

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
April 15, 2019**

Call to Order: The regular meeting of the Town of Sun Prairie Plan Commission was called to order at 6:03 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: Dennis Hammann, Gary Ziegler, Jr., Troy Statz, Dick Schwarz and Ken Steele.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards April 10, 2019.

Approve Minutes from prior meeting: J Quimby made a motion to approve minutes as presented from planning commission meeting, 3/18/19. Seconded by J Tatar. Motion carried.

Public Comment: No one had any comments.

Preliminary Hearing: on a request from Dennis Hammann: to discuss a land use application at 1943 Yelk Rd. Parcel #0811-141-8061-0. Dennis owns 51 ½ acres total. His house and 3 acres are zoned RH-1 (Rural Home District). He would like to add another 3 acres for a total of 6 acres along with his house and re-zone it to SFR (Single Family Residence). He would to build an accessory building in his side yard. He will keep the remaining roughly 45 acres of the land zoned A-1 (Agriculture District). After much discussion, a motion was made to re-zone the house and 6 acres to SFR (Single Family Residence). Al Meyer, would like Doug Yelk to ask the zoning administration what the pros and cons are by making the remaining approx. 45 acres EA (Exclusive AG). Dennis should come back for the public meeting next month with a new CSM.

Motion by: P. Stang

Seconded by: J. Tatar

Opposed: 1

Motion carried.

Preliminary Hearing: on a request from Gary Ziegler, Jr.: There is a 1 acre buildable lot at 5048 Thorson Rd. This lot was formed back in 1995, but it never got recorded at the County level. Gary Jr., has agreed to give 5 acres as a Conservation Easement in luau of the LESA score on that buildable lot. Gary needs to obtain a new CSM showing that lot and showing the conservation easement for the public meeting next month. Motion is made for the formation of a 1 acre lot with 5 acres as a Conservation Easement.

Motion by: P. Stang

Seconded by: J. Quimby

Motion carried.

Preliminary Hearing: on a request from Statz Bros. Inc.,: to discuss building plans and rezoning at 2108 State Rd. 19. Parcel #0811-023-9661-0 & #0811-023-9175-6. Managing Member, Troy Statz, presented the plans for building a facility to digest the waste stream and pipe gas from the B Farm dairy on Hwy VV to the home dairy farm on State Hwy. 19 to produce energy. Statz Brothers Inc., are looking to work with a developer from Michigan to process the gas and pipe it to the interstate pipeline. They would like to be operational by January 2020.

Both dairy farms have produced biogas in the past for Alliant Energy, under a 10-year agreement which just recently ended.

Statz Brothers Inc., plan to lease the property to the company from Michigan and there would be a new building constructed and a truck offload at the facility. They might also in the future truck in gas from other farms within a 10 mile radius.

Statz Brothers Inc., request is to create a separate parcel and rezone it to AG-EN (Ag. Enterprise). Chairman D Yelk stated that this would also require a conditional use permit and the Planning Commission would do a design review of the building(s). They might also need road access for this new parcel. After much discussion, a motion was made to rezone these 2 parcels to AG-EN (Ag. Enterprise) with a Conditional Use permit.
Motion by: J Tatar
Seconded by: J Case
Motion carried.

Preliminary Hearing: on a request from Dick Schwarz: 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 **proposed** "Reserved for Dedication of Public Road Right-A-Way". He is asking if this verbiage 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 makes a recommendation to the Town Board to see what the process is to remove this **proposed** Right-A-Way on the CSM.
Motion by: P Stang
Seconded by: J Quimby
Motion carried.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission will be May 20, 2019 at 6:00 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:34 p.m.
Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission