

**TOWN OF BRISTOL  
DANE COUNTY, WISCONSIN**

**ORDINANCE APPROVING A SPECIFIC IMPLEMENTATION PLAN BY THE LOV-IT  
BRANDS CAMPUS LLC FOR CERTAIN REAL ESTATE IN THE PLANNED UNIT  
DEVELOPMENT ZONE OF THE TOWN**

WHEREAS, the Town of Bristol has previously approved a request from THE LOV-IT BRANDS CAMPUS LLC (“Lov-It”) to rezone the following real estate from Legacy A-1 to Planned Unit Development:

**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)**

The foregoing real estate is referred to in this Ordinance as the “Zoning Parcel.”

35 WHEREAS, Lov-It submitted a proposed General Development (GDP) Plan for the  
36 Zoning Parcel which was recommended for approval by the Town Plan Commission and approved  
37 by the Town Board on September 11, 2023.

38 WHEREAS, Lov-It has submitted a Specific Implementation Plan (SIP) for the Zoning  
39 Parcel as provided by sec. 1.057 (2)(d) of the Town Zoning Ordinance.

40 WHEREAS, the Town Plan Commission conducted a public hearing on the proposed SIP  
41 and has concluded that approval of the SIP is in the public interest.

42 WHEREAS, the Town Board has concluded that the SIP is in the public interest and  
43 satisfies the requirements of the Town Zoning Ordinance with regard to Specific Implementation  
44 Plans and should be approved with the conditions set forth herein.

45 NOW, THEREFORE, the Town Board of the Town of Bristol does hereby ordain as  
46 follows:

- 47 1. The SIP is attached hereto and is incorporated herein by reference.
- 48 2. Pursuant to sec. 1.057(2)(d) of the Town Zoning ordinance, the SIP is approved, subject  
49 to the following conditions:
  - 50 a. Lov-It shall obtain and comply with the terms of a stormwater management plan  
51 approved by the Dane County Land Conservation Division.
  - 52 b. Lov-It shall obtain and comply with the terms of an erosion control plan approved  
53 by Dane County Land Conservation Division.
  - 54 c. Lov-It shall obtain approval of a private water well by Dane County Environmental  
55 Health if required by law or ordinance.
  - 56 d. Lov-It shall obtain and comply with a sanitary permit(s) for any on-site wastewater  
57 treatment system(s) as approved by Dane County Environmental Health and/or  
58 Wisconsin Department of Natural Resources.
  - 59 e. If required by the Dane County Highway Department, Lov-It shall obtain approval  
60 from the Dane County Highway Department of the access to Russ & Mary Court.
  - 61 f. Lov-It shall obtain a permit from any applicable federal, state or Dane County  
62 regulatory agencies, to the extent required by law, before disturbing any floodplain,  
63 shoreland or wetlands within the Zoning Parcel.
  - 64 g. Lov-It shall submit a CSM to the Town of Bristol for the entire Zoning Parcel to  
65 consolidate the various parcels.
  - 66 h. Lov-It shall enter into a development agreement with the Town for any  
67 improvements to Russ & Mary Court.
- 68 3. This SIP, and the plans incorporated by reference herein, shall control in the event of  
69 a conflict between this SIP and the specific requirements of the Town Zoning

Ordinance. The Town Zoning Administrator may approve minor or technical changes to the SIP and its appendices if the changes are consistent with the intent of this SIP and the underlying GDP.

Dated this \_\_\_\_\_ day of August, 2024.

**TOWN BOARD OF THE TOWN OF BRISTOL**

By:

\_\_\_\_\_  
Gerald H. Derr, Chair

\_\_\_\_\_  
Ben Grove, Supervisor

\_\_\_\_\_  
Brian Willison, Supervisor

**CERTIFICATION**

I, Kim Grob, the Town Clerk-Treasurer of the Town of Bristol hereby certify that the above ordinance was duly adopted by the Town Board of the Town of Bristol at a meeting of the Board held on August\_\_\_\_\_, 2024.

Dated August\_\_\_\_\_, 2024.

\_\_\_\_\_  
Kim Grob, Town Clerk