

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

**Call to Order:** The meeting of the Town of Sun Prairie Plan Commission was called to order at 6:02 p.m. The following members were present: Chair, D Yelk, J Quimby, P Stang, J Tatar, M Lydon, A Meyer and Secretary, K Weisensel. Absent: J Case. Guests present: Ray & Mary Thomsen, Don & Marie Pederson, Nick Conrad, Dan Bertler, Alan Frank and Tammy Moodie.

**Statement of Public Notice:** Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards November 14, 2019.

**Approve Minutes from prior meeting:** J Quimby made a motion to approve minutes as presented from planning commission meeting, 10/21/19. Seconded by D Yelk. Motion carried.

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

**Preliminary hearing on a request from Don & Marie Pederson:** to rezone Parcel #0811-201-9920-7 in section 20, currently zoned A1-EX (Exclusive Agriculture) to SFR (Single Family Residential), located at 5441 County Hwy. N and Parcel #0811-201-9500-5 in section 20, currently zoned A1-EX (Exclusive Agriculture) to SFR (Single Family Residential) located at 5433 County Hwy. N. The remaining 39 acres will be rezoned to AE (Agriculture Enterprise). Don & Marie would like to construct a new home at 5433 County Hwy. N and eventually raze the existing farm house. The Pederson's would like to move the property line and they would need 10 ft. setback for side yard and currently there is a cement silo that is in the way. Planning Commission has come to the conclusion that the Pederson's need to tear down the old silo and have Birrenkott Surveying redo the site plan & provide a new CSM before the Public Hearing. Motion by: P Stang  
Seconded by: J Quimby  
Motion carried.

**Preliminary hearing on a request from Heidi Kuhman & Peter Bullwinkle:** Heidi & Peter would like to rezone Parcel #0811-304-9050-6, in section 30, located at 3008 County Rd. T, currently zoned A-2 (Agricultural District) to COM (Commercial). This is approximately 7.3 acres. This was tabled as the owners were not able to attend this meeting.

**Preliminary hearing on request from Koua Vang:** Koua Vang wanted to discuss the possibility of zero lot lines in the Town of Sun Prairie. This was tabled as Mr. Vang was not present

**Preliminary hearing on a request from Ray & Mary Thomsen:** to rezone Parcel #0811-074-8320-0 (Approx. 1 acre) and Parcel #0811-074-8500-0 (Approx. 17 acres) in section 07, currently zoned A-2 (Agriculture with other rural uses) to COM (Commercial). The Thomsen's are considering purchasing this property and building a doggy daycare, pet boarding, pet grooming and retail shop for pet supplies. There are 3 lots within the larger Parcel and one of the lots has a residence on it. After a lengthy discussion the Planning Commission has suggested that Chairman, D Yelk, contact our Zoning Administrator, Kory Anderson and discuss the wording in the Town of Sun Prairie Zoning Ordinance under Dog Kennels, that they need to have a 1000 feet set-back from any residential dwelling. Chairman, Yelk said he would do this and give a report next month.

**Public hearing on a request from Tamara Whiting-Moodie:** to rezone Parcels #0811-192-9920-0, (5.36 acres, land only) currently zoned SFR (Single Family Residential) & #0811-192-9935-0, (7 acres, with house & barn) currently zoned RH-3 (Rural Home with agricultural uses), in section 19, located at 3064 Nelson Rd. to SFR (Single Family Residential).

Motion by: P Stang

Seconded by: J Tatar

Motion carried.

**Public hearing on a request from Sun Prairie Self Storage:** To rezone Parcels #0811-091-8050-0, currently zoned R-3 (Residential District) to COM (Commercial) & #0811-091-8080-6, currently zoned R-3, (Residential District) to COM (Commercial) in section 09, located at 2429 State Hwy. 19. Mr. Landau would like to construct building #8. This was tabled as Mr. Landau was not at this meeting.

**Other Development and Design Issues:** Chairman, D Yelk gave an overview of the Reiner Neighborhood Development Plan. He announced that this was the first of many meetings that will happen over the next 8-10 months.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for December 16, 2019 at 6:00 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:02 p.m. Motion carries.

Kay Weisensel, Secretary  
Town of Sun Prairie Planning Commission