

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
March 18, 2019**

Call to Order: The regular meeting of the Town of Sun Prairie Plan Commission was called to order at 6:01 p.m. The following members were present: Chair D Yelk, J Quimby, P Stang, J Tatar, A Meyer, J Case and Secretary K Weisensel. Absent: M Lydon. Guests present: J Coppola, D Schwarz, R Rice, G Ziegler, Jr., J Miller, Tammy Whiting-Moodie and Alan Frank.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards March 14, 2019.

Approve Minutes from prior meeting: J Tatar made a motion to approve minutes as presented from planning commission meeting, 2/18/19. Seconded by P Stang. Motion carried.

Public Comment: No one had any comments.

Preliminary Hearing: on request from Joe Coppola: to discuss variance and land use applications at 5788 Parkview Rd. Parcel #0811-171-8500-4. Joe stated that he would like to build a detached garage at this property. The maximum height for an accessory building under Legacy zoning is 12 feet. Currently the property is zoned MFR (Multiple Family Residence) and Joe would like to propose that he rezone to SFR (Single Family Residence) and is asking the Planning Commission what their thoughts are. After much discussion Joe has decided that he will contact Kory Andersen at GEC (General Engineering Company) and discuss this more with him. Chairman, D Yelk also suggested that Joe contact the accessor as well, to discuss the valuation of the property.

Public Hearing: on request from Rick Rice: to discuss the rezone at 2725 County Hwy. T. Parcel #0811-204-8811-0. Rick bought 2 small parcels from his neighbors years ago to use for parking. Rick mentioned that he has no plans of ever building on this property. He would like to rezone the 2 lots from residential to commercial lots. It would be rezoned to COM (Commercial) for 3.96 acres and SFR for .9 acres as indicated on the CSM.

Motion by: D Yelk

Seconded by: P Stang

Motion carried

Public Hearing: on request from Josh Miller: to discuss building plans and rezone at 3160 Bailey Rd. and 3064 Nelson Rd. Parcels #0811-192-9930-0, #0811-192-9915-0 and #0811-192-9531-0. Josh stated that he has bought the extra 66' from his neighbor G. Shiel that the Planning Commission wanted to give a little more distance between the house and a driveway. He stated that he will make everything into one lot and it will all be zoned EA (Exclusive AG). Motion is to rezone 5.36 acres to EA (Exclusive AG) for J Miller, 1.84 acres to SFR (Single Family Residence) for G. Shiel and 7.0 acres to EA (Exclusive AG) for T Whiting-Moodie as depicted on the CSM as provided.

Motion by: D Yelk

Seconded by: J Quimby

Motion carried

Other development and design issues: Dick Schwarz, lives at 2699 Sylver Ridge Ln. He would like to build a storage shed. It is a pie-shaped lot, so he is restricted to where he can put the shed. On the CSM, there is a statement "Reserved for Road Right-A-Way". He is asking if this can be removed so he could build there. Chairman, D Yelk, stated that the Town does not want in any way to connect the road with the

Village of Cottage Grove. If we allow D. Schwarz to build a building there that would for sure not allow the Village to connect the road in anyway.

Chairman, D Yelk, suggests that the Planning Commission either make a friendly recommendation to amend this property or put this on the agenda for next month.

Gary Ziegler, Jr., has recently bought his father's farm on Thorson Rd. He wants to re-propose a 1 acre buildable lot on his father's property. This lot was never surveyed back in 1995 when the other lots were done. This lot also never got recorded at the County level. He would like to rezone this lot to Residential and then give 5 acres as a Conservation Easement. It was proposed that we put this on the agenda for the Planning Commission meeting in April.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission will be April 15, 2019 at 6:00 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 8:01p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission