

TOWN OF BRISTOL
7747 County Road N, Sun Prairie WI 53590
Jt. Plan Commission and Town Board Meeting
April 11, 2022 at 6:00 pm

The Bristol Town Board and Plan Commission will hold a Joint meeting on Monday, April 11, 2022, at 6:00 p.m., located at the Bristol Town Hall, 7747 County Road N, Sun Prairie WI 53590.

AGENDA

- I. Order of Business
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Approval of Minutes from December 21, 2021 Jt. Plan/Board & March 14, 2022 Regular Board Meeting
 - d. Approval of Check Register March 2022
- II. Public Comment – items not on the agenda
- III. Business
 - a. Discuss/Consider for Daniel & Ashley Everson Preliminary CSM of adding acreage to their existing parcel 0911-233-9150-9 and Zoning Change
 - b. Discuss/Consider for Eric & Angela Heath Zoning Change on Parcel 0911-122-0876-4
 - c. Discuss/Consider Planning Commission's Future Meeting Schedule
 - d. Discuss/Consider Sun Prairie Lawn Care Proposal to provide lawn care services for the Town Hall, Parks and Cemeteries
- IV. Clerk Updates
 - a. April 5, 2022 Election
 - b. Website
- 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 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: 4-7-2022 Town Hall and website.

**TOWN OF BRISTOL BOARD AND PLAN COMMISSION MINUTES
7747 COUNTY ROAD N, SUN PRAIRIE, WI 53590
TUESDAY, DECEMBER 21, 2021**

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 5:00pm by Chairman Derr. Board Members Present –Derr, Willison and Grove. Plan Commission Members Present – Larson, Dulin, Schwartzer, Rogers, Ringelstetter, Willison. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

PUBLIC COMMENT

Public Comment included: Development plans for Bird/Egre are being redrafted by the developers. The Town's Comp Plan renewal was inquired.

BUSINESS

a. DISCUSSION/CONSIDER REZONE & CERTIFIED SURVEY MAP FOR 7431 NORWAY RD

Matt Holscher explained the proposed splits for 7431 Norway Rd. The splits include Lot 1 - 4 acre residential; Lot 2 - 20 acres w/residential and Lot 3 - one acre. Plan Commission - Motioned by Schwartzer and seconded by Dulin to approve the CSM for 7431 Norway Rd for the new three lots and bringing zoning up to compliance to current Ordinance; deed restrictions will be filed for the two remaining lots. All ayes, Motion carried.

Board – Motioned by Willison and seconded by Grove to approve the CSM and rezoning as approved by Plan Commission for 7431 Norway Rd. All ayes, Motion carried.

b. DISCUSS/CONSIDER PELLITTERI WASTE DISPOSAL & RECYCLING PROPOSAL

Motioned by Willison and seconded by Grove to approve the proposal from Pellitteri Waste Disposal for services to be provided to the Recycling Center up to a 5 year term. All ayes, Motion carried.

SET FUTURE MEETINGS AND AGENDAS

Town Board Meeting: January 10, 2022

ADJOURN

Plan Commission - Motioned by Dulin and seconded by Rogers at 5:39 p.m. All Ayes, Motion Carried

Board - Motioned by Grove and seconded by Willison at 5:40 p.m. All Ayes, Motion Carried.

Submitted by Kim Grob, Clerk-Treasurer

TOWN OF BRISTOL BOARD MINUTES
7747 COUNTY ROAD N, SUN PRAIRIE, WI 53590
MONDAY, MARCH 14, 2022

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:03pm by Chairman Derr. Members Present –Derr, Willison and Grove. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES FROM FEBRUARY 14, 2022

Motioned by Willison and seconded by Grove to approve February 14, 2022 minutes as written. All ayes, Motion carried.

d. APPROVAL OF CHECK REGISTER FEBRUARY 2022

Motioned by Grove and seconded by Willison to approve February 2022 check register. All ayes, Motion carried.

PUBLIC COMMENT

Public comment included: Korby Hirth asked for more detail in the minutes, so the public reading them had a better understanding of why a motion was made. It was in reference to February's agenda item g. for Bristol's Comprehensive Plan Update. It was discussed to wait and see how COVID-19 numbers changed and for more loosening of the masking requirements. Jerry Derr reported there were no incidents for February at Club Bristol. A back door security sensor has been installed and better lighting for the parking lot is in the process. Ben Grove reported on the Parks Meeting that was held in March. There are new residents joining the Committee.

BUSINESS

a. DISCUSSION/CONSIDER SPRING BURN DATES

Spring burn dates were set and will run from Thursday through Sunday, every other week starting March 24. Motioned by Grove and seconded by Willison to approve the Spring burn date schedule. All ayes, Motion carried.

b. DISCUSS/CONSIDER ASSOCIATED APPRAISAL QUOTE FOR TOTAL REVALUATION OF TOWN

Derr reported that Associated Appraisal could start the town's total revaluation with a 30% payment in 2022 and finishing in 2023. The quote from Associated Appraisal was approved by the Board at the February 14, 2022 meeting. Motioned by Willison and seconded by Grove to approve Associated Appraisals Optional Website Posting. All ayes, Motion carried.

c. DISCUSS/CONSIDER NEW FIRE TRUCK FINANCING

Discussion occurred on ways to fund the final payment for the new fire truck that is replacing Engine 8. Options discussed were BCPL Loan or using ARPA funds. Grob is going to look into BCPL interest rate and application deadline.

**TOWN OF BRISTOL BOARD MINUTES
7747 COUNTY ROAD N, SUN PRAIRIE, WI 53590
MONDAY, MARCH 14, 2022**

d. DISCUSS/CONSIDER ANTI-ICE SYSTEM FOR F-550 TRUCK

An Anti-Ice system using a brine solution is a pretreatment process to roads to prevent the bonding of snow and ice. The unit would be transferrable to a new truck. Motioned by Willison and seconded by Grove to approve the purchase and installment of the Anti-Ice System for the F-550 truck. All ayes, Motion carried.

e. DISCUSS/CONSIDER RECYCLE CENTER STICKER POLICY

There are some residents resisting the adhering of the Recycling Sticker to their windshield and the attendant is looking for direction on how to handle the situation. It was decided residents should be reminded to place stickers on their windshield and if there is resistance the attendant should write down their permit number.

CLERK UPDATES

Clerk reported that the town's new building inspector is GEC (General Engineering Co). They are taking over as of March 1, because of Tom Viken retiring and the transition is going well. Road weight limits are on for the spring thaw. Letters were mailed to businesses that have made deliveries in the past and the response for road permits has been good.

SET FUTURE MEETINGS AND AGENDAS

Jt. Planning & Town Board Meeting: April 11, 2022

ADJOURN

Motioned by Grove and seconded by Willison at 7:57 p.m. to adjourn. All Ayes, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

The Town of Bristol

Account QuickReport

As of March 31, 2022

Type	Date	Num	Name	Memo	Amount
1001 - Bank of SP - cash & investments					
100 - General Fund					
Liability Check	03/02/2022	E-pay	United States Treasury	39-6005805 QB Tracking # -19686...	-1,935.22
Liability Check	03/03/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/0...	-6,076.43
Liability Check	03/03/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/0...	-1,183.62
Paycheck	03/04/2022	DD22...	Grob, Kimberly M	Direct Deposit	0.00
Paycheck	03/04/2022	DD22...	Johnson, Lynnette R	Direct Deposit	0.00
Paycheck	03/04/2022	DD22...	Ward, Dustin	Direct Deposit	0.00
Paycheck	03/04/2022	DD22...	Ward, James R	Direct Deposit	0.00
Paycheck	03/04/2022	DD22...	Winters, Michael J	Direct Deposit	0.00
Paycheck	03/04/2022	DD22...	Derr, Gerald H	Direct Deposit	0.00
Bill Pmt -Check	03/11/2022	10000	Pellitteri Waste Systems	Recycling & Disposal Expenses	-3,242.60
Bill Pmt -Check	03/11/2022	28869	Wisconsin Department of Revenue	Mun. Fee for Assessment of Mfg. ...	-92.67
Bill Pmt -Check	03/11/2022	28871	MG&E	Gas Service	-1,212.06
Bill Pmt -Check	03/11/2022	28872	Jefferson Fire & Safety	Fire Extinguisher Annual Maintena...	-95.70
Bill Pmt -Check	03/11/2022	28873	Horstman Networks	IT Services	-193.85
Bill Pmt -Check	03/11/2022	28874	Sundance BioClean Inc.	Town Hall Cleaning	-212.00
Bill Pmt -Check	03/11/2022	28875	Alliant Energy	Elec-Street lights,parks,townhall,re...	-1,375.43
Bill Pmt -Check	03/14/2022	28876	Office Depot Business Credit	Toner,Files, File Frames,Storage B...	-252.04
Bill Pmt -Check	03/14/2022	28877	Insight FS	February Fuel	-1,561.00
Bill Pmt -Check	03/14/2022	28878	DANE COUNTY TREASURER	February Contractural Police Servi...	-4,191.42
Bill Pmt -Check	03/14/2022	28879	CyberReef	Internet Access - 5GB Monthly	-120.00
Liability Check	03/17/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/1...	-6,584.23
Liability Check	03/17/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/1...	-346.31
Liability Check	03/17/2022	E-pay	United States Treasury	39-6005805 QB Tracking # -14285...	-1,945.08
Paycheck	03/18/2022	DD22...	Grob, Kimberly M	Direct Deposit	0.00
Paycheck	03/18/2022	DD22...	Johnson, Lynnette R	Direct Deposit	0.00
Paycheck	03/18/2022	DD22...	Ward, James R	Direct Deposit	0.00
Paycheck	03/18/2022	DD22...	Koltes, Robert J	Direct Deposit	0.00
Paycheck	03/18/2022	28880	Schultz, Daryl A		-286.19
Paycheck	03/18/2022	DD22...	Ward, Dustin	Direct Deposit	0.00
Paycheck	03/18/2022	DD22...	Winters, Michael J	Direct Deposit	0.00
Paycheck	03/18/2022	DD22...	Willison, Brian L	Direct Deposit	0.00
Bill Pmt -Check	03/21/2022	28881	Madison Sand & Gravel	Torpedo Sand	-327.05
Bill Pmt -Check	03/21/2022	28882	US Cellular	Cell Phones	-157.93
Bill Pmt -Check	03/21/2022	28883	Decker Supply Company	Street Signs	-151.15
Bill Pmt -Check	03/21/2022	28884	MSA Professional Services Inc	Pavement Ratings & Engineering	-652.50
Bill Pmt -Check	03/21/2022	28885	Capital Area Regional Planning C...	Zoning Map	-393.43
Bill Pmt -Check	03/21/2022	28886	Dane County Towns Association	Membership Dues	-2,900.00
Bill Pmt -Check	03/21/2022	28887	Northeast Dane County Fire Unit	2nd Quarter Fire Protection	-55,342.26
Bill Pmt -Check	03/21/2022	28888	Terminator Pest Control, LLC	Pest Control - Building	-50.00
Bill Pmt -Check	03/21/2022	28889	Country Plumber Inc	Portable Restrooms - Bristol Garde...	-360.00
Bill Pmt -Check	03/23/2022	28890	JOHNSON BLOCK	Audit Progress Bill	-2,000.00
Bill Pmt -Check	03/23/2022	28891	General Engineering Company	Zoning Fees	-2,498.23
Bill Pmt -Check	03/23/2022	28892	Harold Silvester	2/15/22 Election Pay & Hazard Pay	-167.40
Bill Pmt -Check	03/23/2022	28893	Marilyn Silvester 1	2/15/22 Election Pay & Hazard Pay	-240.00
Bill Pmt -Check	03/23/2022	28894	Janet Storch	2/15/22 Election Pay & Hazard Pay	-212.50
Bill Pmt -Check	03/23/2022	28895	Kim Grob	2/15/22 Election Hazard Pay	-100.00
Bill Pmt -Check	03/23/2022	28896	Lynnette Johnson	2/15/22 Election Hazard Pay	-100.00
Bill Pmt -Check	03/23/2022	28897	Lynnette Johnson	Reim.- Certified mail for tax checks...	-17.32
Liability Check	03/30/2022	2022...	WRS	69-036-0118-000	-1,090.80
Liability Check	03/30/2022	E-pay	Wisconsin Department of Revenue	39-6005805 QB Tracking # -89322...	-496.22
Liability Check	03/30/2022	2022...	WRS	Town of Bristol	-2,050.32
Liability Check	03/30/2022	2022...	WRS	0118000	-279.60
Liability Check	03/30/2022	E-pay	United States Treasury	39-6005805 QB Tracking # -86411...	-1,886.18
Liability Check	03/31/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/3...	-6,251.78
Liability Check	03/31/2022		QuickBooks Payroll Service	Created by Payroll Service on 03/3...	-552.63
Total 100 - General Fund					-109,183.15
Total 1001 - Bank of SP - cash & investments					-109,183.15
TOTAL					-109,183.15

TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

III. Business

a.

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer
FROM: Kory D. Anderson, P.E., Town of Bristol Zoning Administrator
DATE: (for) April 4, 2022 Plan Commission/Town Board Meeting
SUBJECT: Zoning Change/ Preliminary CSM Review for Everson
Tax Parcels 0911-233-9150-9 & 0911-233-9003-7
GEC NO.: 2-0122-41B

Background Information

Owner/Applicant: Daniel & Ashley Everson
2095 Branch Road
Sun Prairie, WI 53590

Agent/Surveyor Paulson & Associates, LLC
136 W. Holum Street
DeForest, WI 53532

Location: 2095 Branch Road
In part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in T9N, R11E, Town of Bristol,
Dane County, WI.

Request: Zoning Change / Preliminary CSM Approval

Existing Zoning:	Tax Parcel 0911-233-9150-9	A-1 (Legacy)	1.0 Acres
	Tax Parcel 0911-233-9003-7	A-1 (Legacy)	70.2 Acres
	Total		71.2 Acres

Existing Land Use: The existing 1-acre parcel currently contains a single-family house and a small shed in the backyard. The area they are looking to add to their current parcel is farmed agricultural fields. There are no steep slopes, wetlands, or floodplains associated within the area of the proposed CSM.

Adjacent Land Uses: North: Branch Road & Agricultural
West: Elder Lane & Agricultural
East: Residential & Agricultural
South: Agricultural

Proposal

Zoning Change:	Proposed Lot 1	SFR	2.0 Acres
	Remnant Parcel	Stays A-1(Legacy)	69.2 Acres
	Total		71.2 Acres

Applicant submitted information for a zoning change of Tax Parcel 0911-233-9150-9 and a portion of 0911-233-9003-7 from zoning A-1 Agriculture District (Legacy) to SFR Single Family Residential Zoning District for proposed Lot 1 of the CSM with the remnant to remain A-1 Agriculture District (Legacy). The

Portage

Black River Falls

La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



intention of this zoning change and CSM is to add acreage to their existing parcel. A recorded CSM will follow the rezone to solidify the boundary of the rezoned areas.

Submittals/Attachments

1. Zoning Change Application, received March 28, 2022.
2. Jurisdictional Review Form, did not receive.
3. Preliminary CSM, received March 28, 2022.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

Comprehensive Plan

The planned future land use for this parcel is Agriculture Preservation. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan. There may be extraterritorial review authority by the City of Sun Prairie for this property.

Town Ordinances

1. **General**
There is no planned construction for the new lot that we are aware of.
2. **Preliminary CSM**
The provided preliminary CSM appears correct and meets the Town Land Division Ordinance.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of Tax Parcel 0911-233-9150-9 and a portion of 0911-233-9003-7 from zoning A-1 Agriculture District (Legacy) to SFR Single Family Residential Zoning District for proposed Lot 1 of the CSM with the remnant to remain A-1 Agriculture District (Legacy), contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.
3. The applicant shall provide a copy of the recorded certified survey map to the Clerk within ten (10) days after the certified survey map is recorded.

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 Daniel & Ashley Everson	CONTACT NAME same as owner
BUSINESS NAME or CO-OWNER'S NAME (if applicable)	BUSINESS NAME (if applicable)
MAILING ADDRESS 2095 Branch Rd.	MAILING ADDRESS
CITY, STATE, ZIP Sun Prairie, WI 53590	CITY, STATE, ZIP
DAYTIME PHONE # (608) 267-1541	DAYTIME PHONE #
EMAIL everson.daniel@countyofdane.com	EMAIL

LAND INFORMATION

Town: Bristol Parcel Numbers Affected: 0911-233-9150-9 and 0911-233-9003-7
Section: 23 Property Address or Location: 2095 Branch Rd.
Zoning District Change (To / From / # of acres) _____

Soils classification of area (percentages) Class I Soils: _____ % Class II Soils: 100 % 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

Adding lands to an existing platted lot

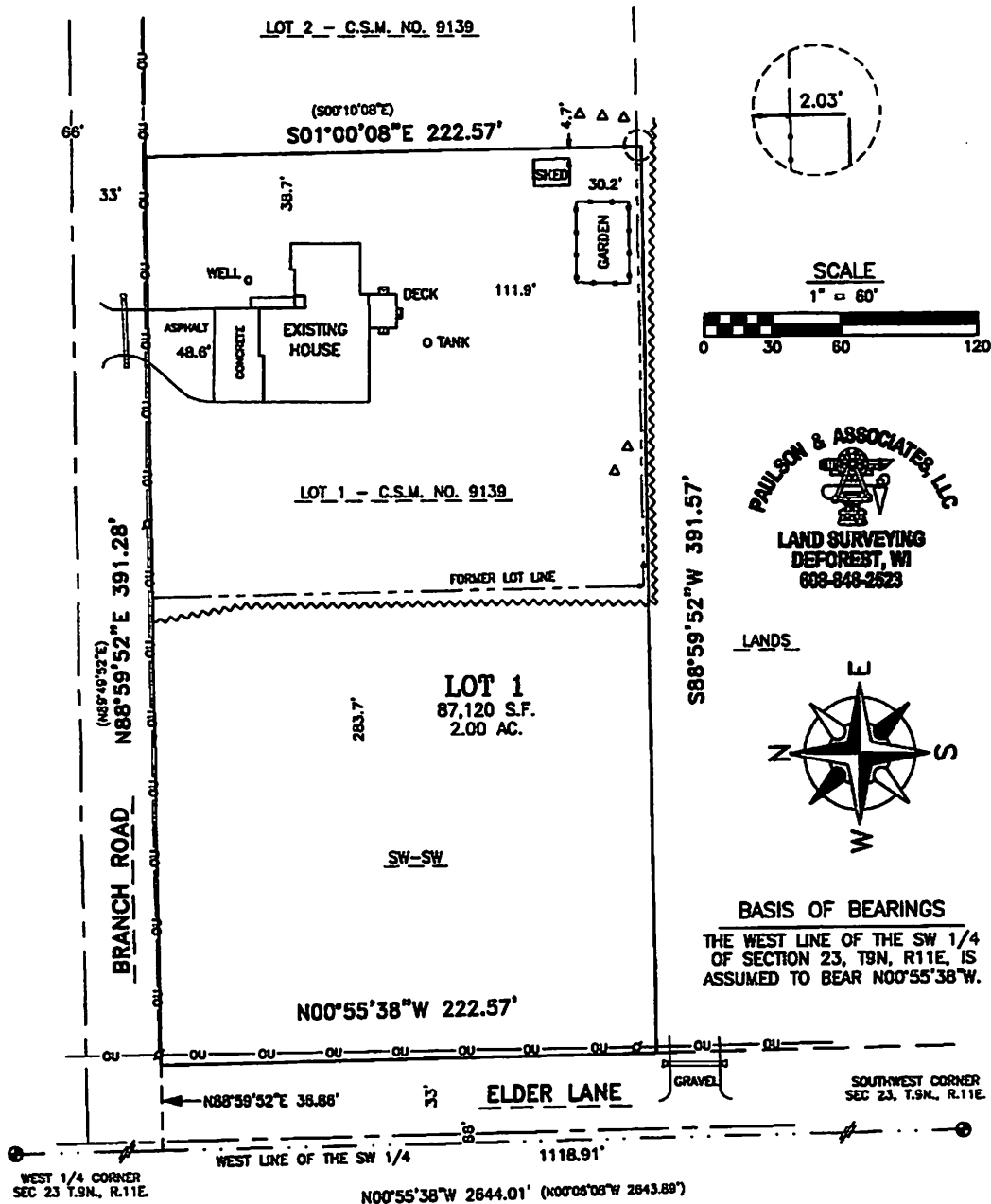
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: Daniel Everson Ashley Everson

Date: 3/23/2022

ZONING CHANGE MAP

BEING LOT 1, C.S.M. NO. 9139 AND LANDS, ALL LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 23, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN



SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

OWNER/CLIENT
Daniel J. & Ashley S. Everson
2095 Branch Road
Sun Prairie, WI 53590

ZONING CHANGE DESCRIPTION

A-1 to SFR

Lot 1, C.S.M. No. 9139 and lands, all located in the SW ¼ of the SW ¼ of Section 23, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

COMMENCING at the Southwest ¼ Corner of Section 23;

thence N00°55'38"W (recorded as N00°06'08"W), 1118.91 feet along the west line of the SW ¼ of Section 23;

thence N88°59'52"E, 36.86 feet to the east right-of-way line of Elder Lane, the south right-of-way line of Branch Road and the **POINT OF BEGINNING**;

thence continuing N88°59'52"E (recorded as N89°49'52"E), 391.28 feet along the south right-of-way line of Branch Road and the north line of Lot 1, C.S.M. No. 9139 to the northeast corner of said Lot 1;

thence S01°00'08"E (recorded as S00°10'08"E), 222.57 feet along the east line of Lot 1, C.S.M. NO. 9139;

thence S88°59'52"W, 391.57 feet to the east right-of-way line of Elder Lane;

thence N00°55'38"W, 222.57 feet along the east right-of-way line of Elder Lane to the **POINT OF BEGINNING**.

Containing 87,120 square feet.

SEE "ZONING CHANGE MAP"

This Description Prepared by:

Paulson & Associates, LLC

Daniel A. Paulson

Professional Land Surveyor

3-22-22

SHEET 1 OF 1

EXHIBIT "A"

LAND TRANSFER DESCRIPTION

STIER TO EVERSON

Located in the SW ¼ of the SW ¼ of Section 23, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows

COMMENCING at the Southwest ¼ Corner of Section 23;

thence N00°55'38"W (recorded as N00°06'08"W), 1118.91 feet along the west line of the SW ¼ of Section 23;

thence N88°59'52"E, 36.86 feet to the east right-of-way line of Elder Lane, the south right-of-way line of Branch Road and the **POINT OF BEGINNING**;

thence continuing N88°59'52"E (recorded as N89°49'52"E), 200.88 feet along the south right-of-way line of Branch Road to the northwest corner of Lot 1, C.S.M. No. 9139;

thence S01°00'08"E (recorded as S00°10'08"E), 220.54 feet along the west line of Lot 1, C.S.M. No. 9139 to the southwest corner of said Lot 1;

thence N88°59'52"E (recorded as N89°49'41"E), 190.40 feet along the south line of Lot 1, C.S.M. No. 9139 to the southeast corner of said Lot 1;

thence S01°00'08"E, 2.03 feet;

thence S88°59'52"W, 391.57 feet to the east right-of-way line of Elder Lane;

thence N00°55'38"W, 222.57 feet along the east right-of-way line of Elder Lane to the **POINT OF BEGINNING**.

Containing 45,120 square feet (1.04 acres).

SEE EXHIBIT "B" (MAP OF DESCRIPTION)

This Description Prepared by:

Paulson & Associates, LLC

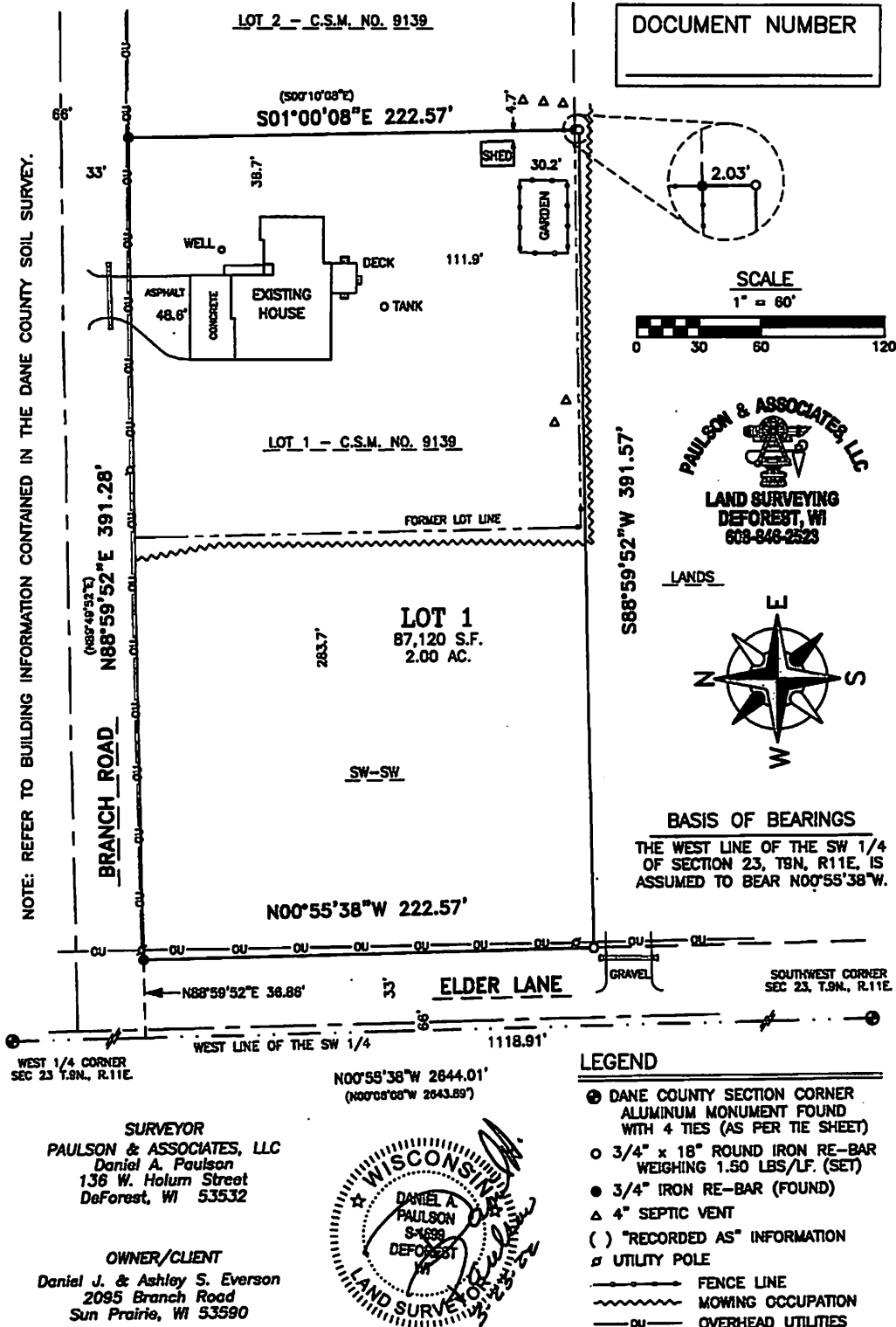
Daniel A. Paulson

Professional Land Surveyor

3-22-22

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING LOT 1, C.S.M. NO. 9139 AND LANDS, ALL LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 23, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Daniel J. Everson, I have surveyed, monumented and mapped Lot 1, C.S.M. No. 9139, recorded in Volume 51 of Certified Survey Maps of Dane County on Pages 200-203 as Document No. 3060264 and lands, all located in the SW ¼ of the SW ¼ of Section 23, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

COMMENCING at the Southwest ¼ Corner of Section 23;

thence N00°55'38"W (recorded as N00°06'08"W), 1118.91 feet along the west line of the SW ¼ of Section 23;

thence N88°59'52"E, 36.86 feet to the east right-of-way line of Elder Lane, the south right-of-way line of Branch Road and the **POINT OF BEGINNING**;

thence continuing N88°59'52"E (recorded as N89°49'52"E), 391.28 feet along the south right-of-way line of Branch Road and the north line of Lot 1, C.S.M. No. 9139 to the northeast corner of said Lot 1;

thence S01°00'08"E (recorded as S00°10'08"E), 222.57 feet along the east line of Lot 1, C.S.M. NO. 9139;

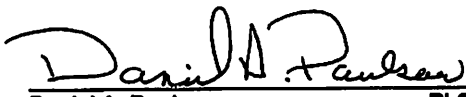
thence S88°59'52"W, 391.57 feet to the east right-of-way line of Elder Lane;

thence N00°55'38"W, 222.57 feet along the east right-of-way line of Elder Lane to the **POINT OF BEGINNING**.

Containing 87,120 square feet.

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my information, knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and the Town of Bristol Code of Ordinances in surveying and mapping the same.


Daniel A. Paulson PLS-1699

3-23-22
Date:



TOWN OF BRISTOL APPROVAL CERTIFICATE

Approved for recording by the Bristol Town Board this _____ day of _____, 2022.

Authorized Representative
Bristol Town Board

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 202__, at _____ o'clock
____ M. and recorded in Volume _____ of Certified Survey Maps of Dane County,
Pages _____.

DOCUMENT NO. _____

Dane County Register of Deeds

OWNERS CERTIFICATE

We, Daniel J. & Ashley S. Everson, as owners of the subject property, hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map.

Daniel J. Everson

Date

Ashley S. Everson

Date

STATE OF WISCONSIN)
_____) SS
COUNTY)

Personally came before me this _____ day of _____, 202__, the above
Daniel J. & Ashley S. Everson to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

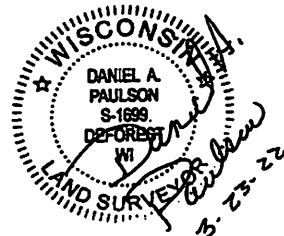
I, _____, as representative of _____, as mortgagee
of the above described land, do hereby consent to the surveying, dividing and mapping of the
land described on this map.

Dated this _____ day of _____, 202__.

STATE OF WISCONSIN)
_____) SS
COUNTY)

Personally came before me this _____ day of _____, 202__, the above
_____ to me known to be the person who executed the
foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



TOWN OF BRISTOL
Cover Sheet for Agenda Packet Section

III. Business

b.

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer
FROM: Kory D. Anderson, P.E., Town of Bristol Zoning Administrator
DATE: (for) April 11, 2022 Plan Commission/Town Board Meeting
SUBJECT: Zoning Change Review for Heath
Tax Parcel 0911-122-0876-4
GEC NO.: 2-0122-41C

Background Information

Owner/Applicant: Eric & Angela Heath
7564 Suffolk Down
Sun Prairie, WI 53590

Agent/Surveyor N/A

Location: 7564 Suffolk Down
In part of the SE ¼ of the NW ¼ of Section 12, all in T9N, R11E, Town of Bristol,
Dane County, WI.

Request: Zoning Change Approval

Existing Zoning:	<u>Tax Parcel 0911-122-0876-4</u>	<u>R-1 (Legacy)</u>	<u>1.6 Acres</u>
		Total	1.6 Acres

Existing Land Use: The existing 1.6-acre parcel currently contains a single-family house with no other improvements. There are no steep slopes, wetlands, or floodplains associated with this property.

Adjacent Land Uses: North: Suffolk Down & Residential
West: Residential & Suffolk Down
East: Residential
South: Tam O Shanter Trail & Residential

Proposal

Zoning Change:	<u>Tax Parcel 0911-122-0876-4</u>	<u>R-1 (Legacy) to SFR</u>	<u>1.6 Acres</u>
		Total	1.6 Acres

Applicant submitted information for a zoning change of Tax Parcel 0911-122-0876-4 from zoning R-1 Residential District (Legacy) to SFR Single Family Residential Zoning District. The intention of this zoning change is so the applicant can build a 30ft by 56ft pole barn garage accessory structure that is taller than what is allowed in the Legacy zoning with a driveway off Tam O Shanter Trail.

Submittals/Attachments

1. Zoning Change Application, received March 31, 2022.
2. Jurisdictional Review Form, received March 31, 2022.
3. Town of Bristol Driveway Permit Application, received March 31, 2022.

Portage • Black River Falls • La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

Comprehensive Plan

The planned future land use for this parcel is Single Family Residential. There is no extraterritorial review authority for this property.

Town Ordinances

1. General – Proposed Accessory Structure

No plans were provided showing the location of the new accessory structure but we know the request is for a new driveway off of Tam O Shanter Trail. Under SFR zoning, the property will be limited to no more than two accessory structures, with the total footprint smaller than the total footprint of the principal structure, with a maximum height of 35 feet. It appears the proposed accessory structure will meet these requirements. The Town will have to approve the new driveway location off of Tam O Shanter Trail.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of Tax Parcel 0911-122-0876-4 from zoning R-1 Residential District (Legacy) to SFR Single Family Residential Zoning District, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.

TOWN OF BRISTOL

Cover Sheet for Agenda Packet Section

III. Business

d.

Jason Mikula
2663 Happy Valley Rd
Sun Prairie, WI 53590

Date	Estimate
3/8/22	276

Terms
Net 30

Signature _____