

**TOWN OF BRISTOL**  
*7747 County Hwy N, Sun Prairie WI 53590*  
***Jt. Planning Commission and Town Board Meeting***  
**February 9, 2026, at 6:00 pm**

The Bristol Town Board and Planning Commission will hold a Joint meeting on Monday, February 9, 2026, at 6:00 p.m., located at the Bristol Town Hall, 7747 County Hwy N, Sun Prairie WI 53590.

AGENDA

- I. Order of Business
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Approval of Minutes: January 19, 2026, Meetings
  - d. Approval of Check Register & Treasurer's Report for January 2026
- II. Public Comment – Items Not on The Agenda
- III. Parks Committee Report
- IV. Business for Planning Commission & Town Board
  - a. Discuss/Consider Proposed CSM for Prairie Pines Clubhouse
- V. Set Future Meetings and Agendas
- VI. 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.

Kim Grob, Town Clerk-Treasurer  
*Certified Posting: 2-5-2026 Town Hall and website.*

**TOWN OF BRISTOL**  
*7747 County Road N, Sun Prairie WI 53590*  
**Jt. Planning-Town Board Meeting**  
**January 19, 2026, at 6:00pm**

**ORDER OF BUSINESS**

**a. CALL TO ORDER**

The meeting was called to order at 6:00pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Planning: Steve Schwartzter, Travis Larson, Scott Manke, Daniel Everson and Chuck Kvalo. Sign-in sheet on file in Clerk's office.

**b. PLEDGE OF ALLEGIANCE – RECITED**

**c. APPROVAL OF MINUTES: DECEMBER 15, 2025, MEETING**

Board: Motioned by Kvalo and seconded by Grove to approve December 15, 2025, minutes with correction of clerical errors. All aye's, motion carried. Planning: Motioned by Schwartzter and seconded by Larson to approve December 15, 2025, minutes with the correction of clerical errors. All aye's, motion carried.

**d. APPROVAL OF CHECK REGISTER AND TREASURER'S REPORT FOR DECEMBER 2025**

Motioned by Grove and seconded by Kvalo to approve December 2025 check register. All aye's, motion carried. Motioned by Kvalo and seconded by Grove to approve December 2025 treasurer's report with the correction of mathematical errors. All aye's, motion carried.

**PUBLIC COMMENT - NON**

**PARKS COMMITTEE REPORT**

Ben Grove reported the committee is looking at increasing the number of trees to be planted in parks through the Alliant Energy Tree Grant this summer from 16 to 22.

**BUSINESS FOR PLANNING & TOWN BOARD**

**a. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE A 2.5-ACRE PARCEL FROM PARCEL #0911-291-8022-0, HAPPY VALLEY ROAD AND COUNTY HWY N**

Chase Mikula would like to create a 2.5-acre parcel at the corner of County Hwy N and Happy Valley from parcel #0911-291-8022-0, 23.9 acres. Discussion occurred that for this to be accomplished the property owner is understanding it would require the connecting parcel #0911-291-9500-5 to be deed restricted from future division. Planning: Motion by Everson and second by Manke to approve moving forward with the creation of a 2.5-acre lot by CSM from parcel #0911-291-8022-0 and placing a deed restriction on connecting parcel #0911-291-9500-5 prohibiting remaining parcel to be divided. All aye's, motion carried. Board: Motion by Grove and second by Kvalo to approve the moving forward with the creation of a 2.5-acre lot by CSM from parcel #0911-291-8022-0 and placing deed restriction on connecting parcel #0911-291-9500-5 prohibiting remaining parcel to be divided. All aye's, motion carried.

**b. DISCUSS/CONSIDER PROPOSED CONCEPT TO CREATE 6-ACRE PARCEL FROM PARCEL 30911-094-8070-7, WILBURN ROAD**

Ryan Jesberger would like to create a 6-acre lot from parcel #0911-094-8070-7, 15-acre parcel. The parcel is owned by Dennis Jesberger with original farm being 218 acres. The split will need to be documented so it is connected to all total parcels of this farm. Planning: Motion by Everson and seconded by Larson to move forward with the 6-acre parcel creation by CSM, submittal of Dane Co. wetland report approving buildable

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area and the split to be recorded. All aye's, motion carried. Board: Motioned by Kvalo and seconded by Grove to approve to move forward with the 6-acre parcel creation by CSM, submittal of Dane Co. wetland report approving buildable area and the split be recorded. All aye's, motion carried.

**c. DISCUSS/CONSIDER PROPOSED CONCEPT FOR SINGLE-FAMILY SUBDIVISION DEVELOPMENT, PARCEL #0911-193-9002-0 AND #0911-193-8501-0, FREDERICK E. & LOIS ANN PORTER LIVING TRUST**

Matt Haase from JSD Inc. presented the conceptual plan for development on the two parcels of land (total of 50.99 acres) that are in the Town of Bristol of the Frederick and Lois Porter farm. Concerns expressed were the density of the development, lot size do not match Angelica Trail development to the south, increase in traffic for Happy Valley Rd, request stormwater/flooding comprehensive analysis and turn lane going west on Happy Valley. Plans will be revised to incorporate wet land study, larger lot size, green space, no streetlights, and main road going into development off Happy Valley Rd to be completely in one municipality and not switching between Windsor and Bristol. No action by Planning Commission or Town Board.

**SET FUTURE MEETINGS AND AGENDAS**

February 9, 2026 – Jt. Planning-Board Meeting (Change due to Primary Election)  
September 28 – Board Meeting (Change due to scheduling conflict)

**ADJOURN**

Planning: Motioned by Manke and seconded by Everson to adjourn at 8:18pm. All aye's, motion carried.  
Board: Motioned by Grove and seconded by Kvalo to adjourn at 8:18pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

**The Town of Bristol**  
**Account QuickReport**  
As of January 31, 2026

Type	Date	Num	Name	Memo	Amount
Paycheck	01/02/2026	30546	Schultz, Daryl A	Snowplower	-510.98
Check	01/02/2026	DEBIT	Upnet Wisconsin	January Internet Services	-89.99
Bill Pmt -Check	01/07/2026	30564	Alliant Energy/WPL	Twn Hall, Recycle Cntr, Egre Pk, St. Lights, Ice Rink	-1,444.02
Bill Pmt -Check	01/07/2026	30565	Associated Appraisal Consultants, Inc.	Inv. #184028 -January Services	-1,432.38
Bill Pmt -Check	01/07/2026	30566	Axley Brynelson, LLP	Inv. #1047025 - General Matters	-464.10
Bill Pmt -Check	01/07/2026	30567	Bucky's Portable Restrooms Inc	Dec. Restroom Srvc-Bristol Gardens&Recycle	-425.00
Bill Pmt -Check	01/07/2026	30568	Burke Truck & Equipment	Invoice #01402 - Plow Blades	-6,906.23
Bill Pmt -Check	01/07/2026	30569	Business Communication Solutions, LLC	2025 Tax Mailing Final Payment	-178.71
Bill Pmt -Check	01/07/2026	30570	General Engineering Company	Diesel Truck Driving CUP, Crother Rezone	-765.00
Bill Pmt -Check	01/07/2026	30571	Horstman Networks	Inv. #2054778 -Jan. Monthly IT/Email Srvc	-140.00
Bill Pmt -Check	01/07/2026	30572	Ian Ladwig	Replacement of Mail Box	-150.00
Bill Pmt -Check	01/07/2026	30573	Insight FS	Fuel	-1,940.41
Bill Pmt -Check	01/07/2026	30574	Kim Grob	2025 Mileage Reimbursement	-175.14
Bill Pmt -Check	01/07/2026	30575	MG&E	December2025 Stmt	-1,273.68
Bill Pmt -Check	01/07/2026	30576	NAPA Auto Parts	November 2025 Stmt	-2,134.80
Bill Pmt -Check	01/07/2026	30577	Pellitteri Waste Systems	Inv. #6550248 -Jan. Recycle & Dec. Trash Srvc	-3,875.83
Bill Pmt -Check	01/07/2026	30578	Sundance BioClean Inc.	Inv. #3165 Dec.. Janitorial Srvc	-335.00
Bill Pmt -Check	01/07/2026	30579	Terminator Pest Control, L.L.C	Inv. #261373 - Dec.. Srvc	-55.00
Bill Pmt -Check	01/07/2026	30580	Wisconsin Dept. of Revenue	Business Tax Registration Renewal	-10.00
Bill Pmt -Check	01/07/2026	30581	Columbus School District	January Settlement	-175,107.33
Bill Pmt -Check	01/07/2026	30582	Dane County Treasurer's Office	January Settlement	-710,431.23
Bill Pmt -Check	01/07/2026	30583	DeForest Area School District	January Settlement	-8,681.64
Bill Pmt -Check	01/07/2026	30584	Madison Area Tech. College	January Settlement	-151,161.51
Bill Pmt -Check	01/07/2026	30585	Sun Prairie School District	January Settlement	-2,324,450.40
Bill Pmt -Check	01/09/2026	DEBIT	Visa - Elan Financial Services	Dec. 2025 Stmt-Postage, Office Supplies	-311.93
Liability Check	01/09/2026	DEBIT	WRS	69-036-0118-000	-1,297.04
Liability Check	01/14/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -1636372258	-1,460.06
Liability Check	01/15/2026		QuickBooks Payroll Service	Created by Payroll Service on 01/14/2026	-5,925.43
Paycheck	01/16/2026	30586	Schultz, Daryl A	Snowplower	-187.00
Liability Check	01/16/2026	DEBIT	North Shore Bank	010-7001187	-100.00
Bill Pmt -Check	01/19/2026	30587	Alan Rogers 1	2025 Planning Commission - 3 mtgs	-150.00
Bill Pmt -Check	01/19/2026	30588	Daniel Everson	3 mtgs - 2025 Planning Commission	-150.00
Bill Pmt -Check	01/19/2026	30589	Sandra Dulin	2 2025 meetings - Planning Commission	-100.00
Bill Pmt -Check	01/19/2026	30590	Scott Manke	56901 - 4 mtg Planning Comm 2025	-200.00
Bill Pmt -Check	01/19/2026	30591	Steven Schwartzor	56901 - 5 mtgs Planning Comm 2025	-250.00
Bill Pmt -Check	01/19/2026	30592	Travis Larson	56901 - 2 mtgs Planning Comm 2025	-100.00
Bill Pmt -Check	01/19/2026	30593	Bucky's Portable Restrooms Inc	Jan. Restroom Srvc-Bristol Gardens&Recycle	-425.00
Bill Pmt -Check	01/19/2026	30594	Burke Truck & Equipment	Inv #00113 - Snow Plow Expense	-6,669.26
Bill Pmt -Check	01/19/2026	30595	Capital Area Regional Planning Commission	Inv. #2351 - GIS Srvc 2025 Q4	-26.29
Bill Pmt -Check	01/19/2026	30596	General Engineering Company	Dec. Bldg & Land Use Permits, Zoning Admin.	-8,229.42
Bill Pmt -Check	01/19/2026	30597	Insight FS	Fuel	-2,119.32
Bill Pmt -Check	01/19/2026	30598	Madison Sand & Gravel	Inv. #0055106-IN - 22.10 tn Torpedo Sand	-377.91
Bill Pmt -Check	01/19/2026	30599	Rhyme Business Products	Jan2026 Maint. Charge	-21.53
Bill Pmt -Check	01/19/2026	30600	Stranders Sanitary Service LLC	Inv. #88845 - 1-6-26 Srvc	-191.65
Bill Pmt -Check	01/19/2026	30601	Town of Bristol 1	Bristol Septic Fee 2025 Tax Bill	-12.00
Bill Pmt -Check	01/19/2026	30602	Weld Riley S.C.	December 2025 Srvc	-27.07
Check	01/26/2026	DEBIT	NUSOLLC	Phone Storage	-148.55
Liability Check	01/28/2026	E-pay	United States Treasury	39-6005805 QB Tracking # -1118195358	-1,608.56
Liability Check	01/29/2026		QuickBooks Payroll Service	Created by Payroll Service on 01/28/2026	-5,815.70
Liability Check	01/30/2026	DEBIT	WRS	69-036-0118-000	-1,297.04
Paycheck	01/30/2026	30612	Schultz, Daryl A	Snowplower	-69.27
Liability Check	01/30/2026	Debit	North Shore Bank	010-7001187	-100.00
Total 100 - General Fund					<u>-3,426,508.41</u>



# TOWN OF BRISTOL

## Cover Sheet for Agenda Packet Section

### IV. Business

a.

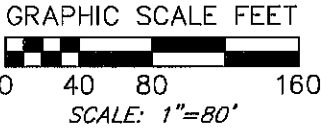
# CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

LOCATED IN PART OF THE NORTHEAST QUARTER OF  
THE NORTHWEST QUARTER, SECTION 30, T09N, R11E,  
TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

**DRAFT**



BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE SYSTEM,  
DANE COUNTY, WISCONSIN, THE NORTH  
LINE OF THE NORTHWEST QUARTER OF  
SECTION 30-08-11 MEASURED AS  
BEARING N89°39'30"E



NW 1/4 COR.  
SEC. 30-08-11  
CAST ALUM. MON.  
N 537,335.31  
E 858,434.51

C.S.M. 2454  
LQI 1

BRIAR  
LAKE  
66' R/W

C.S.M. 8086  
LQI 1

N 1/4 COR.  
SEC. 30-08-11  
CAST ALUM. MON.  
N 537,348.47  
E 860,840.89

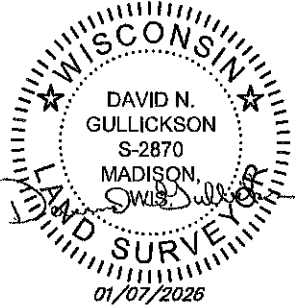
N89°39'30"E 2206.42' (N. LINE - NW 1/4)

**HAPPY VALLEY ROAD**

66' WIDE PUBLIC R/W 500°39'12"E

N89°39'30"E 219.06' 33.00'

POB



**NOTES:**

- Utility Easement Doc. No. 921538 for Power Poles along the southerly 34' of Happy Valley Road.
- Access Easement Doc. No. 1067860 for the easterly 700 feet and the northerly 600 feet of the Northeast Quarter of the Northwest Quarter.

**TOPOGRAPHIC HATCHING LEGEND**

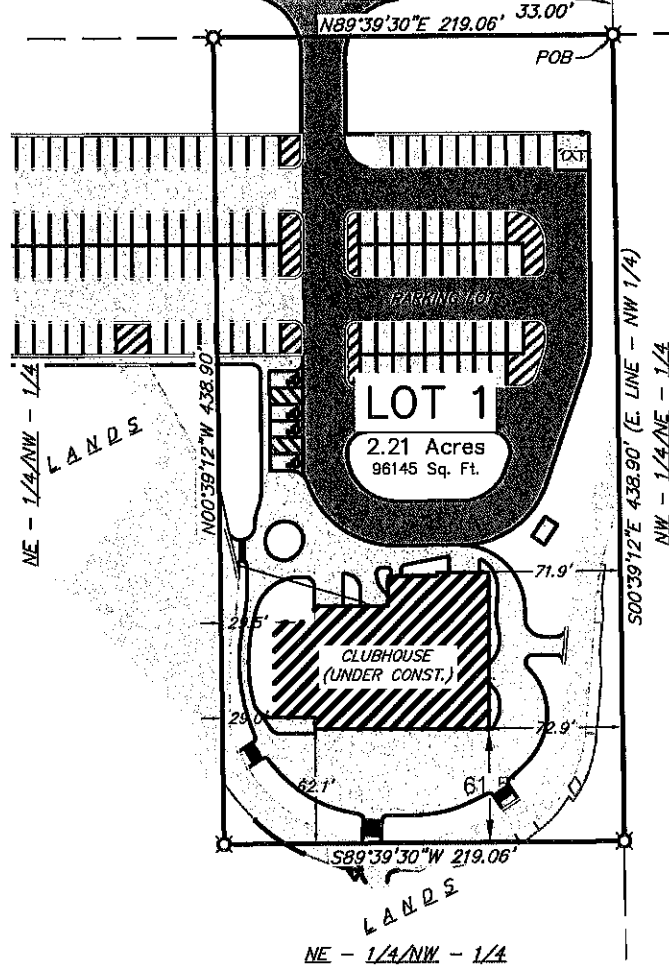
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

FIELDWORK COMPLETED IN  
JANUARY, 2025.

**SURVEY LEGEND**

- FOUND 1-1/4" # IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT



MAP ACQUISITION 250117 Prairie Pines Golf Club - Clubhouse and Parking Lot Development CAD00250117 Certified Survey Map.dwg hrc.dwg

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourlar Drive, Suite 201 | Madison, Wisconsin 53717  
Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 230117  
DATE: 01/07/2025  
REV:  
Drafted By: DGUL  
Checked By: MLON

**SURVEYED FOR:**  
Pete Simon  
PAC Acquisitions  
Prairie Pines Golf Club  
3039 Happy Valley Rd.  
Sun Prairie, WI 53590

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
1 OF 3**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 30, T09N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

**CONSENT OF MORTGAGEE**

Bank of Sun Prairie, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate. Witness the hand and seal of said bank.

\_\_\_\_\_ day of \_\_\_\_\_, 2026.

Bank of Sun Prairie

By: \_\_\_\_\_  
Bank of Sun Prairie, authorized representative

State of Wisconsin )  
  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be the authorized representative of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.



\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

**TOWN OF BRISTOL APPROVAL**

This Certified Survey Map is hereby acknowledged and accepted by the Town of Bristol this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kim Grob, Clerk/Treasurer, Town of Bristol

M:\PAC Acquisitions\230117 Prairie Pines Golf Club - Clubhouse.grd Partina Lot Development\CADD\230117-Certified Survey Map.dwg    by: dgl

 <p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fawcett Drive, Suite 201    Madison, Wisconsin 53717 Phone: (608) 826-0532    Fax: (608) 826-0530</p>		FN: 230117	<u>SURVEYED FOR:</u>	C.S.M. No. _____  Doc. No. _____  Vol. _____ Page _____	SHEET 3 OF 3
		DATE: 01/07/2025	Pete Simon		
		REV:	PAC Acquisitions		
		Drafted by: DGLIL	Prairie Pines Golf Club		
Checked By: MLON	3039 Happy Valley Rd. Sun Prairie, WI 53590				