

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 18, 2020**

Call to Order: The 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, A Meyer, J Case, J Tatar, M Lydon, P Stang and Secretary, K Weisensel. Guests present: G Hallman, J Lindau, CJ & Angela Brantner, J Bakke, Jim & Candy Skibba and A Stolarzyk.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards May 14, 2020.

Approve Minutes from prior meeting: M Lydon made a motion to approve minutes as presented from planning commission meeting, 3/16/20. Seconded by J Quimby. Motion carried.

Public Comment: No one had any comments.

Consider and take action on the design review for Building #8 at Sun Prairie Self Storage located at 2425 State Hwy. 19. Mr. Landau plans to plant pine trees, 4 to 6 feet tall and about 12 feet apart on the east side of the new building and possibly adding some boulders, along with a mixture of trees in front of the building. Design review approved as presented.

Motion by: J Case

Seconded by: J Tatar

Motion carried.

Consider and take action on the design review for a new Warehouse/Rental Units for Hallman Asphalt, located at 4410 County Road TT. Gavin Hallman stated that this warehouse/rental unit will be unheated and there will be no outside storage. Mr. Hallman stated that the driveway will be a shared driveway, however, he plans on installing a larger culvert. The Planning Commission would like Mr. Hallman to put the address on this new building so it is visible from County Highway TT for fire/EMS vehicles. Design review approved as presented.

Motion by: J Tatar

Seconded by: J Case

Motion carried.

Preliminary Hearing on a request from Andy & Marcella Stolarzyk, to rezone Parcel #0811-192-8390-3, currently zoned R-1 (Residential District) to SFR (Single Family Residence) (Approx. 0.58 acres) & and purchase .60 acres from Parcel #0811-192-8045-1, in Section 19, currently zoned A1-EX (Exclusive Ag) to SFR (Single Family Residence), located at 3132 Bailey Rd., Sun Prairie, WI. Mr. Stolarzyk would like to purchase this property to make it easier for him to maneuver his truck and small trailer into his shed, without going on the neighbor's property. There is a shed on this property that is zoned LC-1 (Commercial). Mr. Stolarzyk would like to keep this shed zoned Commercial. After much discussion, the Planning Commission would like to table this until next month. They would like to talk with Kory from GEC to see what would be the best way to rezone this property and the planning commission should review the comprehensive plan. They would also like to know if there were any limitations placed on this LC-1 zoning. Kay will pull the file.

Motion by: J Tatar

Seconded by: M Lydon

Motion carried.

Preliminary Hearing on a request from Joseph A. Bakke to rezone Parcel #0811-174-8030-0, currently zoned AB (Agriculture Business) to SFR (Single Family Residence) (39.1 acres) in Section 17, and to add an additional 3.4 acres from this same parcel, currently zoned A1-EX (Exclusive Ag) and rezone it to SFR (Single Family Residence), located at 5637 County Highway N, Sun Prairie, WI. They are going to sell the farm land and he would like to square up the lot lines. Preliminary Plan approved as presented.

Motion by: D Yelk

Seconded by: J Tatar

Motion carried.

Preliminary Hearing on a request from James & Candice Skibba to rezone Parcel #0811-174-8000-6, currently zoned A1-EX (Exclusive Ag) to SFR (Single Family Residence, (approx. 1.14 acres) in Section 17, and add an additional 1.3 acres from Parcel #0811-174-8030-0, in Section 17, currently zoned A1-EX (Exclusive Ag) and rezone it to SFR (Single Family Residence), located at 5673 County Highway N, Sun Prairie, WI. They want to add the additional acreage to square up lot lines. Preliminary Plan approved as presented.

Motion by: P Stang

Seconded by: J Case

Motion carried.

Preliminary Hearing on a request from CJ & Angela Brantner to rezone Parcel #0811-353-8003-6 in section 35, located at 4890 Pierceville Rd., Cottage Grove from A1-EX (Exclusive Ag) to SFR (Single Family Residence) to possibly build another residence on this property. Approximately 5.75 acres. The Planning Commission feels they should make it into 2 parcels. The Brantner's also own the 42 acres to the east of their property which is actually 4 separate parcels. Motion to approve the Preliminary Plan to split Parcel #0811-353-8003-6 into 2 parcels and rezone the existing home to SFR approx. 40,000 sq ft. and the remainder approx. 4 acres to SFR with possibly a share driveway. The Brantner's are to meet with their surveyor's next and possibly coming back next month.

Motion by: D Yelk

Seconded by: J Quimby

Motion carried.

Other Development and Design Issues: Chair, D Yelk discussed the annexation of the Dushack property on County Hwy. TT and County Hwy. N.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for June 15, 2020 at 6:00 p.m. J Quimby moved to adjourn the meeting. Meeting adjourned at 8:00 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission