

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:

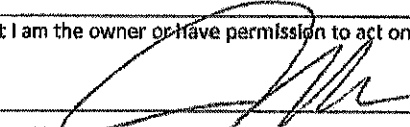
➤ Written Legal Description of the Proposed Zoning Boundaries

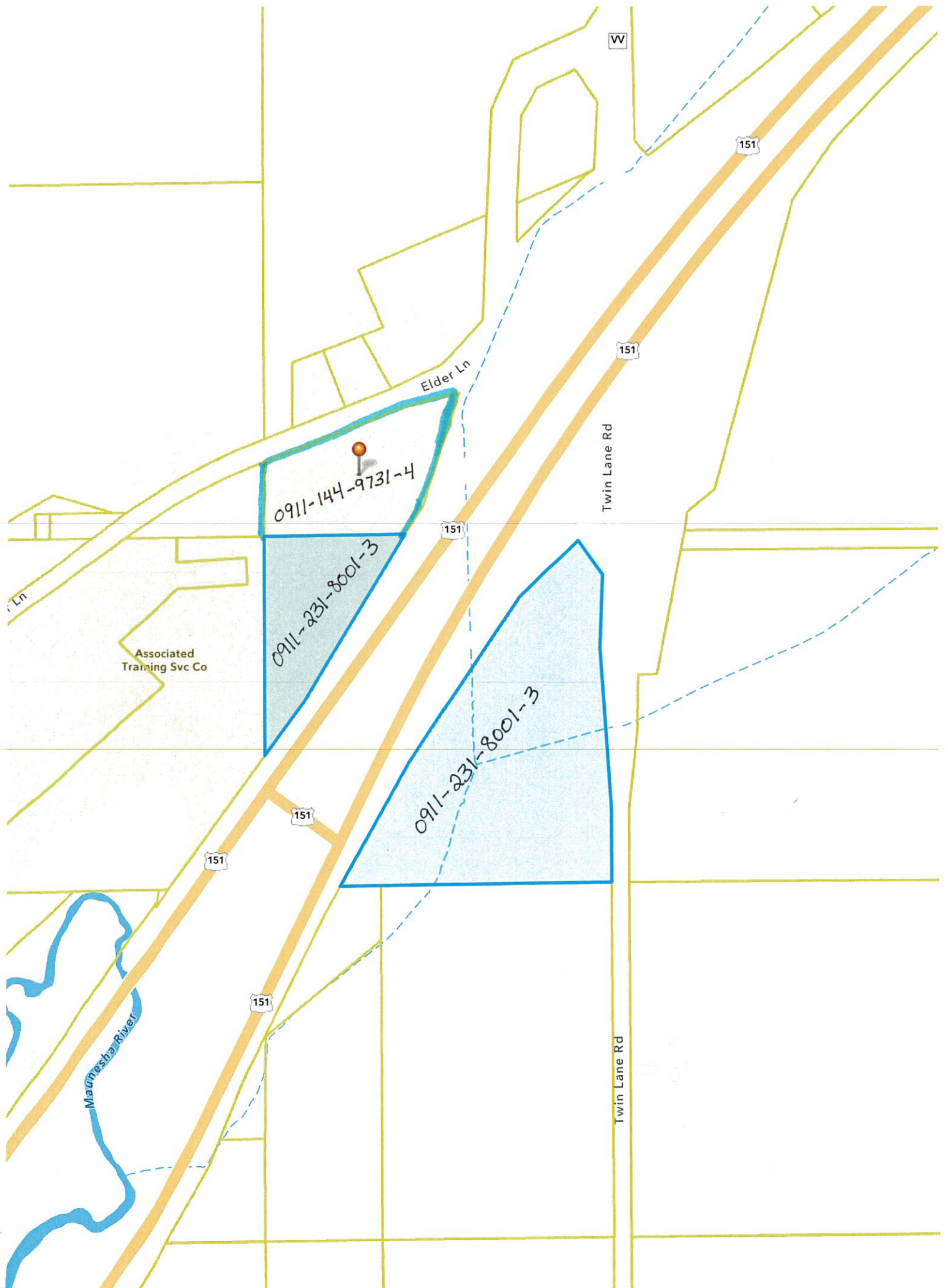
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

➤ 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 JOHN KLABACKA	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable) DIESEL TRUCK DRIVER TRAINING	BUSINESS NAME (if applicable)
MAILING ADDRESS 7190 ELDER LANE	MAILING ADDRESS
CITY, STATE, ZIP SUN PRAIRIE, WI 53590	CITY, STATE, ZIP
DAYTIME PHONE # (608) 354-0765	DAYTIME PHONE #
EMAIL JOHN.K@EQ-OP.COM	EMAIL

LAND INFORMATION	
Town: <u>BRISTOL</u>	Parcel Numbers Affected: <u>0911-144-97314 and 0911-231-8001-3</u>
Section: <u>SE OF SE OF SECTION 14</u>	Property Address or Location: <u>7190 ELDER LANE, SUN PRAIRIE, WI 53590</u>
Zoning District Change (To / From / # of acres) <u>C2 TO COM</u>	
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
TO ALLOW PROPOSED SIGN UNDER NEW ORDINANCE	
I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: 	Date: <u>10-29-25</u>



CONDITIONAL USE PERMIT 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: ☐

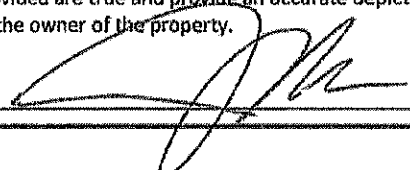
Approved By: _____

Approval Date: / /

Items that must be submitted with your application:

- Written Legal Description of Conditional Use Permit boundaries.
- Scaled Drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking areas, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts.
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites).
- Written statement on how the proposal meets the 6 Standards of a Conditional Use.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME JOHN KLABACKA	CONTACT NAME
BUSINESS NAME or CO-OWNER'S NAME (if applicable) DIESEL TRUCK DRIVER TRAINING SCHOOL	BUSINESS NAME (if applicable)
MAILING ADDRESS 7190 ELDER LANE	MAILING ADDRESS
CITY, STATE, ZIP SUN PRAIRIE, WI 53590	CITY, STATE, ZIP
DAYTIME PHONE # 608-354-0765	DAYTIME PHONE #
EMAIL JOHN.K@EQ-OP.COM	EMAIL

LAND INFORMATION	
Parcel Numbers Affected:	0911-144-97314
Section: BE OF BE OF SECTION 14	Property Address: 7190 ELDER LANE
Existing/Proposed Zoning District:	C2 TO COM
Type of Activity Proposed (check and explain all that apply):	
☒ Hours of Operation 8:00 TO 4:00	☒ Number of Employees 30
☒ Anticipated Customers	☒ Outside Storage
☒ Outdoor Activities	☒ Outdoor Lighting
☐ Outside Loudspeakers	☒ Proposed Sign LIGHTED SIGN
☒ Trash Removal	☐ Six Standards of CUP (see back)
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.	
Signature: 	Date: 10-29-25

SIX STANDARDS OF A CONDITIONAL USE PERMIT

Provide an explanation on how the proposed land use will meet all six standards.

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.

CORRECT

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.

CORRECT

3. That 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.

CORRECT

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

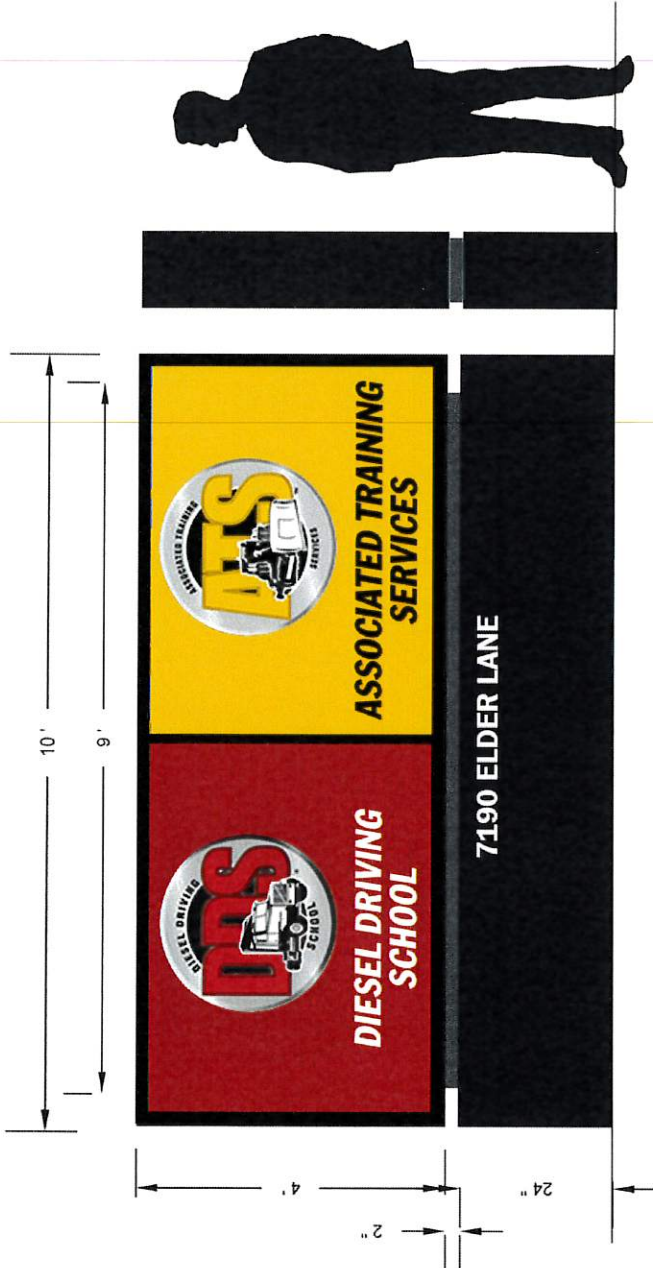
CORRECT

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

CORRECT

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

CORRECT



La Crosse Sign Group
lacrossesign.com

1450 Oak Forest Drive Onalaska, WI 54650 608-781-1450
2242 Mustang Way Madison, WI 53718 608-222-5353
2502 Hobbs Street Eau Claire, WI 54603 715-835-6189

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ATS - SUN PRAIRIE
7190 ELDER LANE
SUN PRAIRIE WI, 53590

Project
GROUND SIGN.

Consultant Design Art
JON TAYLOR **MICHAEL V JOLIN**

SINGLE FACED ILLUMINATED GROUND SIGN.

Color Key

1	2	3	4	5
Red	Yellow	Black	White	Grey

Job Number
130228

Revision Date
8/22/2025

NIGHT VIEW.



Approved by: _____ Date: _____ Landlord: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.