

**TOWN OF SUN PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
September 19, 2019**

**Call to Order:** The meeting of the Town of Sun Prairie Plan Commission was called to order at 6:00 p.m. The following members were present: Chair, D Yelk, J Quimby. P Stang, J Case and Secretary, K Weisensel. Absent: J Tatar, M Lydon and A Meyer. Guests present: Raymundo Rios, Ken Steele, Steve Drunasky, Mark Kroll and Wes Cash.

**Statement of Public Notice:** Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards September 12, 2019.

**Approve Minutes from prior meeting:** P Stang made a motion to approve minutes as presented from planning commission meeting, 8/19/19. Seconded by J Quimby. Motion carried.

**Public Comment:** No one had any comments.

**Public hearing on a Rezone request and a Conditional Use Permit from Raymundo Rios:** to rezone parcel #0811-033-9300-1 in section 33, currently zoned RH-2 (Rural Home District), and is located at 2348 State Hwy. 19. Raymundo stated that he will utilize the existing accessory building that is already on the property and just update it with heat, new roof, new overhead doors, concrete pad, etc. bringing it up to Commercial specs. After a discussion with the Planning Commission members it was recommended that the property be rezoned to RBB (Rural Based Business) rather than AE (Ag. Enterprise). Motion was made to rezone to RBB (Rural Based Business) with a Conditional Use Permit with limitations for Auto Body and Vehicle Repair & Maintenance, as set forth by the Planning Commission. The Planning Commission would like to have the following items put on the Conditional Use Permit.

- Auto Body & Vehicle Repair & Maintenance
- Hours of Operation will be 7AM – 7 PM
- No more than 2 customer vehicles stored outside at any time
- Allow the principle structure as a home residence for the owner and immediate family (cannot be rented/sold)

Motion by: D Yelk  
Seconded by: P Stang  
Motion carried.

**Public hearing on a Rezone request and a Conditional Use Permit from Stephen Drunasky:** to rezone parcel #0811-161-8040-0, in section 16, currently zoned A-2(4) (Agricultural District), located at 2391 Bailey Rd. Stephen currently is using some of his buildings for storage. The outside storage area has been cleaned up and he will continue to work on that project. Motion was made to approve a rezone from A-2(4) (Agricultural District) to RBB (Rural Based Business) with a Conditional Use Permit with limitations for a Storage Yard, Seasonal Storage of Recreational Equipment and Motor Vehicles and Agriculture with livestock housing.

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

- Applicant must follow the guidelines for Storage Yard under Town of Sun Prairie Zoning Section 1.0639 & 1.0642
- Seasonal storage of Recreational Equipment and Motor Vehicles is limited to no more than 2 vehicles over 12,000 lbs.
- Limited to one animal unit per acre (10 Sheep=1 unit)

Motion by: J Case  
Seconded by: P Stang  
Motion carried.

**Preliminary hearing on a Conditional Use Permit 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 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). Motion was made to approve the moving of 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. A final CSM has been received at the Town office.

Motion by: P Stang

Seconded by: J Case

Motion carried.

**Preliminary Hearing on a request from Felix Jaramillo:** Tabled. Mr. Jaramillo was not present.

**Other Development and Design Issues:** Chairman, D Yelk, stated the he would like to start thinking about starting on the blanket rezone for the entire township. He was looking for input from the Planning Commission on how we would like to approach this. He stated that we will budget for working on updating our Comprehensive Plan in 2020 and a blanket rezone in 2021.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for October 21, 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