

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
January 19, 2021**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:36 p.m. The following members were present: Chairman, D Yelk, A Meyer, J Case, J Tatar, D Kalmerton, P Stang and Secretary, K Weisensel. M Lydon attended via phone. Guests: Nick Hanley and Doug Grovergrys. Randy Haase was unable to attend.

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards January 12, 2021.

Approve Minutes from prior meeting: D Kalmerton made a motion to approve minutes as presented from planning commission meeting, 12/14/20. Seconded by J Case. Motion carried.

Preliminary Hearing: Nick Hanley was present. He is still tossing around his ideas for Parcel #0811-184-9000-2, 36 acres, and Parcel #0811-184-8820-2, 3 acres, zoned A1-(EX) located on Bailey Rd. Chairman, D Yelk did do a LESA scoring is on this property and it scored 83. They are now thinking of possibly dividing up the 2 parcels into individual lots for sale and develop this area into a small business park. Chairman, D Yelk stated that he feels these parcels would qualify for a Planned Use Development (PUD). After a long discussion, Chairman D Yelk, suggested that Nick Hanley go to the City of Sun Prairie and talk to them because these parcels are in the Extra Territorial Jurisdiction. Chairman, D Yelk suggested that the Planning Commission take their time on the decision for this development.

Public Hearing: on a request from Randy Haase on Parcel #0811-141-8590-0, in Section 14, 1.564 acres, currently zoned R-1A, located at 1979 Yelk Rd. to rezone to Single Family Residence (SFR). Randy would like to build an accessory garage. Chairman, D Yelk has contacted General Engineering regarding the front yard setback requirements that are stated in the Town of Sun Prairie zoning ordinance. Kory Anderson, from General Engineering explained that under Legacy zoning with Dane County, accessory structures in the front yard were allowed and that the new zoning ordinance was not intended to be more restrictive than the Legacy zoning. After a brief discussion, a motion to approve was in order.

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

Public Hearing: on a request from Doug Grovergrys on Parcel #0811-203-9800-0, in section 20, 4.34 acres, currently zoned RH-2, (Rural Homes District) located at 2780 County Highway T. Doug would like to build an accessory/garage building and does not need to rezone. After a brief discussion, a motion to approve was in order.

Motion by: P Stang
Seconded by: J Tatar
6 – Yes
1 – Oppose
Motion carried.

Other development and design issues: Chairman, D Yelk would like the Planning Commission help write up an ordinance for constructing accessory building(s) in front yards and write up another ordinance with a Conditional Use Permit (CUP) to build an accessory building larger than the principal dwelling on their property.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, February 15, 2021 at 5:30 p.m. J Case moved to adjourn the meeting. Meeting adjourned at 8:09 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission

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