

**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:

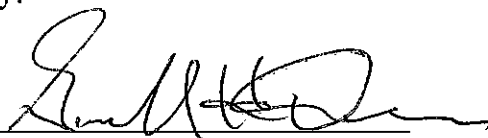
- 47 1. The SIP is attached hereto and is incorporated herein by reference. The Exhibits to the
48 SIP are on file in the office of the Town Clerk.
- 49 2. Pursuant to sec. 1.057(2)(d) of the Town Zoning ordinance, the SIP is approved, subject
50 to the following conditions:
 - 51 a. Lov-It shall obtain and comply with the terms of a stormwater management plan
52 approved by the Dane County Land Conservation Division. Lov-It shall provide
53 documentation of receipt of such approval to the Town within 15 days after receipt
54 of same.
 - 55 b. Lov-It shall obtain and comply with the terms of an erosion control plan approved
56 by Dane County Land Conservation Division. Lov-It shall provide documentation
57 of receipt of such approval to the Town within 15 days after receipt of same.
 - 58 c. Lov-It shall obtain approval of a private water well by Dane County Environmental
59 Health if required by law or ordinance. Lov-It shall provide documentation of
60 receipt of such approval to the Town within 15 days after receipt of same.
 - 61 d. Lov-It shall obtain and comply with a sanitary permit(s) for any on-site wastewater
62 treatment and process water treatment system(s) as approved by Dane County
63 Environmental Health, Wisconsin Department of Safety and Professional Services
64 and/or Wisconsin Department of Natural Resources. Lov-It shall provide
65 documentation of receipt of such approvals to the Town within 15 days after receipt
66 of same.
 - 67 e. If required by the Dane County Highway Department, Lov-It shall obtain approval
68 from the Dane County Highway Department of the access to Russ & Mary Court.
69 Lov-It shall provide documentation of receipt of such approval, or documentation
70 satisfactory to the Town attorney that no such approval is required, to the Town
71 within 15 days after receipt of same.

- 72 f. Lov-It shall obtain a permit from any applicable federal, state or Dane County
73 regulatory agencies, to the extent required by law, before disturbing any floodplain,
74 shoreland or wetlands within the Zoning Parcel. Lov-It shall provide
75 documentation of receipt of such approval to the Town within 15 days after receipt
76 of same.
- 77 g. Lov-It shall submit, receive approval from all approving authorities, and record
78 within 15 days of receipt of all approvals, a CSM to the Town of Bristol for the
79 entire Zoning Parcel to consolidate the various parcels.
- 80 h. Lov-It shall enter into a development agreement with the Town, in a form approved
81 by the Town attorney, for all public improvements serving the Zoning Parcel or the
82 uses thereupon. The conditions in the letter from the Town Engineer, Joseph
83 DeYoung PE, dated August 15, 2024, which is on file with the Town Clerk, shall
84 be incorporated as conditions of approval of the development agreement.
- 85 3. This SIP, and the plans incorporated by reference herein, shall control in the event of a
86 conflict between this SIP and the specific requirements of the Town Zoning Ordinance.
87 The Town Zoning Administrator may approve minor or technical changes to the SIP
88 and its appendices if the changes are consistent with the intent of this SIP and the
89 underlying GDP.
- 90 4. By approval of the SIP as provided herein the Town does not waive or deem satisfied
91 any other approvals or permits otherwise required to be obtained and complied with
92 pursuant to any other local, state or federal rule, regulation, ordinance, statute or law.
93 Lov-It shall develop the Zoning Parcel in compliance with all applicable local, state or
94 federal rules, regulations, ordinances, statutes and laws.
- 95 5. The approval of the matters granted herein expire 24 months from the date of
96 adoption of this ordinance unless the Applicant has satisfied all conditions of
97 approval stated herein and substantially completed construction of the project as
98 described in the SIP, or unless the Town Board has specifically granted an extension
99 thereof. Time is of the essence.

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101 Dated this 19th day of August, 2024.

102 **TOWN BOARD OF THE TOWN OF BRISTOL**

103 By:

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106 Gerald H. Derr, Chair

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Ben Grove, Supervisor

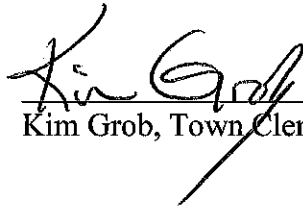


Brian Willison, Supervisor

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 19th, 2024.

Dated August 19th, 2024.


Kim Grob, Town Clerk