

**TOWN OF BRISTOL**  
**7747 County Road N, Sun Prairie WI 53590**

**NOTICE OF PUBLIC HEARING REGARDING PROPOSED**

PLEASE TAKE NOTICE that a public hearing will be held on *September 11, 2023, at 5:30 p.m.*, at the Town of Bristol Town Hall, 7747 County Road N, Sun Prairie, WI 53590, at a joint meeting of the Town of Bristol Town Board and Town Plan Commission, regarding purposed items below.

- a. Discuss/Consider Rezone Request from A-1 to PUD on 101.29 acres, South Side USH 151 at Twin Lane Road, Parcels 0911-131-9210-, 0911-132-9830-8, 0911-133-8000-3, 0911-133-8830-9, 0911-133-9201-8, 0911-133-9230-3, 0911-133-9500-6, to Create Future Business Location for Lov-It Brands Campus, LLC

***Jt. Plan Commission and Town Board Meeting***

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, *September 11, 2023, immediately following the Public Hearing*, located at the Bristol Town Hall, 7747 County Road N, Sun Prairie WI 53590.

**AGENDA**

- I. Order of Business
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Approval of Minutes: August 14, 2023, Jt. Plan-Board Mtg
  - d. Approval of Check Register & Treasurer's Report for August 2023
- II. Public Comment – Items Not on The Agenda
- III. Parks Committee Report
- IV. Chairperson Report
- V. Business
  - a. Discuss/Consider Rezone Request from A-1 to PUD on 101.29 acres, South Side USH 151 at Twin Lane Road, Parcels 0911-131-9210-, 0911-132-9830-8, 0911-133-8000-3, 0911-133-8830-9, 0911-133-9201-8, 0911-133-9230-3, 0911-133-9500-6, to Create Future Business Location for Lov-It Brands Campus, LLC
- VI. Set Future Meetings and Agendas
- VII. Adjourn.

Notice is hereby given that it is possible that a majority of the Town Board or other governmental body may be present at the above meeting of the Town Board to gather information about a subject over which they have ultimate decision-making responsibility. If such a majority is present, it will constitute a meeting of the Town Board or other governmental body under Wisconsin's Open Meeting Laws and is hereby being noticed as such, although only the Planning Commission and Town Board will take formal action at the above meeting.

Any person who has a qualifying disability as defined by the American with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the clerk at 608-837-6494, 7747 County Road N, Sun Prairie, WI 53590, at least 24 hours prior to the meeting so the necessary arrangements can be made to accommodate each request.

**TOWN OF BRISTOL**  
*7747 County Road N, Sun Prairie WI 53590*  
**Jt. Plan Commission and Town Board Meeting**  
**August 14, 2023, 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, Willison and Grove. Planning Commission Members Present: Sandy Dulin, Al Rogers and Brian Willison. Sign-in sheet on file in Clerk's office.

**b. PLEDGE OF ALLEGIANCE – RECITED**

**c. APPROVAL OF MINUTES: JULY 10, 2023 JT PLAN- BOARD MEETING**

Board - Motioned by Willison and seconded by Grove to approve July 10, 2023 Jt. Plan- Board meeting minutes as written. All ayes, motion carried.

**d. APPROVAL OF CHECK REGISTER & TREASURER'S REPORT FOR JULY 2023**

Motioned by Willison and seconded by Grove to approve the July 2023 check register. All ayes, motion carried. Motioned by Grove and seconded by Willison to approve July 2023 Treasurer's report. All ayes, motion carried.

**PUBLIC COMMENT – ITEMS NOT ON THE AGENDA**

Kolby Hirth passed out her comments on the Intergovernmental Agreement dated April 15, 2005 between the Town and City of Sun Prairie. Hirth requested having a working meeting for updating the agreement.

**PARKS COMMITTEE REPORT - NONE**

**CHAIRPERSON REPORT**

Derr and Sean Higgins from CARPC met with the City of Sun Prairie  
Dark Skies was discussed with the City of Sun Prairie with no interest shown by the City for change.  
Discussion with residents to allow golf carts on town roads  
Jerry and Steve Schwartz, Plan Commission Chair, met with Pete Simon, Prairie Pines Golf Course about the future building of a new clubhouse.  
Four new Culverts have been installed on Muller Rd.  
Chip sealing is done, concluding the 2023 road work.

**BUSINESS**

**a. DISCUSS/CONSIDER OPERATOR LICENSES FOR AUGUST 15, 2023 – JUNE 30, 2024**

An application was submitted with appropriate paperwork and paid. No concerns were found with background check. Motion by Grove and seconded by Willison to approve Jayden Winger's Operator License for August 15, 2023 – June 30, 2024. All ayes, motion carried.

**b. DISCUSS/CONSIDER TEMPORARY CLOSING OF PARKWAY DR FOR NEIGHBORHOOD GATHERING**

It was requested for approval for temporary closure on a section of Parkway Dr for a neighborhood gathering. Motioned by Grove and seconded by Willison to approve a temporary road closure on a section of Parkway Dr for a neighborhood gathering. There must be road signage of the closure and road needs to reopen by dusk, Fire, EMS, 911 must be notified. All ayes, motion carried.



**TOWN OF BRISTOL**  
**7747 County Road N, Sun Prairie WI 53590**  
**Jt. Plan Commission and Town Board Meeting**  
**August 14, 2023, at 6:00 pm**

**c. DISCUSS/CONSIDER HAPPY VALLEY RD CAUTIONARY TRAFFIC SIGNAGE SURROUNDING GOLF COURSE ENTRANCE**

Possible solutions were discussed of safety concerns surrounding the increased traffic at the golf course entrance. Motioned by Grove and seconded by Willison to have cautionary signs installed east and west on Happy Valley Rd near the golf course entrance. All ayes, motion carried.

**d. DISCUSS/CONSIDER NON-RESIDENT RENTING OF TOWN FACILITIES**

The board discussed the option of non-residents renting town facilities as there was a request that came in for rental of a park. Motioned by Willison and seconded by Grove to keep the town policy the same with only residents eligible for renting town facilities. All ayes, motion carried.

**e. OVERVIEW/DISCUSS COMPREHENSIVE PLAN UPDATE WITH CARPC**

A draft of the town survey was reviewed and discussed. No Comp Plan update meeting is planned for September.

**SET FUTURE MEETINGS AND AGENDAS**

August 30, 2023, at 6:00pm – Public Informational Meeting on Club Bristol's Settlement Agreement

September 6, 2023, 1:00-7:00pm – Open Book

September 11, 2023, at 6:00pm - Board meeting

**ADJOURN**

Board - Motioned by Willison and seconded by Grove to adjourn at 8:36pm. All ayes, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

**The Town of Bristol**  
**Account QuickReport**  
As of August 31, 2023

Type	Date	Num	Name	Memo	Amount
Liability Check	08/02/2023	E-pay	United States Treasury	39-6005805 QB Tracking # -970362706	-1,824.34
Liability Check	08/03/2023		QuickBooks Payroll Service	Created by Payroll Service on 08/02/2023	-5,844.37
Liability Check	08/03/2023		QuickBooks Payroll Service	Created by Payroll Service on 08/02/2023	-1,558.33
Bill Pmt -Check	08/10/2023	29537	Associated Appraisal Consultants, Inc.	2023 Reval Pymt, Mnthly Maint.	-2,314.60
Bill Pmt -Check	08/10/2023	29538	CyberReef	Inv. #27546 - Internet Svcs	-60.00
Bill Pmt -Check	08/10/2023	29539	MG&E	July Services - Gas & Electric	-33.81
Bill Pmt -Check	08/10/2023	29540	NAPA Auto Parts	Truck Maintenance & Repair	-20.24
Bill Pmt -Check	08/10/2023	29541	Office Depot Business Credit	July Stmt - Office Supplies	-183.71
Bill Pmt -Check	08/10/2023	29542	Pellitteri Waste Systems	Inv. 3870114 - Recycling & Trash Svcs	-3,597.27
Bill Pmt -Check	08/10/2023	29543	US Cellular	August Phone Svcs	-157.71
Bill Pmt -Check	08/10/2023	29544	Wisconsin DNR-Environmental Fees	Stormwater Municipal Permit	-500.00
Bill Pmt -Check	08/14/2023	29545	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egge Pk, St. Lights, Ice Rink	-1,294.57
Bill Pmt -Check	08/14/2023	29546	Capital Area Regional Plan. Comm.	Inv. #997 Q2 2023 Billing Comp Plan Update Agreement	-9,252.49
Bill Pmt -Check	08/14/2023	29547	DANE COUNTY TREASURER	DANECOM Costs Jan-June 2023	-9,224.00
Bill Pmt -Check	08/14/2023	29548	Horstman Networks	August Maint. IT Services	-65.00
Bill Pmt -Check	08/14/2023	29549	LRS	Portable Restrooms-Recycle Cntr & Bristol Gardens	-438.90
Bill Pmt -Check	08/14/2023	29550	Nahn and Associates, LLC	July Svcs Stormwater Basin Insp & BMP Inventory	-5,419.41
Bill Pmt -Check	08/14/2023	29551	Northeast Community Court	Municipal Court June 2023 Svcs	-576.00
Bill Pmt -Check	08/14/2023	29552	Prairie Glass Co. Inc.	Window Replcmt at Storage Shed	-75.64
Bill Pmt -Check	08/14/2023	29553	Sun Prairie Lawn Care LLC	Inv. #15438 - July Mowing Services	-2,610.00
Bill Pmt -Check	08/14/2023	29554	Sundance BioClean Inc.	June & July Town Hall Cleaning Svcs	-640.00
Liability Check	08/17/2023		QuickBooks Payroll Service	Created by Payroll Service on 08/16/2023	-5,330.50
Liability Check	08/17/2023	E-pay	United States Treasury	39-6005805 QB Tracking # -340366706	-1,476.26
Liability Check	08/23/2023	DEBIT	WRS	69-036-0118-000	-1,780.72
Liability Check	08/24/2023		WRS	Pre-Tax Health Ins.	-268.68
Liability Check	08/24/2023		WRS	Muni Pd Health Ins.	-1,696.92
Liability Check	08/24/2023	DEBIT	North Shore Bank	010-7001187	-100.00
Liability Check	08/24/2023	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # 755699194	-533.26
Liability Check	08/29/2023	DEBIT	North Shore Bank	010-7001187	-100.00
Bill Pmt -Check	08/30/2023	29555	Axley Brynson, LLP	Club Bristol & Property Maint.	-3,669.68
Bill Pmt -Check	08/30/2023	29556	Decker Supply Company	Signs & Posts	-183.00
Bill Pmt -Check	08/30/2023	29557	Frontier	Town Hall Phone & Internet	-76.53
Bill Pmt -Check	08/30/2023	29558	General Engineering Company	July - Building & Land Use Permits	-4,756.66
Bill Pmt -Check	08/30/2023	29559	Terminator Pest Control, LLC	Pest Control for Town Hall	-58.00
Bill Pmt -Check	08/30/2023	29560	Tri County Paving	2023 Wedging (214.08ton), driveway repair	-22,247.80
Bill Pmt -Check	08/30/2023	29561	Visa - Cardmember Service	Flags, Postage, Office Supplies, Oper Background Ck,	-578.27
Bill Pmt -Check	08/30/2023	29562	DANE COUNTY TREASURER	July Police Services	-6,604.54
Liability Check	08/30/2023	E-pay	United States Treasury	39-6005805 QB Tracking # 1038743194	-1,549.30
Liability Check	08/31/2023		QuickBooks Payroll Service	Created by Payroll Service on 08/30/2023	-5,757.31
Liability Check	08/31/2023	E-pay	United States Treasury	39-6005805 QB Tracking # 1087274194	-42.08
					-102,499.90
					<b>-102,499.90</b>

Town of Bristol  
Treasurer's Report  
August 2023

**General Fund**

Beginning Balance 8/1/2023		\$62,954.23
Deposits	\$38,689.16	
Transfers from other accounts	\$150,000.00	
Withdrawals		\$ (225,361.93)
Ending Balance 8/31/2023		<u>\$26,281.46</u>

**Money Market**

Beginning Balance 8/1/2023		\$7,786.48
Interest	\$0.40	
Transfer to General Fund		\$ -
Ending Balance 8/31/2023		<u>\$7,786.88</u>

**ICS Account**

Ending Balance		<u>\$1,852.36</u>
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**LGIP Fund**

**General**

Beginning Balance 8/1/2023		\$251,881.52
2022 Tax August Settlement	\$265,233.60	
Interest	\$1,255.50	
Transfer to General Fund		\$ (150,000.00)
Ending Balance 8/31/2023		<u>\$368,370.62</u>

**Parks**

Beginning Balance 8/1/2023		\$81,779.72
Interest Earned	\$369.00	
Ending Balance 8/31/2023		<u>\$82,148.72</u>

**Equipment**

Beginning Balance 8/1/2023		\$4.62
Interest Earned	\$0.02	
Ending Balance 8/31/2023		<u>\$4.64</u>

**Total Funds As August 31, 2023    \$486,444.68**

Parks Fund - LGIP	-\$82,148.72
ARPA Funds Available	<u>-\$165,678.71</u>

**Total Funds Available    \$238,617.25**

# TOWN OF BRISTOL

## Cover Sheet for Agenda Packet Section

### V. Business

#### a.



# ZONING CHANGE APPLICATION

TOWN OF BRISTOL • 7747 COUNTY ROAD N • SUN PRAIRIE, WI 53590  
PHONE (608) 837-6494 • FAX (608) 834-6494 • [www.tn.bristol.wi.gov](http://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 The Lov-It Brands Campus LLC	CONTACT NAME Michael J. Lawton
BUSINESS NAME or CO-OWNER'S NAME (if applicable) c/o Steve Knaus	BUSINESS NAME (if applicable) Boardman + Clark LLP
MAILING ADDRESS 109 South Thompson Road	MAILING ADDRESS PO Box 927
CITY, STATE, ZIP Sun Prairie, WI 53590	CITY, STATE, ZIP Madison, WI 53701-0927
DAYTIME PHONE # 608-575-8008	DAYTIME PHONE # 608-286-7236
EMAIL steve@owcreamery.com	EMAIL mlawton@boardmanclark.com

## LAND INFORMATION

Town: Bristol Parcel Numbers Affected: see attached survey for list  
Section: 13 Property Address or Location: USH 151 at Twin Lane Road  
Zoning District Change (To / From / # of acres) To PUD-GDP From Ag 101.29 acres

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

Creation of a business campus for Lov-It Brands under PUD zoning - General Development Plan, to include a variety of uses including offices, food processing and packaging, warehousing and distribution, research and laboratory, restaurant and food service, child care, vehicle maintenance and parking

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

Signature: [Signature] Agent for Owner

Date: 8/16/2023



**GENERAL DEVELOPMENT PLAN  
FOR THE DEVELOPMENT OF AN INDUSTRIAL/COMMERCIAL PROJECT  
KNOWN AS THE LOV-IT BRANDS CAMPUS ALONG THE SOUTHEAST SIDE OF  
U.S. HIGHWAY "151", BEING A PART OF THE SE 1/4 OF THE NW 1/4, PART OF  
THE SW 1/4 OF THE NE 1/4, AND PART OF THE SW 1/4, IN SECTION 13, T9N, R11E,  
AS LEGALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO, TOWN OF  
BRISTOL, DANE COUNTY, WISCONSIN, TO BE ZONED IN THE PLANNED UNIT  
DEVELOPMENT (PUD) DISTRICT**

Lov-It Brands Campus, LLC, a Wisconsin limited liability company ("Developer"), being the owner of the land located along the southeast side of US Highway 151, as part of the SE 1/4 of the NW 1/4, part of the SW 1/4 of the NE 1/4, and part of the SW 1/4, in Section 13, T9N, R11E, as legally described on Exhibit A attached hereto and incorporated by reference herein, Town of Bristol, Dane County, Wisconsin ("the Property"), and also being the developer of the Property, hereby submits 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 101.290 acres, more or less, and is graphically described in the survey map attached hereto as Exhibit B and incorporated by reference herein. The Property consists of the following tax parcel numbers: 091113192109, 091113298308, 091113380003, 091113388309, 091113392018, 091113392303 and 091113395006.

The Property exceeds the minimum size requirement for a parcel to be zoned under the PUD provisions of the Town of Bristol Zoning Ordinance.

2. **Purpose of General Development Plan under PUD Zoning.** The development described in this GDP is a unique industrial/commercial project for the Town of Bristol, and will be developed in multiple phases, with a number of different uses, many of which will be defined in the future by the Developer with the approval of the Town. Given the unique nature of the project, the complex phasing involved, and the reliance on private improvements within the Property, the Developer desires to use a GDP, with PUD zoning in order to provide the Developer and the Town with the flexibility to manage approval and development of the Property to respond timely to market opportunities for the land and allow a high level of control over all development of the land.

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, light industrial and commercial uses in accordance with the detailed provisions of this GDP, except that any lands within the Property which are not actually used for such business, light industrial and commercial uses may continue to be used for existing agricultural uses until such time as the particular lands are used for business, light industrial and/or commercial uses.

The survey of the Property is attached hereto and made a part hereof as Exhibit B, along with a topographical survey of the property as Exhibit C. 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 Plans ("SIP's") approved by the Town of Bristol in the future, subject to the provisions of this GDP. It is anticipated that the Developer will seek amendments to this GDP and/or for approval of the SIP's within the Property from time-to-time until the complete development of the Property occurs, in the discretion of the Developer, but subject to approval of the Town Board.

Developer need not 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 phase, the Developer shall submit such plans for an SIP to the Town for approval in accordance with this GDP and the Town of Bristol Zoning Code.

4. **Permitted Uses within the Property.** The Property shall be used only for the operation of an industrial/commercial project, which may include the following uses and uses incidental thereto:

- (a) food processing facilities, including, but not limited to, cutting and packaging of cheese and other dairy products;
- (b) food production facilities such as bakeries, commercial kitchens and other facilities producing or processing food, beverages and other merchandise for on or off-premises consumption;
- (c) light manufacturing, including fabrication and assembly of products, parts, containers and packaging;
- (d) packaging, warehousing and distribution, including, but not limited to, refrigerated or frozen storage, but excluding mini-storage facilities;
- (e) offices, both business or professional, regardless of the number of stories;
- (f) research, development, testing or laboratory facilities;
- (g) retail sales and retail service businesses, including, but not limited to, the sale of cheese and other dairy products, and including a convenience grocery store, which may include gasoline and other fuel sales and vehicle washing facilities, and which may include outdoor seating, all without a conditional use permit;
- (h) financial institutions, including but not limited to, automated teller machines;
- (i) food and beverage preparation, sales and service for on and off premises consumption, including, but not limited to, restaurants, cafeteria or other eating establishments, 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;
- (j) water extraction, production, processing, treatment, packaging and sale, including on-site, wholesale, retail and fire protection use, and including up to four (4) high-capacity wells;
- (k) employee and consumer education;
- (l) training facilities;
- (m) childcare center, including a center with more than nine (9) children, without a conditional use permit, and a private school;
- (n) dairy operations, including dairy animals and dairy production;
- (o) veterinary clinic;



- (p) vehicle parking, accessory to any permitted or conditional uses;
- (q) exhibition facilities, including animal and commercial exhibitions;
- (r) stormwater management facilities, wetlands, landscaped areas, employee and customer recreational areas and open space;
- (s) public and private utility facilities, including cell towers, and solar energy generating equipment;
- (t) signage as approved in the applicable SIP's;
- (u) agriculture and agriculture-related business, including, but not limited to, any presently permitted agricultural activities. No SIP shall be required to conduct any presently permitted agricultural activities.
- (v) 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.

No residential uses are permitted on the Property under this GDP.

A separate Specific Implementation Plan ("SIP") for the Property shall be submitted to the Town of Bristol under the Town of Bristol Zoning Ordinance for each phase of the development. 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 lots 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 may be public streets within the Property, so there may be minimum public street width requirements in the SIP's.

Setbacks – The setbacks along the exterior boundaries of the Property with adjoining lands shall be 10 feet in the front, rear and 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.

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's approved under this GDP.

9. **Road Network.** All roads and driveways within the Property shall be either public streets or private roads as determined by the Town Board. All access to public streets for the Property shall be to and from Twin Lane Road. The public and private roads shall be located as provided in the SIP's approved from time-to-time for the project.

10. **Landscaping; Lighting.** Landscaping and lighting of the Property will be described in the SIP's approved under this GDP from time-to-time.

11. **Outdoor Storage.** Except for motor vehicles, vehicles (including trailers) to be loaded or unloaded on the Property, warehouse equipment, and farm machinery or implements, and all of which may be stored outside, there shall be no outside storage on the Property (except during any period of construction) unless the items being stored are screened in accordance with the screening approved in either this GDP or the applicable SIP's for such storage area.

12. **Parking.** Unless modified in the approval of any SIP within the Property, each building within the Property shall comply with the minimum parking requirements for the same or similar uses under the Town of Bristol Zoning Ordinance.

13. **Utilities.** The Property shall be served by one or more private septic systems and potable water wells 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. Developer shall be permitted to sell water from a high capacity well on the Property to other landowners or tenants to the extent permitted by law.



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.** Stormwater management shall comply with the Dane County stormwater management ordinance and the stormwater management plan for the Property that is 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 one or more owners within the Property, 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 stormwater 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 construction of the first phase of the development under this GDP shall commence in 2024, with the first building to be occupied by the end of 2025. Thereafter, development shall take place as market conditions dictate, with final development of all land subject to this GDP estimated to take place over the next ten (10) years.

18. **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.

19. **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 \_\_\_\_ day September, 2023.

**LOV-IT BRANDS CAMPUS, LLC**, Owner and  
Developer

By: \_\_\_\_\_  
Steve Knaus, Manager

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2023, the above-named Steve Knaus, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf LOV-IT BRANDS CAMPUS, LLC.

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_.

This instrument drafted by Michael J. Lawton.

### **CERTIFICATION OF APPROVAL**

The aforesaid General Development Plan was approved by the Town Board of the Town of Bristol by Ordinance adopted on \_\_\_\_\_, 2023.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Kim Grob, Town Clerk



## EXHIBIT A TO GENERAL DEVELOPMENT PLAN

### Lov-It Campus – Sun Prairie

#### Property Description

Part of the Southeast Quarter of the Northwest Quarter, Part of the Southwest Quarter of the Northeast Quarter, and Part of the Southwest Quarter, all in Section 13, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin; and further described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 13; thence N 89° 30' 24" E along the South line of said Southwest Quarter, 248.73 feet to a 1" iron pipe located along the east right-of-way line of US Highway 151; thence the following bearings and distances along said east right-of-way line of US Highway 151:

thence N 11° 28' 43" E, 78.78 feet;

thence N 53° 56' 27" E, 117.84 feet;

thence N 13° 42' 09" E, 628.38 feet;

thence N 16° 51' 15" E, 491.77 feet;

thence N 32° 18' 52" E, 277.13 feet to a point on a curve to the right;

thence 1787.78 feet along a 12177.67 feet radius curve to the right with a chord bearing N 47° 09' 00" E, and chord length 1786.18 feet;

thence N 51° 21' 21" E, 1097.19 feet to the last point along the said east right-of-way line of US Highway 151;

thence S 00° 48' 55" E, 683.77 feet to a point on the north line of the Southeast Quarter of Section 13; thence along said north line S 89° 44' 36" W, 350.52 feet to the Northeast corner of said Southwest Quarter; thence along the east line of said Southwest Quarter S 00° 25' 56" E, 1996.01 feet; thence S 62° 59' 51" W, 1478.70 feet to a point on the south line of said Southwest Quarter and said point being the Southwest corner of the Southeast Quarter of said Southwest Quarter of Section 13; thence along said south line of the Southwest Quarter S 89° 30' 24" W, 1073.79 feet to the point of beginning.

Said parcel contains 4,412,189 square feet (101.290 acres).

**EXHIBIT B – SURVEY AND ZONING MAP OF PROPERTY**



PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NE 1/4,  
AND PART OF THE SW 1/4, ALL IN SECTION 13, T9N, R11E



**Lov-it Brands Campus LLC**  
Town of Bristol  
Dane County, Wisconsin

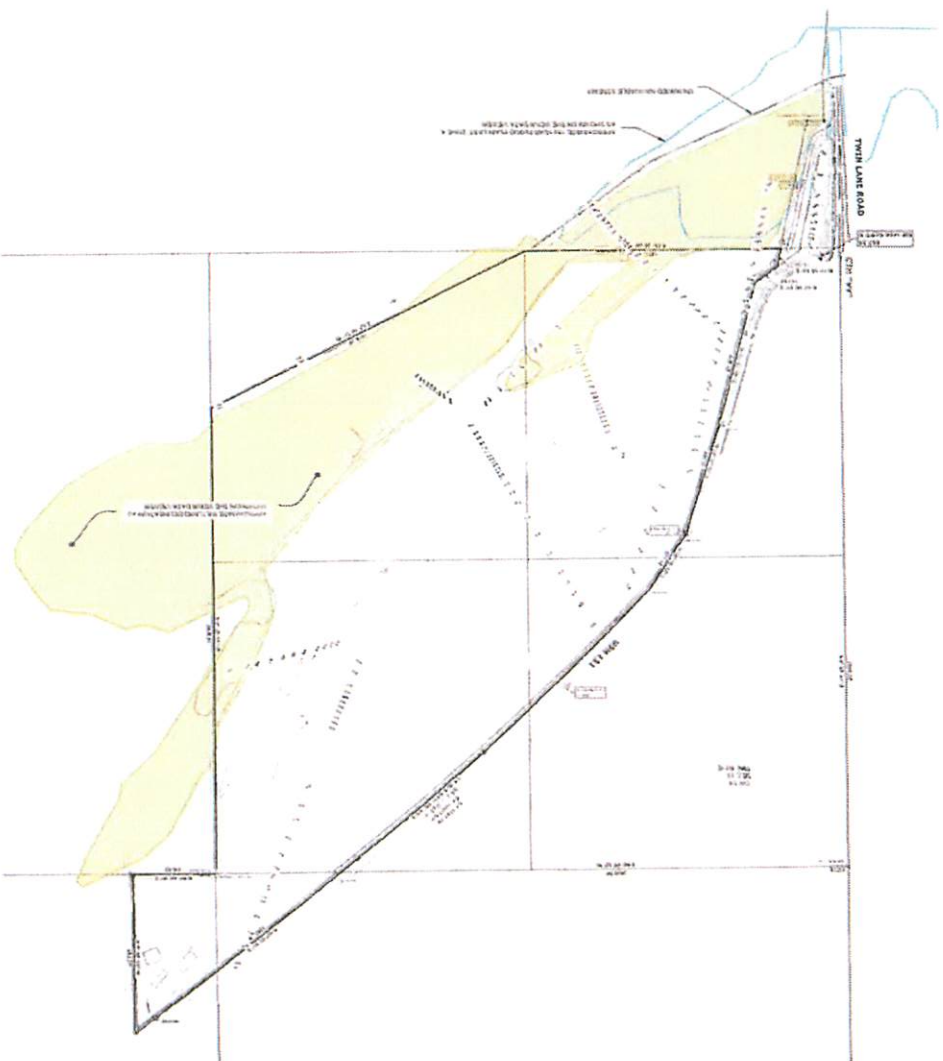
**EXHIBIT C – TOPOGRAPHICAL MAP OF PROPERTY**





GRAPHIC SCALE  
1 inch = 200 ft.  
0 100 200 400  
Feet to 1/4 mile

THIS DRAWING WAS PREPARED FOR THE PROJECT OF THE TOWN OF BRISTOL, WISCONSIN, AND THE TOWN ENGINEER HAS REVIEWED THE SAME FOR CONFORMANCE WITH THE REQUIREMENTS OF THE WISCONSIN SURVEYING ACT. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



# TOPOGRAPHIC SURVEY

1

DATE  
7/21/23

Loy-It Brands Campus LLC  
Town of Bristol  
Dane County, Wisconsin

DESIGNED BY  
DANIEL S. HUNTER



No. Revision

Date