Zoning Change Application**
8. **Town of Bristol Jurisdiction Review Form**
9. **Agreement for Reimbursable Services Form**

The following comments are provided:

1. General Comments

Action Items:

- 1) Provide Dane County and DNR approved permits to Town for records as available.
 - a) Existing wetlands onsite are planned to be filled. Applicant is to apply for necessary Wetlands and Waterway Permits as required by Wisconsin DNR. **Provide acquired permits to the Town for records as available. Noted; Wetland Exemption Request has been submitted to WDNR for review on 9/10.**
- 2) Overall site grading, with cut and fill amounts ranging from as much as 10-FT in either direction throughout the development.
 - a) Overall fill design of roadway through most of the development will leave proposed ditching higher than the surrounding topography and prevent draining into ditching as currently proposed. **Proposed lot grading now appears to have positive drainage into ditching in areas where front lawns are intended based on proposed grading contours and overall grading scheme. Noted.**
 - b) Lots will need to be further built up with additional fill to allow for drainage of front lawns into proposed roadway ditching. Is this the intent for future lot design? **Lots have been built up to promote better drainage patterns and less fill to achieve positive drainage. Noted.**
- 3) How will lots be served with onsite sanitary septic systems with current grading and fill plans. Septic fields must be installed in undisturbed areas of the lot.
 - a) **Per Design Code in SPS 383 it is typical to install private septic systems in undisturbed soil. Private septic systems may be installed on disturbed soils, but will require additional review and soils analysis from licensed soil tester, professional geologist, or any other professionals required by State during permitting process.**
 - i) **Developer is aware of the fills impact to the on-site sanitary septic systems. The fill is preferred to create/generate more lots with lower exposure opportunities for homes. In areas of fill, the preferred system is a mound type system, however a conventional type system may also be compatible if underlying native soils meet depth requirements and the fill used meets engineered specifications per SPS 383. Fill needed for septic systems, will be the responsibility of the lot owner, therefore excavation may be required to replace materials which are placed in the mass grading phase.**
- 4) Overall site grading, with cut and fill amounts ranging from as much as 10-FT in either direction throughout the development.
 - a) What is the status of Village approval? Is this information going to be provided to the Township for better understanding of the entire project scope? **Provide approval to the Town when acquired. Noted.**
- 5) Developer's Agreement
 - a) **MSA would recommend review of Developer's Agreement by Town Attorney & approved by the Town Board. To be provided to the Town for review. Developer is preparing a draft Development Agreement for town review.**

- b) Will a Homeowner's Association be established as part of the Agreement and responsible for long term maintenance of stormwater facilities? **Resolved. Per Applicant, HOA will be established and responsible for long-term maintenance. Noted.**
- 6) Town Board is to confirm if proposed 2-FT concrete Ribbon Curb is desirable. Ownership and long term maintenance will ultimately be the Towns. Existing roads at connections do not have curb.
 - a) **Developer has had previous conversations with Town Board Chair and they have communicated the preference to include the 2ft concrete ribbon curb.**
- 7) **Based on Town concerns regarding the intersection geometrics and traffic volume, a traffic study could be completed as part of the development. Following WisDOT's TIA guidelines, no more than an abbreviated TIA would be necessary (looking at existing conditions and existing + development; no horizon year) should a study be completed. As part of the study, the following reviews should also be included:**
 - i) **Turn lane warrant review**
 - ii) **Sight distance review**
 - iii) **All-way stop control warrant review**
 - a) **Our initial MSA general assessment is that an all-way stop is not going to be warranted. This proposed development is not going to generate a ton of trips. Happy Valley Rd has an ADT of 1200. Comparatively, we have collector roadways at a different project with north of 4600 though residential neighborhoods with only side street stop control being required. As such, it would not be anticipated that any TIA would produce results justifying an all-way stop at this location.**
 - b) **If all-way stop control is desired in order to curtail speeding, it should be stated that the MUTCD specifically states that Stop signs are not to be used for speed control, as it leads to rolling stops and general disobedience of the traffic control.**
 - c) **Streetview looks relatively flat, so we are not anticipating significant sight issues, especially with the existing leg of Angelica Trail already to the south.**
 - d) **After a MSA review of available WisDOT traffic information and desktop analysis of the location and approaches, it would not be recommended to require the developer to complete any TIA for the proposed Angelica Trail intersection connection. Given the available data, it is unlikely that any TIA will produce results that would affect the layout of the intersection.**
 - e) **Developer agrees with the MSA general assessment which an all way-stop control is not recommended by MUTCD standards and has the potential to create the risk of disobedience of the stop sign, further compounding traffic safety issues in addition to reported speed concerns. As such, the developer requests a formal decision from the Town on the necessary traffic control measure(s) at the intersection of Happy Valley and Angelica Trail.**

- 2) Currently, Angelica Trail is proposed entirely within Town of Bristol, which the Developer has indicated was at the request of the Village of Windsor. MSA would recommend that either roadway be shifted to be centered on the Town line and any future construction or maintenance costs would then be the responsibility of both the Village and Township, or some agreement be reached with the Village to split future costs. The roadway being positioned entirely within the Township with the possibility of a future connection for development within the Village leaves the Town alone maintaining a roadway that will receive Village traffic along with their wear on roadways, plowing responsibilities, etc. If no agreement is reached, steps to limit future attachments to the roadway from Village may be recommended.
- a) Noted. The development team has had several discussions with both Town and Village of Windsor and the preference from these discussions was to place the roadway entirely within the Town of Bristol jurisdiction.

2. Project Plans

Action Items:

1) General Plan Comments

- a) Label Street Names on all plan sheets. **Resolved.** Street names are labeled on all plan sheets. **Noted.**
- b) Include property and right of way linework on all plan sheets. **Partially resolved.** Provide labels for easements. Easement labels added to plans in applicable locations.
- c) Include grading contours on plan & profile sheets. **Partially resolved.** Missing on Sheet C9.07 to C9.11. Contours were added to the plan & profile sheets.
- d) No erosion control or restoration measures are shown on the plans.
 - i) **Partially resolved.** Erosion control and restoration measures are shown. Erosion matting should be shown to be installed on slopes 4:1 or steeper. The 4:1 slopes on lots will be stabilized with temp seeding and mulch due to the pending lot development disturbance for home construction.
 - ii) Erosion Control measures for perimeter erosion control appear to be missing, such as silt fence along the downstream border of disturbances, culvert checks at outfalls, etc. Refer to erosion control plans for silt fence, culvert checks and rip-rap aprons.
 - iii) Structure inlet protection and culvert checks should also be used to minimize erosion into proposed stormwater features, such as ditching, infiltration basins and wet ponds. Refer to erosion control plans for silt fence protecting infiltration basins, rip-rap aprons at culvert discharges and ditch checks within drainage facilities.
- e) Driveway culverts are shown but no grading for driveways is shown. Will culverts and driveways be installed with current project or future with lot buildout? How will driveway grading behind ditching that has a berm on back side of ditch to contain flow work if lot buildout is at a future date? **Resolved.** Culverts will be installed as individual lots are developed and driveways are installed. **Noted.**

2) Page C4.0:

- a) Proposed 3.5" LT Asphalt over 10" of Aggregate Base Course will likely result in significant thermal transverse cracking over time. Proposed 3.5" pavement thickness may also pose challenges with future milling and overlay due to lower overall thickness.
- i) MSA recommends 4" Asphalt pavement (2.25" 3 LT 58-28 S Binder Course, 1.75" 4 LT 58-28 S Surface Course) and 12" Aggregate Base Course be required. This will provide better long-term performance of the roadway. **Partially resolved. Cross section still shows 10" of aggregate base. MSA would still recommend 12" minimum of Aggregate Base Course. Final determination of acceptable roadway cross section to be determined by the Town Board and Planning Commission.**
 - (1) The developer is requesting approval of the 3.5" Asphalt over 10" Aggregate Base Course cross section based on:
 - (a) During mass-grading the sand materials which are present in the central area of the site will be excavated to depths of approximately 5 to 15 feet, per the grading plan. These cuts are expected to generate a quality sand material based on 4 test pits (TP#16-TP#19) which will be used to construct the supportive layers of the roadway subgrade if less suitable soils are not already present.
 - (b) The additional 2" of aggregate base course will effectively be provided with the quality on-site sand materials which will provide a stable subgrade surface prior to installation of gravel.
 - (i) Note, during subgrade construction proof-rolling and compaction testing (95% Modified Proctor) will be conducted to ensure the quality of the subgrade. If areas fail proof-rolls and/or compaction testing, these areas will be addressed with the appropriate subgrade remediation measures to provide the required subgrade conditions.
 - (c) By using the 4" of asphalt in the section, this preserves the feasibility of standard 1.5" surface milling and overlay maintenance in the future.

3) Page C5.0:

- a) Erosion Matting Detail: Metal Staples shall be prohibited. Use biodegradable anchors for erosion matting. **Unresolved. Biodegradable stakes or anchors should be specified on the detail also. Note specifications and erosion matting details revised to specify biodegradeable stakes/anchors.**
- b) Permanent Ditch Check: Locations are not noted on plans. Are these planned or is detail meant to be removed? Are permanent stone ditch checks necessary? Stone ditch checks tend to pose long term maintenance issues and would like to be avoided. If only alternative, inclusion in long term maintenance shall be required. **Partially resolved. Temporary stone ditch checks are still called out on sheet C6.5. Add detail for temporary stone ditch check if it is still to be used. Temporary stone ditch checks are specified in the bypass conveyance swale due to the larger flow rates/volumes. A standard detail has been added to sheet C5.0. These are intended to be temporary and removed upon vegetation establishment in the conveyance swale.**

4) Page C5.1:

- a) Rebar design for proposed Cast In Place headwalls should be designed and stamped by a licensed professional structural engineer. Developer will provide a licensed professional engineer design and stamped drawing for final review and approval by Town Engineer.

5) Page C6.0:

- a) Add property, right of way, easement linework. Partially resolved. Label easements. Easement labels added.
- b) Large contained contour at elevation 955 west of proposed Angelica Trail. How will this area drain? Currently appears as a large flat spot in grading. Resolved. Grading was updated to match into existing grade. Noted.
- c) Grading northeast of Wet Pond 1 seems to end at elevation 950, with lower existing contours to the north. Where will water draining from the northeast go or will it collect at end of new grading. Drainage should be into Wet Pond looking at topography and needs to be confirmed via stormwater management report calculations and watersheds. Resolved in regard to contours and drainage direction. Noted.

6) Page C6.1:

- a) Information for STO A-25, STO EW A-24, and proposed 12" HDPE between ST MH A-23 and ST EW A-21 does not match tables and information on C8.0. Unresolved. A-22 labeled as RCP in table and cross section is labeled as HDPE. STO MH A-23 Rim and depth on C8.0 does not match sheet C6.1. Pipe A-22 now shown as HDPE in utility schedule table. Rim elevation shown in table reflects detail on sheet C6.1.
- b) Casting 48" Affinitas Cone Grate (CG48TM) for STO MH A-26 does not match proposed 60" structure diameter. Unresolved. 60" Affinitas Cone Grate (CG60TM) called out in detail.
- c) Top of Berm elevation for Infiltration Basin Cross Section does not match elevation in Infiltration Basin Emergency Overflow Weir Detail. Unresolved. Top of Berm elevation corrected to show 948.50.

7) Page C6.2:

- a) NWL elevation and bottom of pond are incorrect. Unresolved. NWL and bottom of pond elevations corrected.

8) Page C7.1:

- a) Storm drain inlets ST MH A-18 and STO MH A-20 are not located at the low point in the ditch. Resolved. Low point was moved to the inlet location. Noted.

9) Page C8.0: Pipe and Structures Tables

- a) General comment for ditch drain structures, R-1550 Solid Lid is not an acceptable casting for ditch field drains. Storm calculations will need to be provided to determine that proposed structures and castings can handle storm flows adequately. Unresolved. Provide storm calculations for the ditch drain structures.
 - i) Ditch drainage structures and frames/castings have been revised to reflect an R-4342 ditch-stool type grate. An R-4341-A has an inlet capacity of 12.0cfs and 6.0cfs, assuming up to 1ft of head, for 100% and 50% clogging factors, respectively. JSD will confirm inlet capacity sizing in accordance with WisDOT and Dane County standards (10-yr capacity; confirm 100-yr overflow routes). JSD will provide updated sizing calculations for review/approval.

- b) Per Town Ordinance Chapter 4 Section 4.3.0 Driveways, driveway culverts are to be 18" diameter minimum and sized to contain the 10-yr rain event. They are also to have a flared metal end-section or headwall. Lengths are to be between 24-30 FT.
 - i) Currently, Pipes 11, 29, 30, 31, 32 do not meet this requirement. **Unresolved.** Per sheet C8.0, Pipe 29 and 32 do not meet the length requirement. Culverts have been updated to meet the minimum size and length requirement per Town Ordinances.
 - ii) All proposed pipes for driveways are noted in tables as HDPE. Flared metal end-sections required per ordinance. Board is to determine if HDPE with flared metal end sections is acceptable or pipes should be CMP. Currently existing pipes for residential properties along Parker Pass have CMP culverts and metal flared end sections. **Unresolved. All pipes are still called as HDPE and not CMP per comment response. Change to CMP unless Board has approved HDPE.** HDPE pipes were required in many locations due to HDPE pipes have a increased flow capacity for the equivalent sized 18" CMP pipe. Also, to minimize roadside ditch depth to 3ft, typical, this limits the size of driveway culvert pipe in order to provide 1-FT of minimum cover over pipes to prevent damage to the pipe or reflective crack or bump in driveway due to long term settlement.
 - iii) Provide 1-FT of minimum cover over pipes to prevent damage to the pipe or reflective crack or bump in driveway due to long term settlement. **Resolved.**
- c) Notes #3, 4 and 5 all reference Town of Verona Standards. Revise to be in line with Town of Bristol requirements. **Unresolved. Note 3 references HDPE pipe. Change to CMP unless the Board has approved HDPE. See response above in 9(b)(ii).**
- d) Pipes 24-53 are all shown at 0.00% slope. All pipes should be sloped to allow for proper stormwater flow and prevent build up of deposited debris, which will cause long term maintenance issues. Minimum slope of 0.50% recommended, however pipe should match roadway ditch slope or slope necessary to meet town ordinance. **Partially resolved. Culvert 53 listed at 0.14%, Culvert 35 listed at 0.37%. Provide reasoning for flatter slope or correct.** Culvert 53 has been revised to provide a minimum 0.5% slope. Culverts 35 and Culvert 26 are both located at the high points of Fritz Ct. (~STA 4+50) and therefore these driveways may not require a driveway culvert depending on the final location of the installed driveway. At time of driveway permit issuance, Town shall confirm if a driveway culvert is required based on the final location of the driveway. A note has been added under the driveway culvert pipe table to indicate such. Note the driveway culverts shown on the plan are sized, but may change in location based on the final location of the constructed driveway at time of lot development.
- e) There are various discrepancies between proposed pipes and structures in tables and plans. Verify all inverts, lengths, slopes, diameters, materials, etc. Table should be revised to match final proposed pipe and structure information. This include:
 - i) STO EW B-13 Rim Elevation and Depth incorrect. **Resolved. Noted.**
 - ii) STO MH A-23 Rim and Depth incorrect. **Unresolved. Rim doesn't match. Rim elevation updated to reflect Stormwater Modeling.**
 - iii) STO A-22 doesn't match information on C6.1. **Resolved. Noted.**
 - iv) STO C-7 doesn't match information on C7.0. **Resolved. Noted.**
 - v) STO E-2 doesn't match information on C6.5. **STO E-2 removed along with infiltration basin #4. Remove E-2 from sheet C8.0. Storm pipe E-2 has been removed from sheet C8.0 and other plan sheets displaying storm piping.**
- f) Various structures as proposed do not seem constructable with the connecting pipe size, structure type, casting, IE and Rims. This includes:

- i) STO MH A-5 **Resolved. Noted.**
 - ii) STO MH A-13 **Resolved. Noted.**
 - iii) STO MH A-15 **Resolved. Noted.**
 - iv) STO MH B-5 **Resolved. Noted.**
 - v) STO MH B-7 **Resolved. Noted.**
 - vi) STO MH B-10 **Resolved. Noted.**
 - vii) STO MH B-12 **Resolved. Noted.**
 - viii) STO MH C-8 **Resolved. Noted.**
 - g) Storm structures noted in Proposed Storm Sewer Structure Table indicated a R-1550. **Unresolved. Solid lids are still called for ditch and pond structures.**
 - h) **All ditch structures to have their capacity verified. Frame and grate must be specified for each structure. Currently plans call for R-1550 frame with solid lid.**
 - i) **Ditch and pond structures have been updated with accepting drainage grates. Refer to the revised plans.**
- 10) Pages 9.00 to 9.11**
- a) Add street name labels to plan views. **Resolved. Street labels added to the plans. Noted.**
 - b) Add contours to the proposed plans, both existing and proposed, with labels. **Partially resolved. Contours need to be added to sheet C9.07 to 9.11. Contours have been added to all sheets.**
 - c) Improve readability of proposed and existing profile elevation text size in profile view. Some values appear to be missing. **Resolved. Surface error was fixed and values were added. Noted.**
 - d) All vertical curve crests meet requirements for Stopping Sight Distance at Design Speed 35 MPH per FDM 11-10 Attachment 5.4. **Noted.**
 - e) All vertical sag curves meet requirements for Stopping Sight Distance at Design Speed 30 MPH per FDM 11-10 Attachment 5.5. **Noted.**
 - f) Cul-de-sac require 75' Radius reverse curve per Town Ordinance Chapter 4 Section 4.2.12 Design Standards. **Label the radii on the plan. Radii has been added to plans.**
 - g) Cul-de-sac required to have a minimum paved diameter of 100 FT per Town Ordinance Chapter 4 Section 4.2.12 Design Standards. Scaling provided plans, this appears to have been met with inclusion of 2-FT concrete curb. Confirm. **Add paved diameter or radius label to cul-de-sacs on the plan. Cul-de-sac radius's have been added to plans.**
- 11) Page 9.09:**
- a) How will driveway connection for existing Lot 1 CSM 14927 look? Currently only notes are to remove gravel drive access and there is no proposed culvert. **Unresolved. Add culvert 55 information to table on C8.0. Culvert 55 information was added to table on C8.0.**
- 12) Page C10.0:**
- a) Add dimensions and pavement markings to proposed connection turn lane and tapers. **Unresolved. Dimension not added. Pavement markings and dimensions have been added to the turn lane and tapers.**
- 13) Pages C10.1-10.4:**
- a) Add spot grades and flow arrows to show drainage patterns and verify no flat spots in asphalt. Show any flowlines intended at intersections. **Unresolved. Add flow arrows with slope labels that display the slope between spot grades. Additional spot grades and slope arrows have been added for intersection and culdesac detail grading sheets.**

3. Stormwater Management

SWMP Action Items:

1. No detailed WinSLAMM modeling input data was provided.
 - a. Please include the input data printout with the next submission. Input data has been added to the SWMP report appendices.
2. Please clarify if the infiltration basins are being modeled as bioretention basins, which should follow the DNR Technical Guidance Document 1004.
 - a. There is only 1ft of engineered soils in the north and central infiltration basins.
 - i. The engineered soils layer must be at a depth of at least 1.5ft to claim 80% TSS reduction of the runoff that is filtered through the layer.
 1. It appears this credit is being applied, however there is no WinSLAMM input data available to verify the biofilter details and engineered media depth. WinSLAMM input data has been provided to verify this credit has been removed.
 2. If not being modeled as bioretention basins with at least 1.5ft depth, then this credit may not be applied. 1' of engineered soil has been proposed and modeled to provide a more suitable layer for plant growth. Due to this layer not meeting the required 1.5' of depth, the credit has been removed.
3. Please clarify the overall drainage areas identified in Tables 3, 4, and 5, and the reason for the increase in discharge rates for the area that drains to the south.
 - a. Please clarify if the area to the south has significantly changed between pre-development and post-development conditions (see the below comment).
 - b. Description in narrative has been added to more clearly define which watersheds are included in each of the tables. The south watershed is not currently meeting the existing condition runoff rates due to the proposed south watershed receiving slightly more area and raising the soil group due to construction compaction.
4. The Pre-Development Watershed Map appears to be missing from Appendix 6 within the SWMP. Pre-development watershed map has been provided.
5. The stormwater BMPs have mismatched labels between the project plan sheets and modeling. Stormwater BMP labels now match in the plans, Hydro CAD, and WinSLAMM.
6. HydroCAD pond nodes 11P (Pond 1), 9P (Infiltration Trench), 10P (Pond 2), and 5 (Southwest Infil) do not appear in the Overall Grading and Conveyance Plan.
 - a. Please clarify the location of these features within the project plan sheets. 11P (Pond1), 9P (Infiltration Trench), and 10P (Pond 2) are offsite of our development and therefore, not shown in the overall grading and conveyance plan. Pond 5 (Southwest Infil) no longer exists and has been removed from the modeling and plans.
 - b. These features also do not appear within the WinSLAMM modeling, specifically the 5 (Southwest Infil) feature which may be used for site treatment. Pond 1, Infiltration Trench, and Pond 2 are part of drainage area "F" and not modeled in WinSLAMM as they are offsite stormwater facilities. Since they are offsite facilities, their contributing areas are routed through an "Other Device" to remove the TSS input.

7. The north/northwest infiltration basin and forebay overflow weir details appear to be mislabeled and mismatched from the HydroCAD modeling. They appear to be flipped.
 - a. The forebay/wet pond is modeled with a 100ft width overflow. Overflow weir detail label corrected.
 - b. The infiltration basin is modeled with a 20ft width overflow. Overflow weir detail label corrected.
8. The outlet structure orifice in the central infiltration basin is modeled with a 6" diameter, but is listed in the project plan detail sheets with an 8" diameter.
 - a. Please clarify and correct with the desired diameter. Detail sheet has been corrected to show 6" diameter.
9. The outlet pipe from the south wet pond is listed as 24" diameter in the utility schedule plan sheet, however this pipe is modeled with a 12" diameter in the HydroCAD modeling.
 - a. Please clarify and correct with the desired diameter. Outlet pipe in the utility schedule has been revised to reflect the modeled size of 12".
10. No overflow weir is shown for the south wet pond in the project plan sheet details.
 - a. The HydroCAD modeling has a 20ft overflow weir at an elevation of 948.8. Overflow weir has been added and graded to reflect the modeled size and elevation. Overflow weir detail has been added to plan sheet.
11. The north wet pond cross-section has incorrect elevation labels for the bottom of pond and normal water level. Elevation labels have been corrected.

Recommendation

MSA recommends the Town issues **Conditional Approval** the proposed plat & plans, *based on the following*:

1. Until comments above have been addressed.
2. Any comments or conditions from the Plan Commission, Town Board, Town Attorney and the Town Zoning Administrator shall be addressed.
3. Any comments or conditions required by the Village of Windsor for improvements within their jurisdiction. Please provide updates on Village review processes and any comments or conditions they require.

Please contact Matt Wathke or Joe DeYoung for clarification on any of the above comments.

cc: Kim Grob, Town Clerk-Treasurer

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

IV. Business

b.

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**

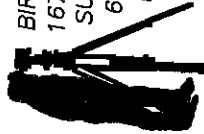
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

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, 5.0974 acres</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>

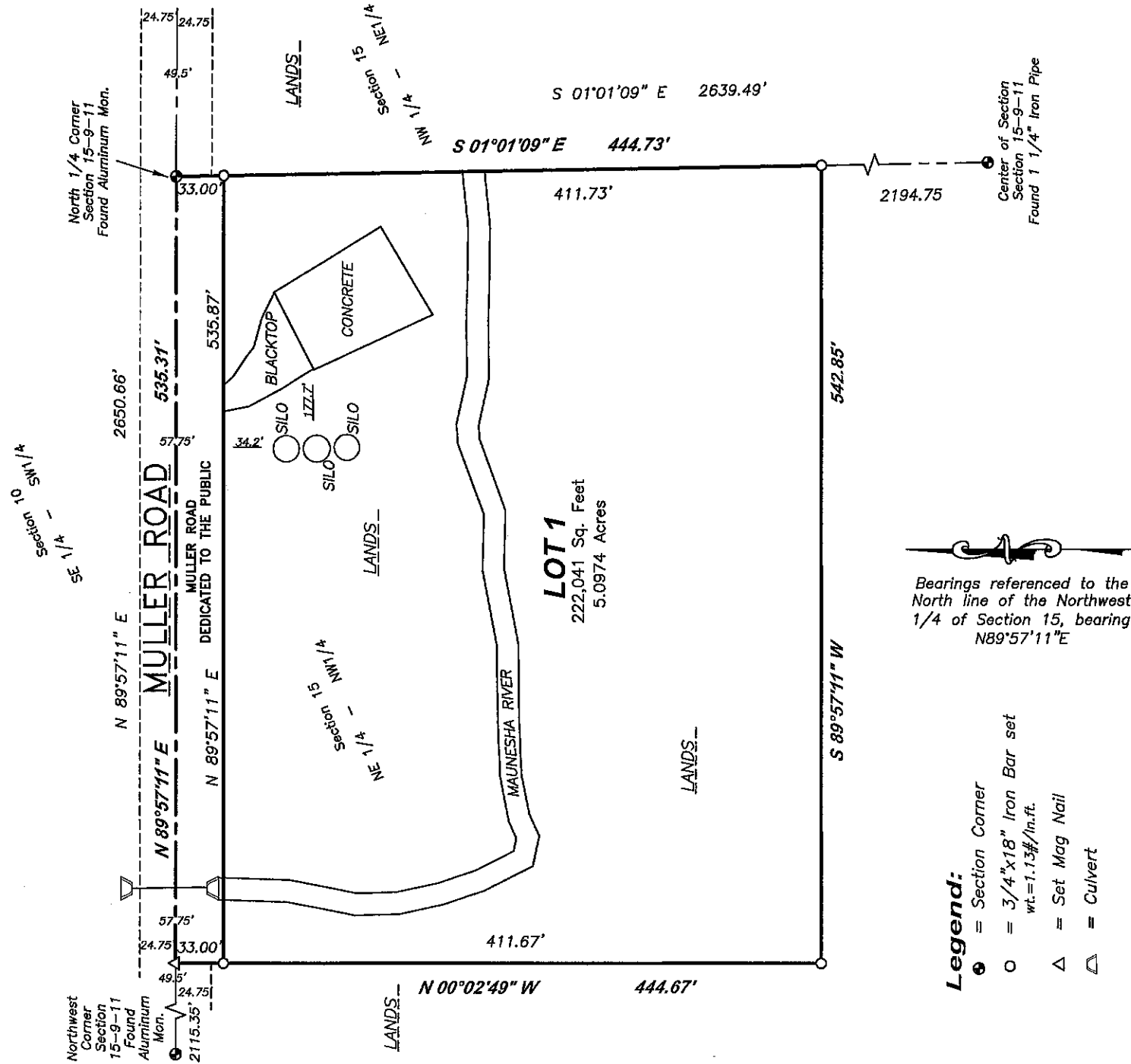
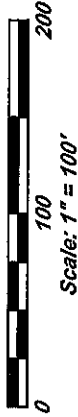
BIRRENKOTT SURVEYING

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



CERTIFIED SURVEY MAP

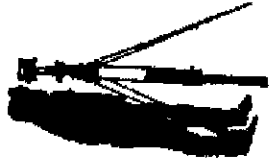
Located in the Northeast 1/4 of the Northwest 1/4, Section 15, T9N, R11E, Town of Bristol, Dane County, Wisconsin.



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: August 27, 2026

Birkenkott Surveying

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.

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

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

Description:

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, 444.73 feet along the East line of the Northwest ¼ of Section 15; thence S89°57'11"W, 542.85 feet; thence N00°02'49"W, 444.67 feet to the centerline of Muller Road and the North line of said Northwest ¼; thence N89°57'11"E, 535.31 feet along said centerline and said North line of the Northwest ¼ to the point of beginning. Containing 222,041 square feet or 5.0974 acres.

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.

Alan Jesberger, Personal Representative

State of Wisconsin)

Dane County) ss

Personally came before me this _____ day of _____, 2026,

the above-named Alan Jesberger, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____

Notary Public, Dane County, Wisconsin.

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:

Alan Jesberger
1221 Suchomel 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

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

Maps of Dane County on Pages _____.

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.



Town of Bristol

7747 County Road N
Sun Prairie, WI 53590
608-837-6494

Lyman Field Ball Diamond

Supply Request Total \$2,000

- Dousman Infield Mix
- Outfield Fence Topper
- Landscape Rake
- Drag

September 28, 2026

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

V. Business

b.

RESOLUTION 2026 - 04

**TOWN OF BRISTOL
DANE COUNTY, WISCONSIN**

TO LIMIT THE REFUND AMOUNT OF OVERPAYMENTS

WHEREAS, in the process of collecting payments of property taxes, permit fees and other monies on behalf of the Town, the Treasurer and other Town staff occasionally receive payment in excess of the amount owed to the Town through error, inadvertence or oversight; and

WHEREAS, the past policy of the Town has been to refund any such overpayment, regardless of amount, to the payor; and

WHEREAS, the Town Board recognizes that the cost to taxpayers to process such refunds often exceeds the amount of the refund; and

WHEREAS, the Town Board has determined that it is not cost effective to process refunds of a nominal overpayment; and

WHEREAS, the Town Board determined that it is in the interest of the Town to establish a policy to retain nominal overpayments absent of a request by the payor for refund.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Bristol as follows:

- a. Define "Nominal Overpayment" to be the overpayment of any tax, fee, or other obligation to the Town in an amount of ten dollars (\$10) or less.
- b. A refund for overpayment will be issued ten dollars (\$10) or less only by request from the payor.
- c. For fiscal efficiency, the Town shall retain any nominal overpayment received pursuant to the provisions of this section which shall be credited to the general fund.

This Resolution was duly adopted at a meeting of the Town Board of the Town of Bristol, Dane County, WI at a meeting on the ____ day of _____, 2026,

TOWN OF BRISTOL

Brian L. Willison, Town Chairman

Attested by:

Kimberly M. Grob, Town Clerk-Treasurer

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

c.

Subdivision
Fall 2026 Open Burn Dates

The Town has set the following dates as designated open burning weekends for yard clean-up (note – weekends extend from Thursday through Sunday to accommodate people who work on weekends):

October 8 – 11

October 22 - 25

November 5 – 8

November 19 - 22

Please remember that only **dry** yard waste (grass, leaves, and plant material) as well as clean wood can be burned. Burning is only allowable during daylight hours, and you **must** attend your fire.

To participate in the open burning dates, you must first contact the Sun Prairie Fire Dept. **before** burning. Call SPFD at 608-837-5066 and follow the prompts to leave your burning information.

Please follow the WI DNR Current Fire Guidelines at dnr.wi.gov/topic/openburning