

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
February 17, 2020**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 6:02 p.m. The following members were present: Chair, D Yelk, J Quimby, A Meyer, J Case and Secretary, K Weisensel. Guests present: Dan Bertler and Ray & Mary Thomsen. Absent was: J Tatar, M Lydon & P Stang.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards February 13, 2020.

Approve Minutes from prior meeting: J Quimby made a motion to approve minutes as presented from planning commission meeting, 1/21/20. Seconded by J Case. Motion carried.

Public Comment: No one had any comments.

Public hearing on a request from Sun Prairie Self Storage: to rezone Parcels #0811-091-8050-0, currently zoned R-3 (Residential District) to COM (Commercial) & Parcel #0811-091-8080-6, currently zoned R-3, (Residential District) to COM (Commercial) limited to Outside Storage in Section 09, located at 2425 State Hwy. 19. Mr. Landau would like to construct building #8. He will be creating 1 parcel out of the existing 4 parcels. Mr. Landau presented a new CSM showing this. Motion was made to approve the rezone of Parcel #0811-091-8080-6 from R-3 (Residential) to COM (Commercial) and combining all the existing Parcels to 1 COM (Commercial) parcel.

The Planning Commission would like the Conditional Use Permit to include the following verbiage:

- Residence needs to be taken down within 5 years of the recording of this rezone.

Motion by: D Yelk

Seconded by: J Case

Motion carried.

Public hearing on a request from Ray & Mary Thomsen: to rezone Parcel #0811-074-8320-0 (Approx. 1 acre) and Parcel #0811-074-8500-0 (Approx. 17 acres) in section 07, currently zoned A-2 (Agriculture with Other Rural Uses) to COM (Commercial). Under the Town Zoning Ordinance for Dog Kennels, it states there cannot be a residence closer than 1,000' of a dog kennel and the noise levels cannot exceed 70 decibels among other setbacks. There is currently a residence located 519' from where the proposed building would be. The Thomsen's would like to ask for a variance for 200' from the building to residence. Motion was made to rezone these 2 parcels from A-2 (Agriculture with Other Rural Uses) to COM (Commercial) along with a Conditional Use Permit and a Variance for 200' setback from the building to the nearest residence.

The Planning Commission would like the Conditional Use Permit to include the following verbiage:

- Hours of Operation for the public are Mon – Sat 6AM – 9PM Sunday 9AM – 8PM
- Hours dogs can be outside is limited to the hours of operation
- Limited lighting for parking area, during hours of operation
- Dog play areas should be lighted, during hours of operation
- Security lighting is acceptable after hours of operation
- Limited to 140 dogs on premises at any one time
- Shall not exceed 70 decibels at the property line for noise levels
- Manure Management Plan will be provided by Applicant
- Need to provide a screening on south side of property with either Arbor Vitae or Pine trees

Motion by: D Yelk
Seconded by: J Case
Motion carried.

Other Development and Design Issues: Chair, D Yelk would like to discuss the Application Fee Schedule and Zoning after the Fact Fees at the next meeting. Chair, D Yelk suggested that anyone who is out of compliance would pay double for the Town Fee. We will look at this next month. We need to look at updating our Comprehensive Plan in the near future.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for March 16, 2020 at 6:00 p.m. J Quimby moved to adjourn the meeting. Meeting adjourned at 7:35 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission

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