

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Plan Commission and Town Board Meeting
April 8, 2024, at 6:00 pm

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, April 8, 2024, 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: March 11, 2024, Board Meeting
 - d. Approval of Check Register & Treasurer's Report for March 2024
- II. Public Comment – Items Not on The Agenda
- III. Parks Committee Report
- IV. Chairperson Report
- V. Business For Planning Comm. & Town Board
 - a. Discuss/Consider Request for Variance at 6798 Jamar Ct, Expansion of Residential Garage
 - b. Discuss/Consider Amendment to Ordinance 1.075 *Structures Permitted Within Setbacks*
 - c. Discuss Concept Plan for Commercial Building on Parcel #0911-224-8370-0, Corner of Branch Road & Elder Lane
 - d. Discuss/Consider Zoning Change/CUP Review for Wisconsin Power & Light on parcel #0911-181-9510-0
 - e. Discuss/Consider Zoning Change to PUD and GDP Submittal for the Prairie Pines Golf Club
 - f. Discuss Inquiry of Razing Old Home After New Home Completion on Same Parcel
- VI. Business For Town Board
 - a. Discuss/Consider Security Camera System Installment for Town Hall and Recycle Center
 - b. Discuss/Consider Approval of BCPL Loan Application/Borrowing Resolution for the Twin Lane Road Reconstruct Project
- 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.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning -Town Board Meeting
March 11, 2024, at 6:00 pm

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:03pm by Chairman Derr. Board Members Present – Derr, Grove and Willison. Planning: Sandy Dulin, Al Rogers and Brian Willison (no quorum). Zoning Administrator from General Engineering Co.: Kory Anderson. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES FROM FEBRUARY 12, 2024, BOARD MEETING

Motioned by Grove and seconded by Derr to approve February 12, 2024, Board minutes as written. Abstain by Brian Willison. Two ayes, Motion carried.

d. APPROVAL OF CHECK REGISTER & TREASURER'S REPORT FOR FEBRUARY 2024

Motioned by Grove and seconded by Derr to approve February 2024 check register. All ayes, Motion carried. Motioned by Grove and seconded by Derr to approve February 2024 Treasurer's Report. All ayes, Motion carried.

PUBLIC COMMENT

Annie Tremaine requested enforcement of truck traffic traveling on Mile Rd. These are truck using the pit nearby and should be taking other routes than Mile Rd.

PARKS COMMITTEE REPORT

Park Clean-up Day is scheduled for April 20. There is a need for mulch, sand and help with the ice rink board clean-up. Tamara Sondgeroth is continuing negotiations with the soccer club and a MOU for field use. Derr reported that the field was intended as a neighborhood park. Sondgeroth is going to look into a scheduling software and report back to the board. June 1 – 8 is scheduled for our Parks Awareness week. The Committee would like to do a park awareness activity where people receive a punch card and then visit each park to obtain one punch in their card. If they visit all the parks they can get a treat on June 8. The Committee is asking for \$150 for the purchase of supplies for this activity.

CHAIRPERSON REPORT

- The DNR requires permits for the Twin Lane project and MSA is working on completing that process.

BUSINESS FOR PLANNING COMM. & TOWN BOARD

a. DISCUSSION/CONSIDER AMENDMENT TO ORDINANCE 1.075 STRUCTURES PERMITTED WITHIN SETBACKS

Item postponed as there is not a quorum for Planning Commission. Motioned by Willison and seconded by Grove to postpone all Planning Commission items All ayes, Motion carried.

b. DISCUSS/CONSIDER STORAGE BUILDING ON PARCEL #0911-224-8370-0, CORNER OF BRANCH ROAD & ELDER LANE

A proposed buyer is inquiring if a five bay storage building with three driveways on Branch Rd and one on Elder Ln would be acceptable for the parcel #0911-224-7370-0. It was explained that the property would have to come into compliance with to the new zoning. Comments by the board were recommended to double check the impervious ground, winter posting of the roads and how that would affect the use of the building, the lot even though it is zoned commercial is not in a designated commercial area in the town's Comprehensive Plan. This lot was used as an overflow of parking for the bar/restaurant (Patches) across the street and that business is no longer there.

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Planning -Town Board Meeting
March 11, 2024, at 6:00 pm

- c. **DISCUSS/CONSIDER REQUEST FOR VARIANCE AT 6798 JAMAR CT., EXPANSION OF RESIDENTIAL GARAGE**
Item postponed as there is not a quorum for Planning Commission. Motioned by Willison and seconded by Grove to postpone all Planning Commission items All ayes, Motion carried.
- d. **DISCUSS LOV-IT BRANDS FUTURE FILING OF A SPECIFIC IMPLEMENTATION PLAN (SIP)**
Lov-It Brands presented their draft Specific Implementation Plan (SIP). Jim Arneson from Fox Arneson and Paul McIlheran from RA Smith explained and answered questions on the plan presented. The site still needs to be determined if it will be an assessment of Commercial or Industrial. Industrial assessments are completed by the State. DNR regulates high impact wells and the County regulates stormwater and wastewater. Discussion continued with resident and board feedback.

BUSINESS FOR TOWN BOARD

- a. **DISCUSS/CONSIDER APPROVAL OF THE 2024 FLY DANE PROGRAM MEMORANDUM OF AGREEMENT (MOA)**
Motioned by Willison and seconded by Derr to approve the Memorandum of Agreement for the 2024 Fly Dane program. Two ayes, one nay. Motion carried.
- b. **DISCUSS/CONSIDER OPERATOR LICENSE FOR RANDY J. COCHRAN, MARCH 16, 2024 – JUNE 30, 2024**
Randy Cochran's application was submitted and fees paid. No concerns were found with background checks. Motion by Grove and second by Willison to approve Randy J. Cochran Operator Licenses for March 16, 2024 – June 30, 2024. All ayes, motion carried.
- c. **DISCUSS/CONSIDER SPRING BURN DATES**
Motioned by Grove and seconded by Willison to approve the spring burn dates for subdivisions starting March 14 and running every other weekend Thursday – Sunday until April 28. All ayes, Motion carried.

SET FUTURE MEETINGS AND AGENDAS

April 8, 2024 – Jt. Plan-Board Meeting with Comprehensive Plan updating

ADJOURN

Motioned by Grove and seconded by Willison to adjourn at 8:42 p.m. All ayes, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

The Town of Bristol
Account QuickReport
As of March 31, 2024

Type	Date	Num	Name	Memo	Amount
Liability Check	03/01/2024	E-pay	United States Treasury	39-6005805 QB Tracking # 1937883602	-2,752.64
Bill Pmt -Check	03/01/2024	29785	BOARD OF COMMISSIONERS OF PUBLIC LANDS	Inv. #0000020639 - 2023 Loan Payment	-241,112.85
Bill Pmt -Check	03/11/2024	29786	Alliant Energy/WPL	Twñ Hall, Recycle Cntr, Egre Pk, St. Lights, Ice Rink	-1,331.95
Bill Pmt -Check	03/11/2024	29787	Burke Truck & Equipment	Inv. #32799, Service Kit for Broom	-561.99
Bill Pmt -Check	03/11/2024	29788	General Engineering Company	1/24/2024 Zoning Admin Update Map	-160.00
Bill Pmt -Check	03/11/2024	29789	Pellitteri Waste Systems	March Recycling Svcs, Feb Trash Svcs	-7,165.37
Liability Check	03/13/2024	E-pay	United States Treasury	39-6005805 QB Tracking # 1925962406	-1,462.52
Liability Check	03/14/2024		QuickBooks Payroll Service	Created by Payroll Service on 03/13/2024	-6,308.84
Liability Check	03/15/2024	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	03/22/2024	DEBIT	WRS	Pre-Tax Health Ins., Muni Pd Health Ins.	-2,150.32
Bill Pmt -Check	03/26/2024	29790	APG of Southern Wisconsin	Inv. #28887-0224, Public Hearing, Job Anno	-188.87
Bill Pmt -Check	03/26/2024	29791	Associated Appraisal Consultants, Inc.	Inv. #173026, March Svcs	-1,409.79
Bill Pmt -Check	03/26/2024	29792	BOARD OF COMMISSIONERS OF PUBLIC LANDS	Loan Pymt: Fire Engine & 2021 Rd Const.	-81,726.03
Bill Pmt -Check	03/26/2024	29793	Dane County Register of Deeds	Filing for Old Stone Quarry Road	-30.00
Bill Pmt -Check	03/26/2024	29794	Dane County Towns Association	DCTA 2024 Membership Dues	-2,900.00
Bill Pmt -Check	03/26/2024	29795	Frontier	April 2024 Svcs Town Hall Internet	-88.53
Bill Pmt -Check	03/26/2024	29796	General Engineering Company	February-Bldg & Land Use Permits	-4,209.38
Bill Pmt -Check	03/26/2024	29797	Horstman Networks	Inv. #2051581, March Svcs W/E-mails	-140.00
Bill Pmt -Check	03/26/2024	29798	Insight FS	Fuel - February Statement	-899.00
Bill Pmt -Check	03/26/2024	29799	John Deere Financial	Equipt Maint Parts	-37.82
Bill Pmt -Check	03/26/2024	29800	Kasieta Legal Group LLC	February Services	-54.16
Bill Pmt -Check	03/26/2024	29801	LRS, LLC	Portable Restrooms-Recycle Cntr & Bristol Gardens	-478.90
Bill Pmt -Check	03/26/2024	29802	MG&E	February Services	-558.18
Bill Pmt -Check	03/26/2024	29803	Town of Burke	Military Absentee Eps	-5.00
Bill Pmt -Check	03/26/2024	29804	US Cellular	March 2024 Svcs	-167.64
Bill Pmt -Check	03/26/2024	29805	Visa - Cardmember Service	Election & Office Supply, Small Tool, DOJ Bckgrnd Ck,	-783.48
Bill Pmt -Check	03/26/2024	29806	Weber Tires	15 Tire Disposal	-60.00
Liability Check	03/27/2024	DEBIT	North Shore Bank	010-7001187	-50.00
Liability Check	03/27/2024	E-pay	United States Treasury	39-6005805 QB Tracking # -1816053890	-1,294.20
Liability Check	03/27/2024	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # -1815876890	-708.87
Liability Check	03/27/2024	DEBIT	WRS	69-036-0118-000	-1,885.24
Liability Check	03/28/2024		QuickBooks Payroll Service	Created by Payroll Service on 03/27/2024	-4,907.73
					<u><u>-365,689.30</u></u>

Town of Bristol
Treasurer's Report
March 2024

General Fund

Beginning Balance 03/01/2024			\$1,605,239.63
Deposits	\$	21,762.88	
Transfer from LGIP	\$	-	
Transfer from ICS Account	\$	260,000.00	
Withdrawals		\$	1,840,371.74
Transfer to ICS Account		\$	-
Ending Balance 03/29/2024			<u>\$46,630.77</u>

Money Market

Beginning Balance 03/01/2024			\$2,013.71
Interest	\$	0.10	
Transfer to General Fund		\$	-
Ending Balance 03/29/2024			<u>\$2,013.81</u>

ICS Account

Beginning Balance 03/01/2024			\$577,283.83
Transfer from General Fund	\$	1,448.69	
Interest	\$	1,847.71	
Transfer to General Fund		\$	260,000.00
Ending Balance 03/29/2024			<u>\$320,580.23</u>

LGIP Fund

<u>General</u>			
Beginning Balance 03/01/2024			\$123,017.67
Interest	\$	562.18	
Transfer to General Fund		\$	-
Ending Balance 03/29/2024			<u>\$123,579.85</u>

Parks

Beginning Balance 03/01/2024			\$84,374.18
Interest Earned	\$	385.58	
Ending Balance 03/29/2024			<u>\$84,759.76</u>

Equipment

Beginning Balance 03/01/2024			\$4.76
Interest Earned	\$	0.02	
Ending Balance 03/29/2024			<u>\$4.78</u>

Total Funds As March 29, 2024 **\$577,569.20**

Parks Fund - LGIP -\$84,759.76

ARPA Funds Available -\$165,678.71

Total Funds **\$327,130.73**

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

a.

APPLICATION FOR VARIANCE

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: / /

GENERAL INFORMATION

APPLICANT NAME

Paul and Tina Feaster

MAILING ADDRESS

6798 Jamar Ct Sun Prairie, WI 53590

DAYTIME PHONE #

608-345-7847

EMAIL

pfeaster3@gmail.com

Property Address: 6798 Jamar Ct Sun Prairie, WI 53590

Legal Description of Property (Name of CSM, Subdivision, Block and Lot): Lot 99, third addition to Prairie View Heights

Section: 29

Tax Parcel Number: 0911-291-4829-9

Lot Area and Dimensions: approximately 95' x 350', equaling 0.738 acres +/-

Existing/Proposed Zoning District: _____

EXISTING AND PROPOSED USES

Current Principal Use: Residential home

Accessory or Secondary Uses: None

Proposed Use: Expansion of residential home garage

Ordinance section from which variance is being sought: _____

What specific departure from the ordinance is being proposed (refer to the standards of the ordinance)? Proposing an extension of the existing attached garage 15' into the legal setback. The extension, if approved, would still be 47 feet from the the current roadway.

Have you been granted any variances in the past for this property?

☐ Yes ☒ No If yes, describe: _____

Names of adjoining property owners, if known: _____

Submitted 2/8
x 2/15

CRITERIA

Address each of the following criteria for granting a variance.

1. Unnecessary hardship is present because:

The existing garage space is inadequate for large modern-day vehicles and basic household utility and the legal setback prevents reasonable expansion toward the road. The total setback from the road to the house is 63 feet at its nearest point due to an exceptionally wide right-of-way or road easement. Total shortest distance to road from existing structure is approximately 63 feet, including 31 feet of private property and 32 feet of easement. Therefore, we feel that it is unreasonable and unfair for us to be thus restricted by the legal setback.

2. Unique features of this property prevent compliance with the terms of the ordinance; they include:

There is an unnecessarily wide road easement.

The property is narrow and long, and because of how the house is positioned, it prevents any attached expansion from being built on the side; it also cannot be built behind the current garage because the living room is behind it. Further, the house sits on the end of a cul-de-sac, which means the end of the road expands into a wider circle than main roadway. However, the residence currently has a driveway of 70 feet at its shortest point, 83 feet at its longest point, leaving adequate offset with an expansion.

3. A variance will not be contrary to the public interest because:
See attached.

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale with all dimension figures, showing accurately property lines, easements and required building setbacks, the size and exact location of all proposed new construction and its relationship to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property, within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

If relevant to the variance request, the plan should also show contour lines (2-ft interval), the ordinary high water mark, floodplain and wetland boundaries, utilities, driveways and streets (include street names), and the location of filling/grading and/or erosion control measures.

CONDITIONS

The Town of Bristol Zoning Ordinance authorizes the Board of Zoning Appeals to place conditions on approved variances. Please keep this in mind and supply ALL pertinent information. If the variance is granted, no construction shall begin until a building/zoning permit has been issued.

APPLICANT STATEMENT

I, the undersigned, do hereby make an application for a variance for work described and located as shown herein. I agree that all work shall be done in accordance with the requirements of the Town of Bristol Zoning Ordinance and with all other applicable ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application, I am also granting permission to the Zoning Department Staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

PRINTED NAME OF APPLICANT(S)

Paul Feaster

SIGNATURE OF APPLICANT(S)

Paul Feaster *Tina Feaster*

DATE

2/7/2024

TO BE COMPLETED BY THE TOWN OF BRISTOL

Date Filed: _____

Date Fee Received by Town: _____

Date Set for Board of Zoning Appeals Hearing: _____

Criteria No. 3

With the expansion, there will still be approximately 47 feet from shortest point of the garage to the current roadway. Further, properties in the neighborhood appear to have structures located well within the legal setback and well under 47 feet from the roadway. Specifically, the property to the left of our residence has a shed about 32.5 feet from the road and another property two houses down has a shed and house approximately 46 feet from the road. These properties will still have closer structures if/after our proposed expansion is allowed.

The proposed expansion does not shade, block, or restrict, or hinder light, air, or view for any neighboring property. Does not negatively impact the aesthetic of the neighborhood.

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

b.

1.075 Structures permitted within setbacks.

(1) Projection Into Setback. Bay windows, balconies, chimneys, sills, belt courses, cornices, canopies, eaves or ornamental architectural features may project into a required yard setback line no more than 3 feet provided that no such feature projects over a road setback line or into a vision clearance triangle.

(2) Platforms, Walks And Drives. Platforms, walks, and drives extending not more than 6 inches above the average ground level at their margins, and retaining walls when the top of such walls are not more than 6 inches above the average level of abutting ground on one side, may be located in any yard as long as they meet all other portions of this chapter.

(3) Fences And Walls. Fences and walls may be located as follows:

(a) Solid fences and walls greater than 20% opacity and located in a vision clearance triangle shall not exceed 30 inches in height.

(b) Solid fences and walls more than 6 feet in height shall be considered structures, subject to the requirements of this ordinance.

(c) Fences and walls shall not exceed 4 feet in height when located in a front yard or in a street side yard of a corner lot.

(d) Fences and walls shall not exceed 2½ feet in height when located within a vision clearance triangle, except retaining walls used to hold ground at or below its natural level and fences designed and constructed so as not to constitute a substantial obstruction to the view of motorists and pedestrians across the vision clearance opening from one street to another.

(4) Temporary roadside stands permitted under this ordinance may be located within the setback area.

(5) Structures allowed in front yards.

(a) As used in this section the term “front yard” means the area of a parcel which lies between a line extended to the side lot lines from the front corners of the foundation of the principal structure and the front yard setback line.

(b) In the Single-Family Residence district, accessory buildings may be allowed in the front yard if:

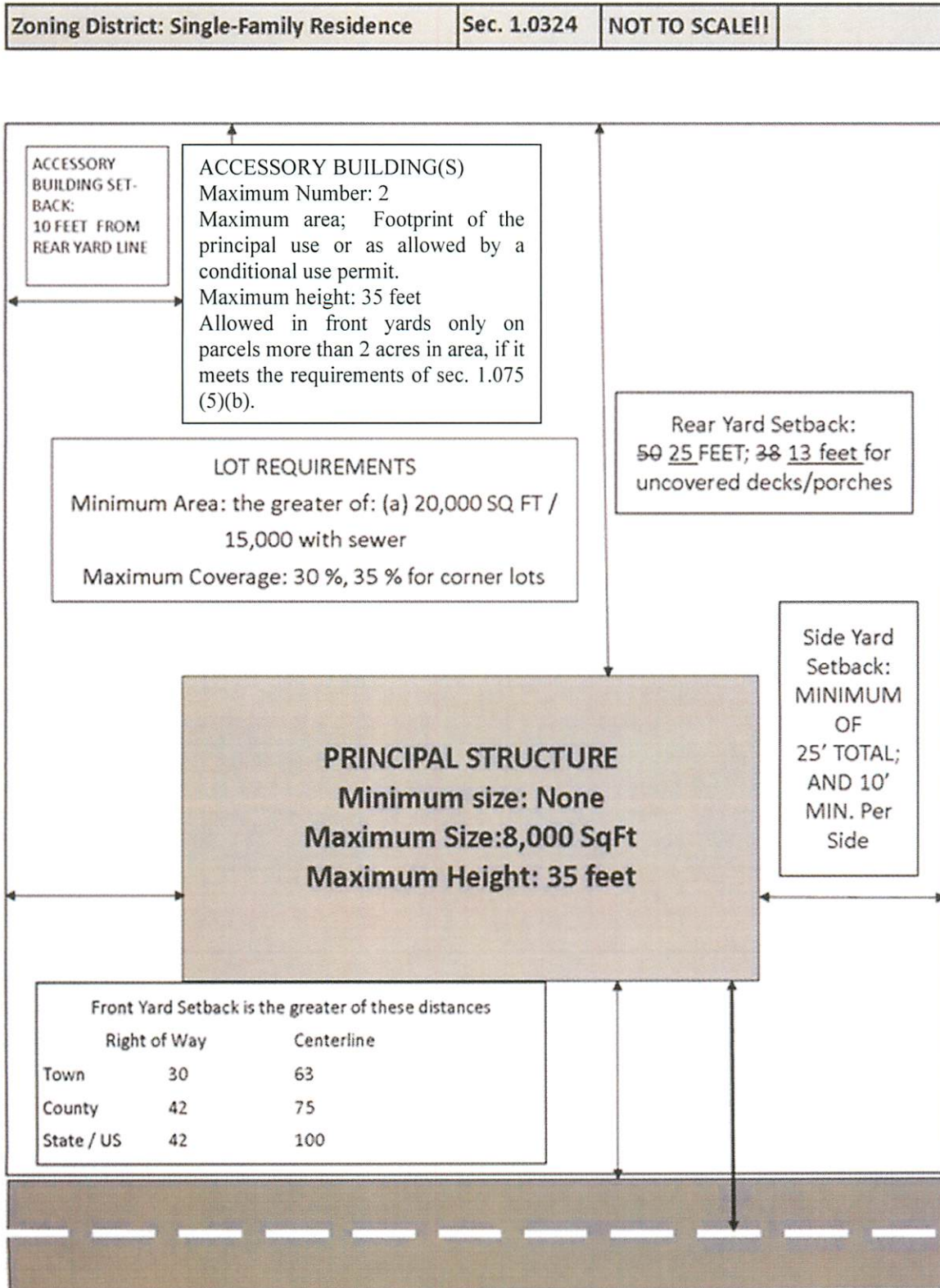
i. the residence is on a parcel which is at least two acres in area;

ii. the accessory building does not occupy more than 20 percent of the front yard;

iii. the accessory building does not unreasonably interfere with the view of neighboring residences.

iv. no portion of the structure is located on the portion of the property between the right of way of the adjacent road and the front yard setback line.

In the graphic, under “ACCESSORY BUILDINGS” delete the words “Not to be located in front yard” and replace them with “Front yard buildings as permitted by sec. 1.075 (5)”

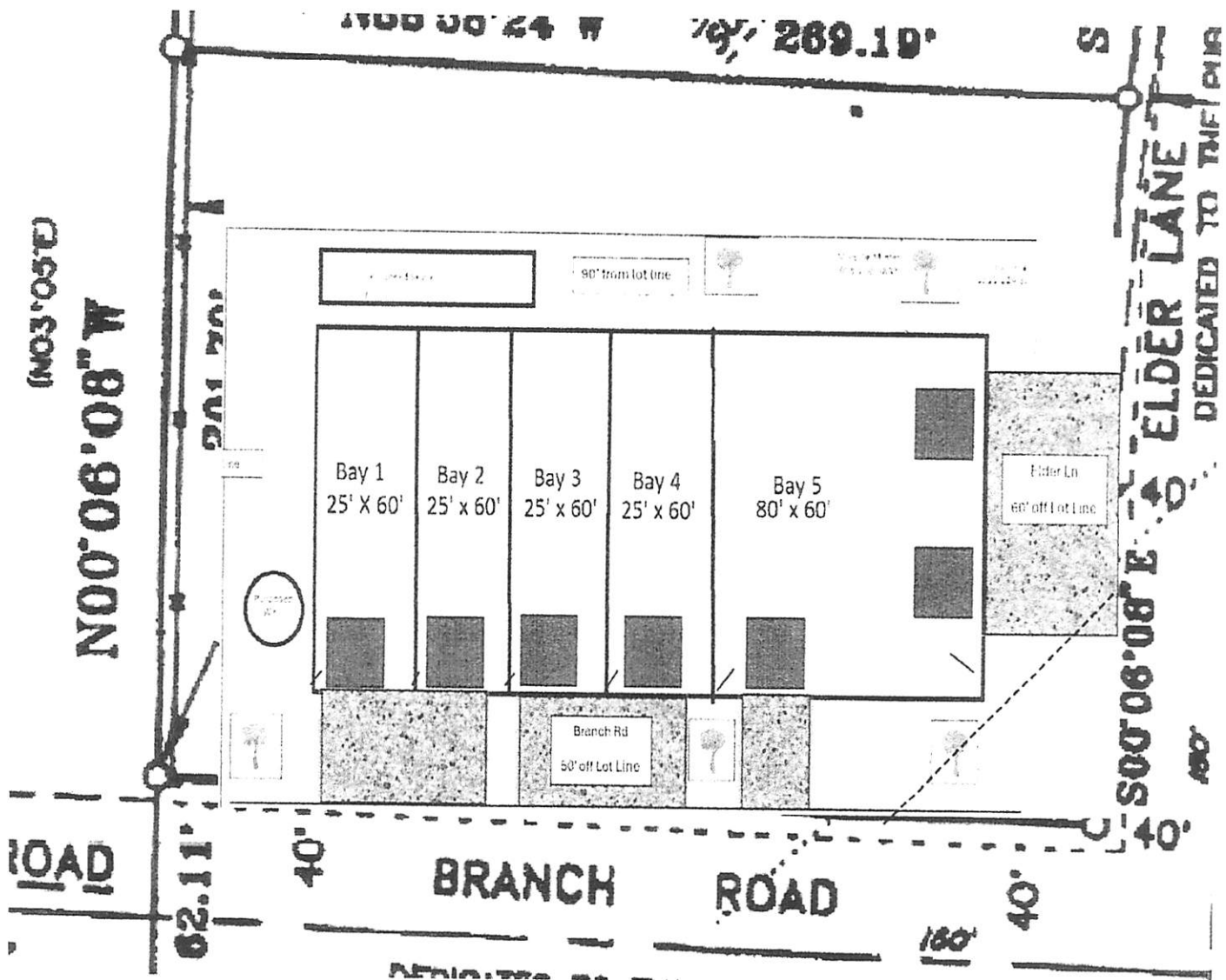


TOWN OF BRISTOL

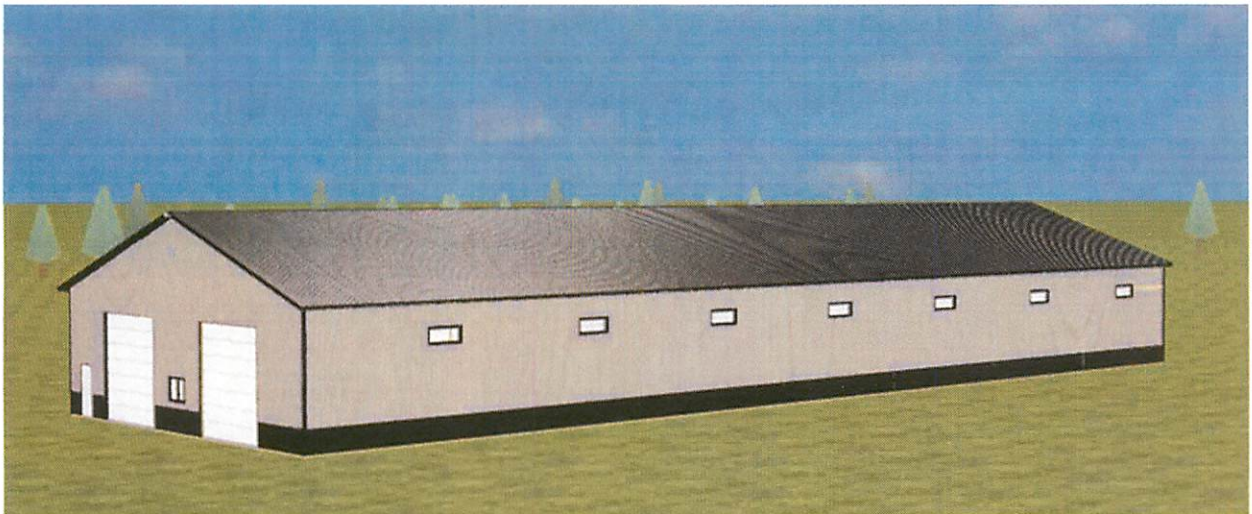
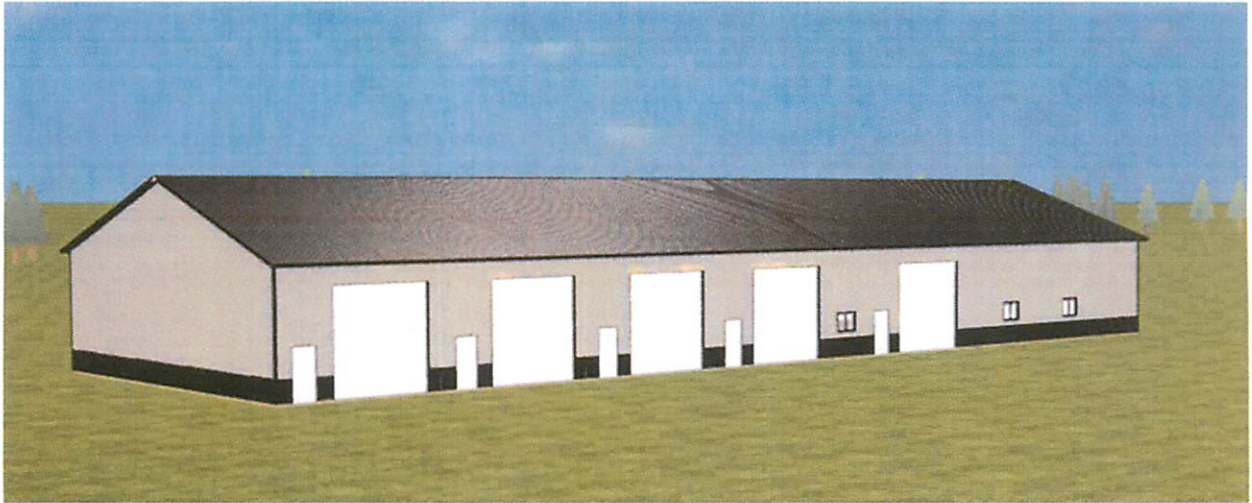
Cover Sheet for Agenda Packet Section

V. Business

c.



Rough Building design.



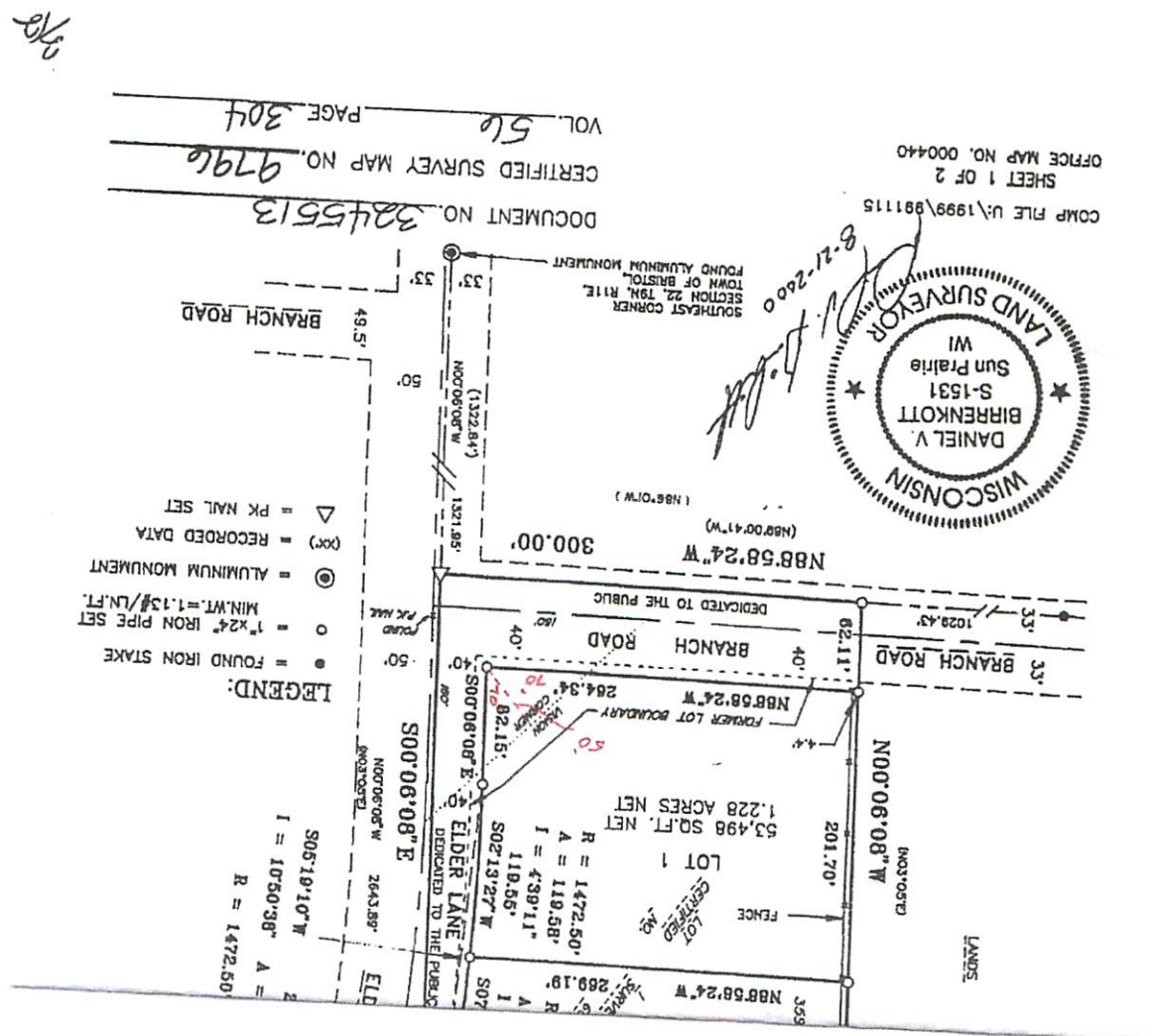


Exhibit 7

Email from Quam Engineering.

Mike,

I don't see any issues with coming up with an erosion control plan. Also, it looks like your proposed building and driveway areas will be less than 20,000 square feet of impervious area so stormwater management should not be required.

Attached is the proposal and scope to provide engineering services for the proposed building, driveway, and parking at 2360 East Branch Road in the Town of Bristol. I appreciate the opportunity to work with you on this project.

Please note that only scope items #1-#3 will be required if we can keep the proposed impervious area below 20,000 square feet.

If everything is satisfactory, please provide the signed endorsement and \$2,300 prepayment. Please feel free to contact me if you have any questions or comments,

Ryan D. Quam
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Phone: 608.838.7750
rquam@quamengineering.com
www.quamengineering.com

From: Mike DeMinter <mdeminter@gmail.com>

Sent: Tuesday, February 27, 2024 3:43 PM

To: rquam@quamengineering.com

Subject: RE: 2360 East Branch Road - Proposed Building - Quam Engineering, LLC Proposal

Hi Ryan,

Here are my latest plans. I'm looking for your opinion on if you see any issues with coming up with an erosion control plan?

Thanks,
Mike

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

- V. Business**
 - d.**

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

ZONING ADMINISTRATOR REVIEW REPORT - UPDATED

TO: Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer
FROM: Kory D. Anderson, P.E., Town of Bristol Zoning Administrator
DATE: (for) April 8, 2024 Plan Commission/Town Board Meeting
SUBJECT: Zoning Change/CUP Review for Wisconsin Power & Light
Tax Parcel 0911-181-9510-0
GEC NO.: 2-0124-41D

Background Information

Owner/Applicant: Wisconsin Power & Light
W234 N2000 Ridgeview Parkway Court
Waukesha, WI 53188

Agent American Transmission Company
Attn: Greg Belanger
801 Okeefe Road
De Pere, WI 54115

Surveyor N/A

Location: 2919 Muller Road
In part of the SE ¼ of the NE ¼ of Section 18, all in T9N, R11E, Town of Bristol,
Dane County, WI.

Request: Zoning Change / CUP Approval

Existing Zoning:

Tax Parcel 0911-181-9510-0	A-1 (Legacy)	5.04 Acres
Total		5.04 Acres

Existing Land Use: The existing parcel currently contains a fenced-in electrical substation (220ft by 260ft) with a gravel driveway to the north connecting to Muller Road. There is a small stormwater feature north of the fenced area. There are no steep slopes, wetlands, floodplains on the property.

Adjacent Land Uses: North: Muller Road, Agriculture
West: Agriculture
East: Agriculture
South: Agriculture

Proposal

Zoning Change:

Tax Parcel 0911-181-9510-0	AG	5.04 Acres
Total		5.04 Acres

Applicant submitted information for a zoning change of a portion of Tax Parcel 0911-181-9510-0 from zoning A-1 Agriculture District to AG Agriculture Zoning District. The applicant is looking to expand its current substation 50ft to the east, which requires a conditional use permit in the AG zoning district.

Portage • Black River Falls • La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



Submittals/Attachments

1. Zoning Change Application, received March 13, 2024.
2. Jurisdictional Review Form, received March 13, 2024.
3. Conditional Use Permit Application, received March 13, 2024.
4. Proposed Site Plan and Survey Maps, received March 13, 2024.

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

Comprehensive Plan

The planned future land use for this parcel is Agricultural Preservation. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan. There may be extraterritorial review authority by the Village of Windsor for this property.

Town Ordinances

1. **General**
The applicant will need erosion control and stormwater permits from Dane County.
2. **Conditional Use Permit**
The existing substation and proposed expansion would need a Conditional Use Permit (CUP) per the Town's zoning ordinance in the AG zoning district.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of a portion of Tax Parcel 0911-181-9510-0 from zoning A-1 Agriculture District to AG Agriculture Zoning District, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.
3. After a public hearing is held, the Town Board approve a Conditional Use Permit for the "Utility Uses: small generation facilities, substations" with the conditions set forth by the Town's zoning ordinance and any other conditions that may arise.
4. Applicant obtains a land use permit and building permit for the proposed expansion.

CONDITIONAL USE PERMIT

Town of Bristol Conditional Use Permit

2024- WP&L CUP #1

The Town Board of the Town of Bristol does hereby:

GRANT Conditional Use Permit

CUP #1 for Utility Substation

in accordance with the Town of Bristol Comprehensive Plan and Zoning Code.

EFFECTIVE DATE OF PERMIT:

April 8, 2024

The conditional Use Shall Be Located on the Property Described as Follows:

Tax Parcel 0911-181-9510-0, Lot 1 CSM 13123, 2919 Muller Road, Sec 18-9-11 part in SE1/4 of NE1/4, Town of Bristol, Dane County, Wisconsin.

CONDITIONS:

1. This CUP is for a Utility Substation.
2. No outside storage or dumping is allowed.
3. All proposed structures shall meet the required setbacks.
4. The substation area and rest of the property shall be maintained in a clean and orderly manner.

FINDINGS OF FACT:

The Board of Supervisors, After Public Hearing and in their consideration of the Conditional Use Permit Made the Following Finding of Fact:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall conform to all applicable regulations of the district in which it is located.

Expiration of Permit

Per Town of Bristol Zoning Code, Subchapter IX, 1.095: If a use or activity associated with a previously approved conditional use ceases for 365 days or more after first being established on the property, the use will be deemed to have been terminated and the property owner or authorizing agent must reapply and obtain another conditional use before recommencing the use or activity.

Norway Rd

Muller Rd

Muller Rd

Muller Rd

Norway Rd

Parcel # 0911-181-9510-0

951 ft

951 ft

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

V. Business

e.

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

Engineers • Consultants • Inspectors

ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer
FROM: Kory D. Anderson, P.E., Town of Bristol Zoning Administrator
DATE: (for) April 8, 2024 Plan Commission Meeting
SUBJECT: Zoning Change Review for Prairie Pines Golf Club
Tax Parcels 0911-302-8000-8, 0911-301-8500-4, 0911-302-8500-3, 0911-302-9000-6,
0911-302-9500-1, 0911-301-9000-7
GEC NO.: 2-0124-41B

Background Information

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

Engineer: Vierbicher Associates
Attn: John Kastner
600 W. Virginia St., Suite 601
Milwaukee, WI 53204

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

Request: Zoning Change to PUD / GDP Submittal

Existing Zoning: Tax Parcels 0911-302-8000-8, 0911-301-8500-4, 0911-302-8500-3, 0911-302-
9000-6, 0911-302-9500-1, 0911-301-9000-7

A-1 (Legacy)** 170 Acres

Total 170 Acres

**There is a split zoned area of 10-12 acres that is zoned B-1 under Legacy
zoning. This area is mainly where the existing parking lot and golf course
clubhouse is.

Existing Land Use: Nearly the entire property is a golf course that has Token Creek that traverses
the property from northeast to southwest. There are hydric soils and wetlands
adjacent to the creek but no floodplains nor any steep slopes associated with the
property. Access is off of Happy Valley Road to a large parking lot, maintenance
building, and clubhouse located in the north central portion of the property.

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

Portage

Black River Falls

La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



Proposal

Zoning Change: Tax Parcels 0911-302-8000-8, 0911-301-8500-4, 0911-302-8500-3, 0911-302-9000-6, 0911-302-9500-1, 0911-301-9000-7

A-1 & B-1 (Legacy) to PUD 170 Acres

Total 170 Acres

Applicant submitted information for a zoning change of the 6 tax parcels listed above from zoning A-1 (Legacy) Agriculture District and B-1 Business District (Legacy) to PUD Planned Unit Development District. The intention of this zoning change is to create a mixed use residential/commercial development by the use of the Planned Unit Development process identified in the Town's new zoning code. As part of the requirements of the PUD process identified in the new zoning code, the applicant has also submitted the General Development Plan (GDP) for this proposed development.

Submittals/Attachments

1. Zoning Change Application, received February 22, 2024.
2. Jurisdictional Review Form, received February 22, 2024.
3. GDP Submittal Document (including maps, engineering or architectural plans), received February 22, 2024.

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

Comprehensive Plan

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

Planned Unit Development

The Town's zoning code provides detailed requirements for the GDP and SIP submittals. The GDP submittal usually includes a conceptual site plan for review and approval. For the SIP submittal, the developer will need to provide detailed engineering and architectural plans, maps, and SIP approval documents, including details for site lighting, site landscaping, site signs, proposed building height dimensions, and parking calculations. The PUD ordinance requires there be a public hearing for the GDP, an ordinance (with conditions or restrictions, if necessary) passed for the approval of the GDP and SIP, and the Town enters into a developer's agreement with the applicant.

Town Ordinances

1. **Well & Septic**
Prior to issuance of a land use permit, owner will need approval of a septic system from Dane County Public Health.
2. **Happy Valley Road Access/Driveway**
Owner should confirm with Town approval of the change of use for this access.
3. **Shoreland/Wetland/Floodplain**
Shoreland, wetland and floodplain concerns for Dane County should be vetted out through the stormwater and erosion control approval process with the County.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed Zoning Change of a portion of Tax Parcels Tax Parcels 0911-302-8000-8, 0911-301-8500-4, 0911-302-8500-3, 0911-302-9000-6, 0911-302-9500-1, 0911-301-9000-7 from zoning A-1 (Legacy) Agriculture District and B-1 Business District (Legacy) to PUD Planned Unit Development and conditionally approve the proposed GDP, contingent on the following:

1. The Plan Commission hold a Public Hearing for the rezone and GDP as required by the zoning code.
2. The Town Board approve the PUD GDP by ordinance incorporating any conditions or restrictions imposed by the Town Board.
3. The Town Board discuss any concerns with above comments.
4. Any comments or conditions from the Town's Attorney shall be addressed.

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 Pete Simon	CONTACT NAME John Kastner, PE
BUSINESS NAME or CO-OWNER'S NAME (if applicable) PAC Acquisitions LLC	BUSINESS NAME (if applicable) Vierbicher
MAILING ADDRESS 1010 N. Bird Street	MAILING ADDRESS 600 W. Virginia St., Suite 601
CITY, STATE, ZIP Sun Prairie, WI, 53590	CITY, STATE, ZIP Milwaukee, WI, 53204
DAYTIME PHONE # (608) 469-5600	DAYTIME PHONE # (262) 408-5708
EMAIL p.simon@prairiepinesgc.com	EMAIL jkas@vierbicher.com

LAND INFORMATION

Town: Town of Bristol, T9N Parcel Numbers Affected: See 'Narrative' below for six (6) parcels
Section: 30 Property Address or Location: 3039 Happy Valley Rd, Sun Prairie, WI 53590
Zoning District Change (To / From / # of acres) From B-1 & A-1 to Planned Unit Development District (PUD), 170 acres across six (6) parcels

Soils classification of area (percentages) Class I Soils: 1.5 % Class II Soils: 74.8 % Other: 23.7 %

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

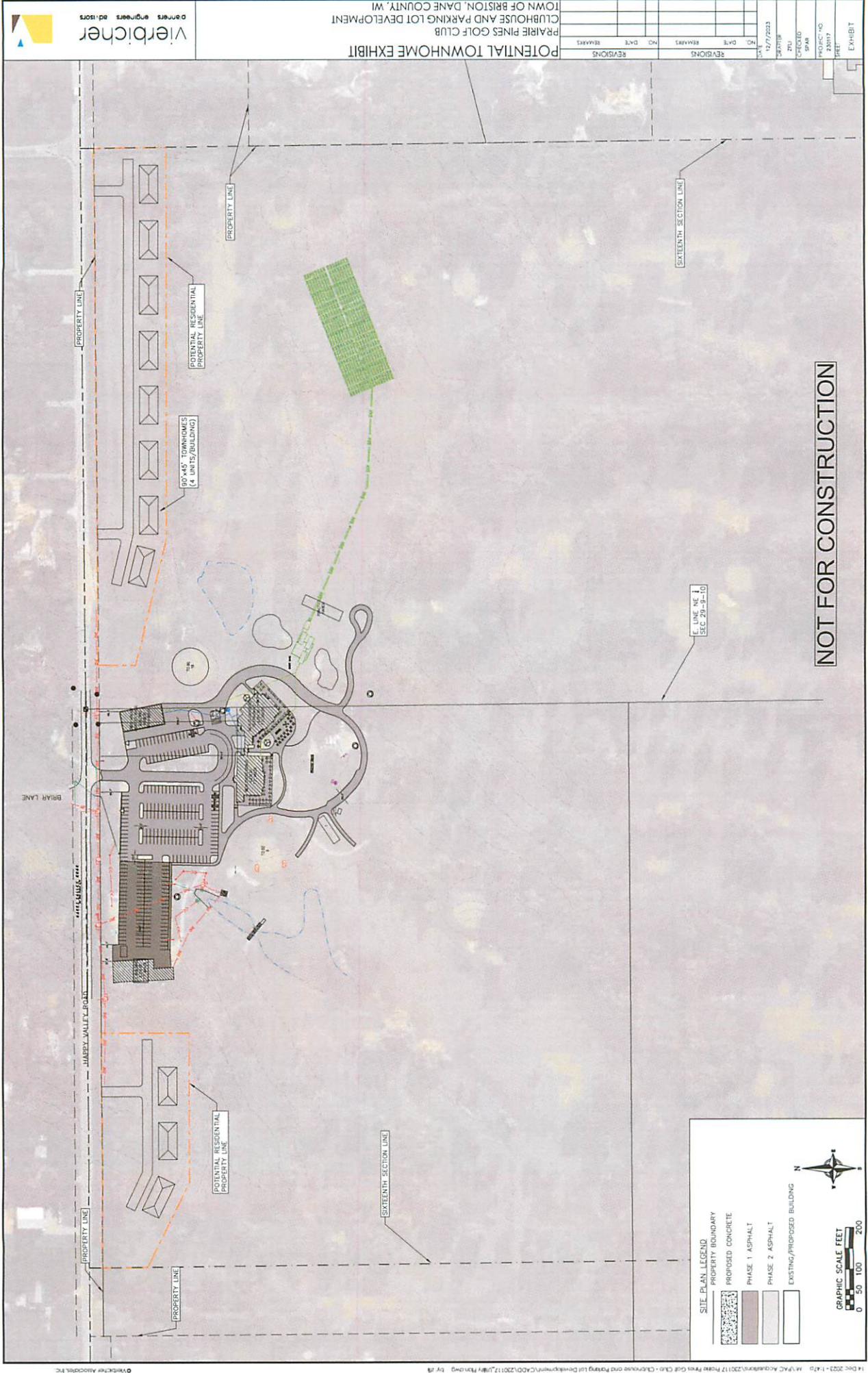
Discussion with Zoning Administrator post-2018 zoning changes revealed that XXX.

It was recommended the Property go from B-1 and A-1 to PUD District

Parcels affected: 012/0911-302-8000-8, 012/0911-301-8500-4, 012/0911-302-8500-3, 012/0911-302-9000-6, 012/0911-302-9500-1, and 012/0911-301-9000-7

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: _____ Date: _____



NOT FOR CONSTRUCTION



GRAPHIC SCALE FEET
0 50 100 200

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED CONCRETE
 - PHASE 1 ASPHALT
 - PHASE 2 ASPHALT
 - EXISTING/PROPOSED BUILDING

NO.	DATE	REVISIONS
1	12/17/2023	12/17/2023
2	12/17/2023	12/17/2023
3	12/17/2023	12/17/2023
4	12/17/2023	12/17/2023
5	12/17/2023	12/17/2023
6	12/17/2023	12/17/2023
7	12/17/2023	12/17/2023
8	12/17/2023	12/17/2023
9	12/17/2023	12/17/2023
10	12/17/2023	12/17/2023
11	12/17/2023	12/17/2023
12	12/17/2023	12/17/2023
13	12/17/2023	12/17/2023
14	12/17/2023	12/17/2023
15	12/17/2023	12/17/2023
16	12/17/2023	12/17/2023
17	12/17/2023	12/17/2023
18	12/17/2023	12/17/2023
19	12/17/2023	12/17/2023
20	12/17/2023	12/17/2023
21	12/17/2023	12/17/2023
22	12/17/2023	12/17/2023
23	12/17/2023	12/17/2023
24	12/17/2023	12/17/2023
25	12/17/2023	12/17/2023
26	12/17/2023	12/17/2023
27	12/17/2023	12/17/2023
28	12/17/2023	12/17/2023
29	12/17/2023	12/17/2023
30	12/17/2023	12/17/2023
31	12/17/2023	12/17/2023
32	12/17/2023	12/17/2023
33	12/17/2023	12/17/2023
34	12/17/2023	12/17/2023
35	12/17/2023	12/17/2023
36	12/17/2023	12/17/2023
37	12/17/2023	12/17/2023
38	12/17/2023	12/17/2023
39	12/17/2023	12/17/2023
40	12/17/2023	12/17/2023
41	12/17/2023	12/17/2023
42	12/17/2023	12/17/2023
43	12/17/2023	12/17/2023
44	12/17/2023	12/17/2023
45	12/17/2023	12/17/2023
46	12/17/2023	12/17/2023
47	12/17/2023	12/17/2023
48	12/17/2023	12/17/2023
49	12/17/2023	12/17/2023
50	12/17/2023	12/17/2023
51	12/17/2023	12/17/2023
52	12/17/2023	12/17/2023
53	12/17/2023	12/17/2023
54	12/17/2023	12/17/2023
55	12/17/2023	12/17/2023
56	12/17/2023	12/17/2023
57	12/17/2023	12/17/2023
58	12/17/2023	12/17/2023
59	12/17/2023	12/17/2023
60	12/17/2023	12/17/2023
61	12/17/2023	12/17/2023
62	12/17/2023	12/17/2023
63	12/17/2023	12/17/2023
64	12/17/2023	12/17/2023
65	12/17/2023	12/17/2023
66	12/17/2023	12/17/2023
67	12/17/2023	12/17/2023
68	12/17/2023	12/17/2023
69	12/17/2023	12/17/2023
70	12/17/2023	12/17/2023
71	12/17/2023	12/17/2023
72	12/17/2023	12/17/2023
73	12/17/2023	12/17/2023
74	12/17/2023	12/17/2023
75	12/17/2023	12/17/2023
76	12/17/2023	12/17/2023
77	12/17/2023	12/17/2023
78	12/17/2023	12/17/2023
79	12/17/2023	12/17/2023
80	12/17/2023	12/17/2023
81	12/17/2023	12/17/2023
82	12/17/2023	12/17/2023
83	12/17/2023	12/17/2023
84	12/17/2023	12/17/2023
85	12/17/2023	12/17/2023
86	12/17/2023	12/17/2023
87	12/17/2023	12/17/2023
88	12/17/2023	12/17/2023
89	12/17/2023	12/17/2023
90	12/17/2023	12/17/2023
91	12/17/2023	12/17/2023
92	12/17/2023	12/17/2023
93	12/17/2023	12/17/2023
94	12/17/2023	12/17/2023
95	12/17/2023	12/17/2023
96	12/17/2023	12/17/2023
97	12/17/2023	12/17/2023
98	12/17/2023	12/17/2023
99	12/17/2023	12/17/2023
100	12/17/2023	12/17/2023

POTENTIAL TOWNHOME EXHIBIT
PRairie Pines Golf Club
Clubhouse and Parking Lot Development
Town of Bristol, Dane County, WI

**GENERAL DEVELOPMENT PLAN FOR THE PRAIRIE PINES GOLF CLUB CLUBHOUSE
AND PARKING LOT ALONG THE SOUTH SIDE OF HAPPY VALLEY RD, BEING THE WEST
1/ OF THE NE ¼; THE EAST ½ OF THE NW ¼; AND THE EAST 10 ACRES OF THE WEST ½
OF THE NW ¼ IN SECTION 30, T9N, R11E, AS LEGALLY DESCRIBED IN EXHIBIT A
ATTACHED HERETO, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN, TO BE ZONED
IN THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

PAC Acquisitions LLC, a Wisconsin limited liability company ("Developer"), being the owner of the land located in the West ½ of the NE ¼; the East ½ of the NW ¼; and the East 10 acres of the West ½ of the NW ¼ in Section 30, T9N, R11E, as legally described in **Exhibit A** attached hereto, Town of Bristol, Dane County, Wisconsin ("the Property"), Dane County, Wisconsin ("the Property"), and also being the developer of the Property, hereby submit the following General Development Plan ("GDP") for the development of the Property in the Planned Unit Development ("PUD") District, pursuant to Sec. 1.057 of the Town of Bristol Zoning Ordinance:

1. Lands Subject to this General Development Plan

The real property subject to this GDP in the PUD District consists of the Property described in **Exhibit A** attached hereto and incorporated by reference herein ("Property"), which consists of 170.00 acres, more or less, and is graphically described in the property exhibit attached hereto as **Exhibit B** and incorporated by reference herein. The Property consists of the following tax parcel numbers: 012/0911-302-8000-8, 012/0911-301-8500-4, 012/0911-302-8500-3, 012/0911-302-9000-6, 012/0911-302-9500-1, and 012/0911-301-9000-7.

The Property exceeds the 5.0 acre minimum size requirement for a parcel to be zoned under the PUD provisions of the Town of Bristol Zoning Ordinance, §1.057(2)(b).

2. Purpose of the General Development Plan under PUD Zoning; Developer's Reason for Using

The Town of Bristol Zoning Ordinance, §1.057(1)(a) notes that:

"The Planned Unit Development (PUD) classification is intended to encourage more efficient use of land and provision of more amenities by allowing, under certain circumstances, a more flexible means of land development and redevelopment than is otherwise permissible under the lot-by-lot restrictions of the other standard zoning districts."

The development described in this GDP is a unique commercial project for the Town of Bristol, with several different uses related to golf course and event space, many of which will be defined in **Section 4**, or in the future by the Developer with the approval of the Town. Given the unique nature of the project, the Developer desires to use PUD zoning to provide the Developer and the Town with the flexibility to manage approval and development of the Property to allow a high level of control over the land's development.

3. General Description of Uses

The Property is to be rezoned in the PUD District under Secs. 1.057 of the Town of Bristol Zoning Code. The Property will be used for business uses in accordance with the detailed provisions of this GDP.

The property exhibit is attached hereto and made a part hereof as Exhibit B, along with a topographical survey of the property as **Exhibit C**. An existing conditions figure used for the

Clubhouse and Parking lot project is provided in **Exhibit D**. The topographical survey of the Property is informational and does not establish any zoning limitations.

The future development of the Property shall be conducted in accordance with the Specific Implementation Plan ("SIP") approved by the Town of Bristol in the future, subject to the provisions of this GDP. It is anticipated that if the Developer seeks amendments to this GDP and/or approvals of revised SIP's within the Property, the amendments will be subject to approval of the Town Board.

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

4. Permitted Uses within the Property

The Property shall be used for the operation of a commercial project as well as residential uses along Happy Valley Road, which may include the following uses and uses incidental thereto:

- a) Golf course-related activities and events;
- b) food and beverage preparation, sales and service for on and off premises consumption, including, but not limited to, restaurants, and including, but not limited to employees and the general public, whether with or without alcoholic, liquor and/or malt beverages, and which may include outdoor seating, all without a conditional use permit;
- c) vehicle parking, accessory to any permitted or conditional uses;
- d) event space and its associated uses;
- e) stormwater management facilities, landscaped areas, employee and customer recreational areas and open space;
- f) signage as approved in the applicable SIP;
- g) uses and activities accessory or incidental to the permitted uses in this GDP or any approved conditional uses, including, but not limited to, drive-up, self-service or automated windows or vending services, including automated tellers and food and beverage services.
- h) Residential uses, which may include:
 - i. Single-family housing products accessed by individual driveways onto Happy Valley Road and served by private on-site wastewater treatment system (POWTS). The houses would be on a fraction of parcels 012/0911-302-8000-8, 012/0911-301-8500-4, and 012/0911-302-8500-3. AND/OR
 - ii. Townhome housing products on a fraction of parcel 012/0911-302-8000-8, 012/0911-301-8500-4, and 012/0911-302-8500-3. Access to these two collections of townhomes would be via private streets, with a private street serving the townhomes on parcel 012/0911-302-8000-8 and 012/0911-302-8000-8, and another private street serving the parcels on a fraction of parcel 012/0911-301-8500-4. The townhomes would be served by POWTS.

The SIP for the Property shall be submitted to the Town of Bristol under the requirements of the Town of Bristol Zoning Ordinance, and each SIP shall be consistent with this GDP and shall control with respect to all matters that are covered therein.

All conditional uses which are provided for in the Commercial (COM) classification under the Town of Bristol zoning ordinance, and which are not permitted uses under the preceding paragraphs of this section of the GDP, shall be deemed to be conditional uses under this GDP and may be

approved by the Town of Bristol subject to the same procedures, requirements and limitations as are set forth in the Town of Bristol Zoning Ordinance for the Commercial (COM) zoning district.

5. General Limitation on Uses

No uses shall be permitted within the Property which are not permitted uses under the provisions of this GDP, or future amendments to this GDP.

6. SIP Requirement

The specific uses of the parcels within the Property shall be subject to approval of an SIP by the Town of Bristol in accordance with the Town of Bristol Zoning Ordinance.

7. Effect on Existing Regulations

All regulations set forth in the Town of Bristol Zoning Ordinance which conflict with this GDP, or which conflict with an SIP approved hereafter under this GDP, shall be deemed to have been waived by the Town of Bristol and shall be of no force and effect with respect to the Property, and instead this GDP and future SIP's that are approved from time-to-time shall control.

8. Street Width, Setbacks, Lot sizes, Height, Lot Coverage, and Area Regulations

The street width, setback, lot size, height, lot coverage and area regulations contained in the Town of Bristol Zoning Ordinance do not apply to the Property, and instead these matters shall be governed by this GDP and the SIP's approved pursuant to this GDP, as follows:

Street width - There are no public streets within the Property; privately-owned driveways serving the parking lot will be 24 ft in width, and cart paths will be 14-ft in width. The private streets providing the Townhomes access to Happy Valley Road will be 24 ft in width. The width requirements will be further expanded upon in the SIP.

Setbacks - The setbacks along the exterior boundaries of the Property with adjoining lands shall be 10 feet in the front and rear yard and 5 feet in the side yards. The setbacks along the interior boundaries of any parcels created within the Property, with the interior boundaries of any other parcels created within the Property, shall be established by the SIP's approved under the GDP. It should be noted no setback is intended along the interior parcel line of parcels 012/0911-302-8000-8 and 012/0911-301-8500-4, as the clubhouse & restaurant building straddles this interior parcel line.

Height - The maximum height for any principal buildings located within any parcels on the Property shall be determined by the SIP for the particular principal building, plus architectural features, if any. The maximum height for any accessory buildings located within any parcels on the Property shall be determined by the SIP for the particular accessory building.

Lot and floor area coverage - The maximum lot area and floor area coverage ratios within any lot within the Property shall be determined in the SIP's approved by the Town of Bristol under this GDP.

Area regulations - All other area regulations shall be determined in the SIP approved under this GDP.

9. Road Network

Access to public streets for the Property shall be to and from Happy Valley Road. Roads, driveways, and cart-paths within the Property shall be private facilities constructed in two (2) phases. The access to the public road and the private facilities' locations shall be located as provided in the SIP.

10. Landscaping; Lighting

Landscaping and lighting of the Property will be described in the SIP.

11. Outdoor Storage

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

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

12. Parking

The Property shall comply with the minimum parking requirements for the same or similar uses under the Town of Bristol Zoning Ordinance, unless modified in the approval of the SIP for the Property.

13. Utilities

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

14. Signs

Signs shall be permitted within the Property as allowed by the signage provisions of the Town of Bristol Zoning Ordinance, with each separate building with the Property to be treated as if it was on a separate zoning lot for determining the number, location and size of sign permitted within the Property. The specific signage to be installed within the Property shall be approved as part of the SIP for each different phase of the development of the Property, and may be amended from time-to-time by the Town Board upon the application of the owner of the portion of the Property subject to the proposed amendment.

15. Stormwater Management

The property primarily drains into Token Creek which flows through the northwestern portion of the property leaving the property along its western limits. A proposed project which will expand the clubhouse and parking lot will include three (3) bio-retention basins and one (1) rain garden. The land disturbance associated with the project means that stormwater management shall comply with the Dane County stormwater management ordinance, and a stormwater management plan for the Property that is to be approved by the Dane County Land Conservation Division, as modified and approved from time-to-time. Stormwater management facilities within the Property shall be privately owned and shall be maintained by the Property owner, provided however, that the Property shall be subject to one or more stormwater management agreements with Dane County which shall provide that either the County or the Town may enter the Property and inspect the stormwater management facilities from time-to-time, and if the County or the Town determine that such facilities are not in compliance with the stormwater management plan, then after giving any notice required by such agreement(s), cause such facilities to comply with the approved storm

water management ordinance and plan, with the costs thereof to be levied by the County or Town as a special charge against the Property as provided by law.

16. Compliance with Other Regulations

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

17. Development Timing

It is anticipated that development construction under this GDP shall commence in 2024, with the clubhouse building to be occupied by the end of 2024. There are two (2) phases of asphalt construction for the parking lot serving the clubhouse, restaurant, and event space. These two phases will be completed in 2024.

Amendments

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

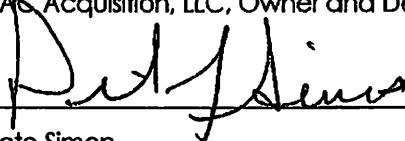
18. Severability

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

The undersigned agree to be bound by the conditions and regulations set forth in this GDP and consent to the recording of this GDP in the office of the Dane County Register of Deed, upon the approval of this GDP by the Town Board of the Town of Bristol.


Dated this 14th day of February 2024.

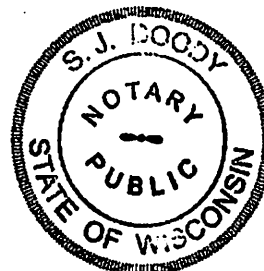
PAC Acquisition, LLC, Owner and Developer

By: 
Pete Simon

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 14th day of February, 2024, the above-named Pete Simon, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf PAC Acquisitions, LLC.


Print name: SJ Doody
Notary Public, State of Wisconsin
My Commission: April 9, 2027



This instrument drafted by Vierbicher Associates Inc. ("Vierbicher")

CERTIFICATION OF APPROVAL

The aforementioned General Development Plan was approved by the Town Board of the Town of Bristol by Ordinance adopted on _____, 2024.

Dated this ____ day of _____, 2024.

Kim Grob, Town Clerk-Treasurer

17 Jan 2024 - 2:34p M:\PAC Acquisitions\230117 Prairie Pines Golf Club - Clubhouse and Parking Lot Development\CADD\203117 Zoning Exhibit.dwg by: spar

©Vierbicher Associates, Inc.

LEGAL DESCRIPTION (per Warranty Deed Doc. 5890688):

The West 1/2 of the Northeast 1/4; the East 1/2 of the Northwest 1/4; and the East 10 acres of the West 1/2 of the Northwest 1/4 of Section 30, Town 9 North, Range 11 East, all in the Town of Bristol, Dane County, Wisconsin.

*Parcel No. 012/0911-301-9000-7 (SW/NE)
Parcel No. 012/0911-301-8500-4 (NW/NE)
Parcel No. 012/0911-302-9500-1 (SE/NW)
Parcel No. 012/0911-302-8000-8 (NE/NW)
Parcel No. 012/0911-302-9000-6 (SW/NW)
Parcel No. 012/0911-302-8500-3 (NW/NW)*





NW COR.
SEC. 30-09-11
CAST ALUM. MON.
N 337,333.31
E 850,434.51

by: spar

17 Jan 2024 - 2:35p M:\PAC Acquisitions\230117 Profile Pines Golf Club - Clubhouse and Parking Lot Development\CADD\203117 Zoning Exhibit.dwg

N. LINE NE 1/4 SEC. 29-9-10

HAPPY VALLEY ROAD

66' WIDE PUBLIC R/W

PARCEL #
012/0911-302-8500-3

PARCEL #
012/0911-302-8000-8

PARCEL #
012/0911-301-8500-4

EAST 1/2 OF THE
NW 1/4 OF SECTION 30,
T09N, R11E

WEST 1/2 OF THE
NE 1/4 OF SECTION 30,
T09N, R11E

PARCEL #
012/0911-302-9500-1

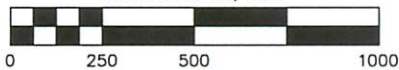
PARCEL #
012/0911-301-9000-7

PARCEL #
012/0911-302-9000-6

E 10 AC. W 1/2 - NW 1/4 SEC. 30-09-11

E. LINE NE 1/4 SEC. 29-9-10

GRAPHIC SCALE, FEET



vierbicher
planners engineers advisors



Job #: 203117
Date: 1/17/2024
Rev: 1/17/2024
Drafted By: BROZ
Checked By: SPAR

EXHIBIT B
RE-ZONING EXHIBIT

SHEET
1 OF 1

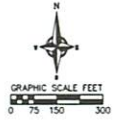



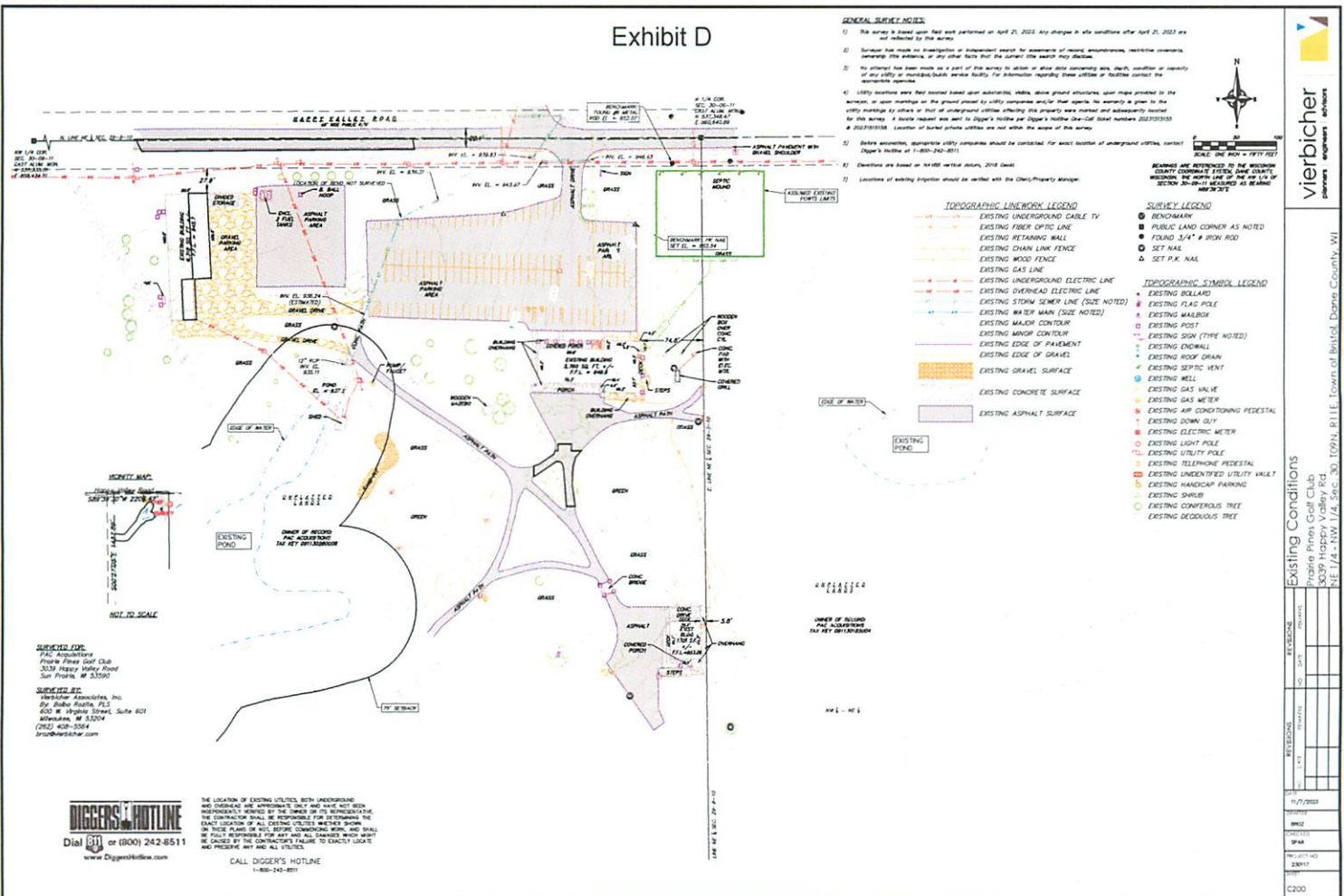
EXHIBIT C - TOPOGRAPHIC SURVEY
 Profile Pines Golf Club
 3039 Happy Valley Rd.
 Town of Bristol, Dodge County, WI


vierbicher
 surveying • engineering • architecture

NO.	DESCRIPTION	DATE	BY	REVISION
1	TOPOGRAPHIC SURVEY	6/7/2023	JPM	
2	PROPOSED BUILDING	2/20/24	JPM	

1 OF 1

Exhibit D



TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

- V. Business**
 - f.**

Clerk Treasurer

From: Mary Dussling <mdussling@generalengineering.net>
Sent: Monday, March 18, 2024 3:57 PM
To: Clerk Treasurer
Subject: New home build

Kim,

Hi! I just talked with Carolyn from Tim O'Brien Homes. They have a client that owns an 11 acre parcel in this Town. They currently have a home on parcel number 0911-161-9200-5, zoned A-1. They are looking to build a new house on same parcel but stay living in current house until new house is completed and then demolishing current house. I told her that was a decision for the Town and **if** approved it would more than likely have an amount of time in which the people would be required to demolish. I told her I would lay the groundwork for the Town to make the determination. I, of course, cannot issue a Land Use Permit for a second home on a single family zoned parcel without the Town approving this arrangement.

Please let me know how the Town would like to proceed.

Thank you,
Mary

Mary Dussling
Building Inspector/Zoning Officer | General Engineering Company
916 Silver Lake Drive | PO Box 340 | Portage, WI 53901
P 608-742-2169 | C 608-697-8003
mdussling@generalengineering.net
www.generalengineering.net

GENERAL ENGINEERING COMPANY DISCLAIMER

This email and any electronic media transmitted with it are provided solely for the use of the addressee. Data, plans, specifications, reports, documents, and other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents recorded on or transmitted as electronic media are being provided to the addressee for informational purposes only, and not as an end product or as a record document. Any reliance on documents recorded on or transmitted as electronic media is deemed to be unreasonable and unenforceable. Neither the information contained nor the opinions expressed in this email are intended to be or shall be construed as legal or engineering advice. GENERAL ENGINEERING COMPANY accepts no liability or responsibility for the consequences of any actions taken on the basis of the information or opinions contained in this email.

If you have received this email in error please notify the system manager. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

VI. Business

a.



QUOTE

		Date: 3/7/2024 QUOTE
	To	Dustin Ward Town of Bristol Recycling area

Salesperson	Job	Payment Terms	Due Date
Dan Kuhn	Camera Equipment and Installation	Upon completion	Upon completion

Qty	Description	Unit Price	Line Total
	<i>2 Cameras Recycle Center</i>		
1	4k Fusion bundle with 2 cameras	\$400	\$400
1	Labor estimate	\$300	\$300
		Subtotal	\$700
		Sales Tax	
		Total	

Price good for 30 days

Make all checks payable to Eye See You

Thank you for your business!

Eye See You N6736 Zimmerman Ct. Beaver Dam, WI 53916 Phone: 920-319-1914 drkuhnz@gmail.com



QUOTE

Date: 3/7/2024
QUOTE

To

Dustin Ward
Town of Bristol
Main Building

Salesperson	Job	Payment Terms	Due Date
Dan Kuhn	Camera Equipment and Installation	Upon completion	Upon completion

Qty	Description	Unit Price	Line Total
	<i>4 Camera Town Hall Bldg</i>		
1	Lorex Fusion Network Recorder	\$220	\$220
2	4k Wired bullet security cameras (for sides)	\$120	\$240
1	4k <u>Wired dome security camera (for front)</u>	\$100	\$100
1	4k dual lens WI-FI camera	\$260	\$260
1	Labor estimate	\$600	\$600
		Subtotal	\$1420
		Sales Tax	
		Total	

Price good for 30 days

Make all checks payable to Eye See You

Thank you for your business!

Eye See You N6736 Zimmerman Ct. Beaver Dam, WI 53916 Phone: 920-319-1914 drkuhnz@gmail.com



QUOTE

		Date: 3/7/2024 QUOTE
	To	Dustin Ward Town of Bristol Main Building

Salesperson	Job	Payment Terms	Due Date
Dan Kuhn	Camera Equipment and Installation	Upon completion	Upon completion

Qty	Description	Unit Price	Line Total
	<i>3 Cameras Town Hall Bldg</i>		
1	Lorex Fusion Network Recorder	\$220	\$220
1	4k Wired bullet security cameras (for side)	\$120	\$120
1	4k <u>Wired dome security camera (for front)</u>	\$100	\$100
1	4k dual lens WI-FI camera	\$260	\$260
1	Labor estimate	\$600	\$500
		Subtotal	\$1200
		Sales Tax	
		Total	

Price good for 30 days

Make all checks payable to Eye See You

Thank you for your business!

Eye See You N6736 Zimmerman Ct. Beaver Dam, WI 53916 Phone: 920-319-1914 drkuhnz@gmail.com

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

VI. Business

b.

Rev. 04/2012

**STATE OF WISCONSIN
BOARD OF COMMISSIONERS OF PUBLIC LANDS
101 EAST WILSON STREET, 2ND FLOOR
POST OFFICE BOX 8943
MADISON, WISCONSIN 53708-8943**

**APPLICATION FOR STATE TRUST FUND LOAN
TOWN - 20 YEAR MAXIMUM
Chapter 24 Wisconsin Statutes**

TOWN OF BRISTOL

Date sent: March 7, 2024

Received and filed in Madison, Wisconsin:

ID # 05605941

RAS

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

TO: BOARD OF COMMISSIONERS OF PUBLIC LANDS

We, the undersigned town board of supervisors of the Town of **Bristol**, in the County(ies) of **Dane**, Wisconsin, in accordance with the provisions of Chapter 24 of the Wisconsin Statutes, do hereby make application for a loan of **One Million Fifty Thousand And 00/100 Dollars (\$1,050,000.00)** from the Trust Funds of the State of Wisconsin for the purpose of **financing roadwork**.

The loan is to be continued for a term of **3** years from the 15th day of March preceding the date the loan is made. The loan is to be repaid in annual installments, as provided by law, with interest at the rate of **6.00** percent per annum.

We agree to the execution and signing of such certificates of indebtedness as the Board may prepare and submit, all in accordance with Chapter 24, Wisconsin Statutes.

The application is based upon compliance on the part of the Town with the provisions and regulations of the statutes above referred to as set forth by the following statements which we do hereby certify to be correct and true.

The meeting of the Town Board of the Town of **Bristol**, in the County(ies) of **Dane**, Wisconsin, which approved and authorized this application for a loan was a regularly called meeting held on the _____ day of _____, 20____.

At the aforesaid meeting a resolution was passed by a majority vote of the members of the Town Board approving and authorizing an application to the Board of Commissioners of Public Lands, State of Wisconsin, for a loan of **One Million Fifty Thousand And 00/100 Dollars (\$1,050,000.00)** from the Trust Funds of the State of Wisconsin to the Town of **Bristol** in the County(ies) of **Dane**, Wisconsin, for the purpose of **financing roadwork**. That at the same time and place, the Town Board of the Town of **Bristol** by a majority vote of the members, adopted a resolution levying upon all the taxable property in the Town, a direct annual tax sufficient in amount to pay the annual installments of principal and interest, as they fall due, all in accordance with Article XI, Sec. 3 of the Constitution and Sec. 24.66(5), Wisconsin Statutes.

A copy of the aforesaid resolutions, certified to by the clerk, as adopted at the meeting, and as recorded in the minutes of the meeting, accompanies this application.

A statement of the equalized valuation of all the taxable property within the Town of **Bristol** certified to by the clerk, accompanies this application.

Given under our hands in the Town of **Bristol**, County(ies) of **Dane**, Wisconsin, this _____ day of _____, 20____.

Chairman, Town of **Bristol** (Signature)

Clerk, Town of **Bristol** (Signature)

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

FORM OF RECORD

The following preamble and resolutions were presented by Supervisor _____ and were read to the meeting.

By the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

By the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the Town of **Bristol**, in the County(ies) of **Dane**, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of **One Million Fifty Thousand And 00/100 Dollars (\$1,050,000.00)** for the purpose of **financing roadwork** and for no other purpose.

The loan is to be payable within **3** years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of **6.00** percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the Town of **Bristol**, in the County(ies) of **Dane**, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the Town of **Bristol** by such loan from the state be applied or paid out for any purpose except **financing roadwork** without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of **Bristol**, in the County(ies) of **Dane**, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

STATE OF WISCONSIN

County(ies) of **Dane**

I, _____, Clerk of the Town of **Bristol**, County(ies) of **Dane**, State of Wisconsin, do hereby certify that the foregoing is a true copy of the record of the proceedings of the Town Board of the Town of **Bristol** at a meeting held on the _____ day of _____, 20____, relating to a loan from the State Trust Funds; that I have compared the same with the original record thereof in my custody as clerk and that the same is a true copy thereof, and the whole of such original record.

I further certify that the Town Board of the Town of **Bristol**, County(ies) of **Dane**, is constituted by law to have _____ members, and that the original of said preamble and resolutions was adopted at the meeting of the Town Board by a vote of _____ ayes to _____ noes and that the vote was taken in the manner provided by law and that the proceedings are fully recorded in the records of the Town.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Town of **Bristol** this _____ day of _____, 20____.

Clerk (Signature)

Clerk (Print or Type Name)

Town of **Bristol**

County(ies) of **Dane**

State of Wisconsin

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY