

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
July 23, 2019**

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 Tatar, M Lydon, A Meyer, J Quimby and Secretary, K Weisensel. Absent: P Stang and J Case. Guests present: Joe Bohn, Gavin Hallman and Mark Kroll.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards July 11, 2019.

Approve Minutes from prior meeting: J Quimby made a motion to approve minutes as presented from planning commission meeting, 6/17/19. Seconded by J Tatar. Motion carried.

Public Comment: No one had any comments.

Review Preliminary Plan: from Joe Bohn: Joe would like to build a new house on Parcel #0811-294-8500-6, in section 29, currently zoned RH-3 (Rural Homes District), located at 4890 Alvin Rd. From Alvin Rd. to where the house will be located is about 1 mile. Chairman, D Yelk stated that any driveway over 200' will need to be built to town specs with heavier stone, including turn off lanes for EMS and Fire vehicles. Also, he needs 66' of road frontage to build a house.

Motion by: D. Yelk

Seconded by: J. Tatar

Motion carried.

Review Preliminary Plan: from Echo Management, LLC.: to possibly construct a commercial building on parcel #0811-323-9580-0 in section 32, zoned C-2 (Commercial District), located at 4410 County Hwy. TT. Gavin Hallman, owner of Hallman Asphalt, would like the Planning Commission board to consider his design review at this time for this site. He does not plan to build for a year or so. Retention pond is already there, however, he will be making it larger. He already has his permits from Dane County for that project. Chair, D Yelk would like Gavin to come to a Town Board meeting after the first of the year with the building plans. Motion to approve the preliminary plan.

Motion by: D. Yelk

Seconded by: M. Lydon

Motion carried.

Review Conditional Use Permit/Preliminary Plan: from Mark Kroll: Mark would like to have the lot line redone on parcel #0811-351-9195-0, in section 35, located at 4925 Pierceville Rd., currently zoned R-1 (Residential District) to include the shed. The shed originally was built on this parcel and then after a financial hardship with the owner at that time, he moved the property line so the shed went with Parcel #0811-351-9220-0, in section 35, located at 4909 Pierceville Rd., currently zoned A-2(1) (Agricultural District). Motion was made to approve the preliminary plan to move the property line so that the shed goes with the property at 4925 Pierceville Rd., and proceed with a rezone of both properties to be zoned SFR (Single Family Residential). A new CSM is also required.

Motion by: J. Tatar

Seconded by: J. Quimby

Motion carried.

Other Development and Design Issues: Chairman D Yelk, reported that the annexation of the Dushack property on the corner of Hwy. N & Hwy. TT is going to go through. There is no way we can stop it. The BP station and the small house behind the BP will remain in the Town of Sun Prairie, which will make an island. Chairman, D Yelk stated that the Town of Sun Prairie would like to obtain a boundary agreement between Town of Sun Prairie and Village of Cottage Grove.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for August 19, 2019 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