

**SPECIFIC IMPLEMENTATION PLAN FOR THE DEVELOPMENT OF THE LOV-IT
BRAND CAMPUS IN THE TOWN OF BRISTOL, DANE COUNTY, WISCONSIN,
CONSISTING OF TAX PARCEL NOS. 091113192109, 091113298308, 091113380003,
091113388309, 091113392018, 091113392303, 091113395006, ZONED IN THE
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

The Lov-It Brands Campus, LLC, a Wisconsin limited liability company, owner of the land located in the Town of Bristol, Dane County, Wisconsin, consisting of Tax Parcel Nos. 091113192109, 091113298308, 091113380003, 091113388309, 091113392018, 091113392303, 091113395006, and legally described as follows:

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 Zoning Parcel”);

and also, being the developer of the Zoning Parcel, hereby submits the following Specific Implementation Plan (“SIP”) for the development of the Zoning Parcel under the General Development Plan (“GDP”) in the Planned Unit Development (“PUD”) District, pursuant to Sec. 1.057 of the Town of Bristol Zoning Ordinance:

1. The Zoning Parcel which is the subject of this instrument is zoned in the Planned Unit Development District (PUD) under Sec. 1.057 of the Town of Bristol Zoning Ordinance.
2. The Zoning Parcel is subject to the terms of the General Development Plan adopted by the Town Board on September 11, 2023.
3. The use of the Property shall include the following uses and activities: The Zoning Parcel shall be developed in the manner specified in the site plan and building plans attached hereto as Appendices A through M, and shall be used for industrial, warehousing, office and retail purposes, along with the associated parking lots, loading docks, driveways, stormwater management facilities, well, waste management facilities and outdoor storage areas as provided in the site plan and building plans attached hereto as Appendices A through M. The industrial uses shall include, but not be limited to, food processing, cutting, packaging, storage, distribution, shipping, and warehousing by the owner and applicant and their affiliated companies, and lessees and tenants. Office uses shall include, but not be limited to, executive and management offices for the applicant and owner and its affiliated companies or tenants or lessees, along with sales and marketing, accounting, health and safety, human resources, shipping and transportation and other functions for any of the companies operating out of the Zoning Parcel, including employee break/lunch room, training and meeting facilities, and retail facilities including facilities for the sale of cheese, butter and other dairy products and food generally and the operation of restaurant facilities for the public, and all other functions required to operate the business on the Zoning Parcel.
4. The provisions contained in the site plan and building plans attached hereto as Appendices A through M and incorporated by reference herein, shall govern the building height, setbacks, minimum lot area, minimum lot width, minimum floor area, and floor area and lot coverage ratios for the development of the Zoning Parcel, and signage, lighting and landscaping requirements for the Zoning Parcel, and such provisions may not be amended, canceled, modified or waived without the approval of the Town of Bristol, except that minor or technical changes to this SIP and its appendices which may be approved by the Town Zoning Administrator if the changes are consistent with the intent of this SIP and the underlying GDP.
5. Appendices A through M shall be attached hereto, incorporated by reference herein and made part of this SIP as if set out in full herein, and consist of the following:

INDEX OF APPENDICES

Appendix A: Preliminary Site Civil & Landscape Plans for Lot-It Campus, dated July 26, 2024, prepared by raSmith, Civil Engineers, which includes detailed site and grading plans, plans for stormwater facilities, plans for treatment of Russ & Mary Court (a town road), landscaping and utility plans, and plans for treatment of wetland and flood plain areas

Appendix B: Truck Turnaround Exhibit, dated July 26, 2024, prepared by raSmith, Civil Engineers.

Appendix C: Storm Water Management Plan for Lov-It Brands Campus Town of Bristol, WI, dated July 26, 2024, prepared by raSmith, Civil Engineers (this Plan is accompanied by Appendix D, the Storm Sewer Calculations for Lov-It Brands Campus Bristol, WI, dated July 26, 2024, prepared by raSmith, Civil Engineers)

Appendix E: Building Elevations for initial Lov-It Brands Building, dated July 26, 2024, prepared by FoxArneson, Inc. (Jim Arneson, PE).

Appendix F: Lighting Plan for Lov-It Brands property, dated July 15, 2024, prepared by FoxArneson, Inc. and by consultant WT Group, accompanied by Appendices G, H and I, respectively, showing the proposed outdoor lighting fixtures, App. J – D Series Size 2 (Fixture Type A), LED Wall Luminaire, App. K – ARC2 LED Architectural Wall Luminaire (Fixture Type B), and App. L - D-Series Size 2 LED Area Luminaire (Fixture Type C).

Appendix J: Sanitary Wastewater Plan, July 26, 2024, prepared by Todd Stair, Herr Construction Inc.

Appendix K: Process/Production Water Plan, July 26, 2024, prepared by Todd Stair, Herr Construction Inc.

Appendix L: Sanitary and Process Water Site Sketch, July 26, 2024, prepared by Todd Stair, Herr Construction Inc.

Appendix M: Preliminary Color Site Plan showing locations of Process Water Soil Absorption Areas, prepared by Todd Stair, Herr Construction Inc.

6. Construction of the initial improvements under this SIP will commence in the Fall of 2024, consisting of site preparation, grading and utility work, with the building construction and completion of the initial building to occur in 2025. Additional phases of construction shall be completed in future years in accordance with this approved SIP. The Town Board of the Town of Bristol may approve amendments in the future to this SIP and the accompanying plan documents.

7. Except as otherwise provided herein, including under paragraph 4 above with respect to minor or technical changes, this instrument may not be amended without the approval of the Town Board of the Town of Bristol.

Dated this ____ day of August, 2024.

THE LOV-IT BRANDS CAMPUS, LLC

By: _____
Steve Knaus, Manager

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____ day of August, 2024, the above-named Steve Knaus, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____.

CERTIFICATION OF APPROVAL

The aforesaid Specific Implementation Plan was approved by the Town Board of the Town of Bristol on August _____, 2024.

Dated this ____ day of August, 2024.

Kim Grob, Town Clerk

*This instrument drafted by
Michael J. Lawton.*