

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 20, 2019**

Call to Order: The joint meeting of the Town of Sun Prairie Plan Commission and Town Board was called to order at 6:03 p.m. The following members were present: Chair, D Yelk, P Stang, J Tatar, M Lydon and Secretary, K Weisensel. Absent: A Meyer, J Quimby and Jane Case. Guests present: Gary Ziegler, Jr., Troy Statz, Dick Schwarz, E Maas, D Haak, B Tofte, T Tofte, D Hummel, D Hummel, A Buckley, K Dobson, D Stampfli, A Stampfli. Representatives from Dane Renewable Energy, K Dobson, M Bilinski and J Dressler. Town Board members, L Updike and J Seltzner.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards May 16, 2019.

Approve Minutes from prior meeting: J Tatar made a motion to approve minutes as presented from planning commission meeting, 4/15/19. Seconded by P Stang. Motion carried.

Public Comment: No one had any comments.

Public 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 leau of the LESA score on that buildable lot. Gary obtained a the formation of a 1 acre lot with 5 acres as a Conservation Easement. Motion to rezone 1 acre to SFR (Single Family Residence) and put an additional 5 acres into a conservation easement.

Motion by: D. Yelk

Seconded by: J. Tatar

Motion carried.

Public Hearing: on a request from Dick Schwarz: Dick Schwarz, lives at 2699 Sylver Ridge Ln. He would like to build a storage shed/garage. 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. Several neighbors were present and they all support the removal of the **proposed** "Reserved for Dedication of Public Road Right-A-Way". Motion was made to make a recommendation to the board for the removal the verbiage of the **proposed** "Reserved for Dedication of Public Road Right-A-Way" and the building set-back line on the map.

Motion by: J. Tatar

Seconded by: M. Lydon

Motion carried.

Public Hearing: on a request from Statz Bros., Inc.: to discuss rezoning and conditional use permit at 2108 State Rd. 19. Parcel #0811-023-9661-0. Managing Member, Troy Statz, along with an engineer and employees from DRE presented the plans for building a bio-gas 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. The building will be constructed to commercial specs. They would like to be operational by January 2020.

Chairman, D Yelk stated that the planning commission would like to have a site review if possible for the meeting next month.

The Planning Commission would like to have the following items put on the Conditional Use Permit.

- 5-year renewable time period
- Limited to Ag related waste or by-products

- Limited to 8 trucks in a 24-hr period
- Noise level not to exceed the current operation level
- Non-intrusive lighting to be used
- Specialized training for local EMS and Fire Unit at owner's expense
- No engine braking within the Town of Sun Prairie, except in an emergency

Motion was made to rezone 2.5 acres on parcel #0811-023-9661-0 from A-1EX (Exclusive Agriculture) to AE (Ag. Enterprise) and the remnant 25.5 acres will be left at A-1EX (Exclusive Agriculture).

Motion by: D Yelk

Seconded by: M Lydon

Motion carried.

Motion was made to approve the Conditional Use Permit on parcel #0811-023-9661-0 to allow Dane Renewable Energy to

Motion by: D Yelk

Seconded by: J Tatar

Motion carried.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission will be June 17, 2019 at 6:00 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:40 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission