

**TOWN OF SUN PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
December 16, 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 Quimby, P Stang, J Tatar, M Lydon, A Meyer, J Case and Secretary, K Weisensel. Guests present: Rick Rice, Don & Marie Pederson, Melissa Huston, Dennis Richardson, Dale Huston, Heidi Kuhman, James Parra, James Lindau and Elias Lindau.

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

**Approve Minutes from prior meeting:** P Stang made a motion to approve minutes as presented from planning commission meeting, 11/19/19. Seconded by J Quimby. Motion carried.

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

**Preliminary hearing on a request from Heidi Kuhman & Peter Bullwinkle:** to rezone Parcel #0811-304-9050-6 in Section 30, located at 3008 County Highway T, currently zoned A2-(4) (Agriculture District) to COM (Commerical). Approximately, 7.3 acres. They want to put an addition on to their office building. They are now accepting composting materials from Town of Burke residents also, which tends to lean this property to more Commercial rather than Ag. A residence is not allowed on Commerical property. Chairman, D Yelk stated that he thinks we might be able to Grandfather the residence in. He will check with Kory Anderson, our Zoning Administrator on this. The other option would be to split the residence off and have it zoned separately. Heidi would also like to address the hours that were previously set for the outdoor lighting for this property. The Planning Commission would like to do some more research on this, and bring it up again next month as another Preliminary Hearing with further discussion. Heidi will bring a current CSM next month as well.

Motion by: J Tatar

Seconded by: J Quimby

Motion carried.

**Preliminary hearing on a request from Elizabeth Schulz:** Elizabeth would like to open and operate an Airbnb at 2553 Bailey Rd. Parcel #0811-304-9050-6, in section 30, currently zoned A1-EX (Exclusive Agricultural). The property is not zoned for an Airbnb. This was tabled as the owners did not attend this meeting.

**Public 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. Don & Marie would like to construct a new home at 5433 County Hwy. N, Parcel #0811-201-9500-5, in Section 20 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. Rick Rice was present, and he stated that he will not touch the silo. It is not safe to take the silo down at this time. He suggests that the Pederson's wait until the metal agriculture shed is taken down, and then at that time take the silo down. There is a paved driveway right next to the silo, so the driveway would probably be damaged also. Chairman, D Yelk has spoken with Kory Anderson, the Zoning Administrator regarding this, and he suggests that the Town do a Deed Restriction on the property of the new home, stating that this silo will be taken down in the future. The Planning Commission would like the Deed Restriction to include the following verbiage:

- At such time of a sale of Lot #2 to a non-related owner, the silo as shown on Lot #2 shall be taken down and removed
- No new construction within 60 feet of the silo shown on Lot #2
- The silo shown on Lot #2, is to remain abandoned and have no future use

Motion by: D Yelk

Seconded by: P Stang

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 storage building #8. He also plans on putting a row of trees on the east side of the property to hide the outside storage area. There is a residence on this property also, that the Manager currently lives in. Mr. Landau does plan on tearing down the residence in the future. Can there be a caretaker's residence on commercial property?

After much discussion, the Planning Commission would like to do some more research on this, and bring it up again next month as another Preliminary Hearing with further discussion.

Motion by: P Stang

Seconded by: J Quimby

Motion carried.

**Preliminary hearing on a request from Melissa Huston:** to rezone Parcel #0811-262-9811-0, in Section 26, located at 5178 County Highway TT, currently zoned RH-2 (Rural Home with Agriculture Uses) to RBB (Rural Based Business).

The Planning Commission would like a Conditional Use Permit to include the following verbiage:

- Limited to 5 construction trucks on the premises
- All storage of trucks will be inside
- Hours of operation are 5AM – 8PM, unless a special project is going on, then a notification to the Town is required
- No intrusive lighting, no additional lighting is needed
- No jake braking, unless in an emergency
- No outdoor washing of dump trucks

Motion by: P Stang

Seconded by: J Quimby

Motion carried.

**Other Development and Design Issues:** Chairman, D Yelk gave an overview of the property on S. Bird St. Ray & Mary Thomsen are still pursuing the possibility of opening a Doggy Daycare facility at this location. Per Kory Anderson, the Town Zoning Administrator, they will possibly need a zoning variance. Chairman, Yelk would like to talk with Town Chairman, L Updike, to bring this issue to the 6 Towns Appeal Committee.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for January 21, 2020 at 6:00 p.m. J Quimby moved to adjourn the meeting. Meeting adjourned at 8:21 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission