

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

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:32 p.m. The following members were present: Chairman, D Yelk, D Kalmerton, M Lydon, J Tatar, A Meyer, P Stang and Secretary, K Weisensel. Guests: Mary Walker, Gavin Hallman, Wade Huston, Mike Calkins, Tom Hanley, Nick Hanley and Greg Ollerman. **Absent:** J Case

Statement of Public Notice: Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards July 15, 2021.

Approve minutes from prior meeting: D Kalmerton made a motion to approve minutes as presented from planning commission meeting, 6/21/21. Seconded by P Stang. Motion carried.

Public Comment: on a request from Gavin Hallman on 113 acres, currently zoned A1-(EX) (Exclusive Agriculture) located at 3068 County Highway T. Gavin asked the Planning Commission if it would be possible to rezone this acreage to COM (Commercial). After a brief discussion, Gavin was told that it would not be of the best interest of our Town Comprehensive Plan to rezone to COM (Commercial).

Preliminary Hearing: on a request from Dave Schulz & Penelope Reynolds on Parcel #0811-281-8400-2, 5.00 acres, currently zoned A1-(EX) (Exclusive Agriculture) located at 5239 Town Hall Dr. They would like to possibly split the acreage into 2 lots, keeping the older home and possibly building a new home. This agenda item was tabled as no one appeared at the meeting.

Preliminary Hearing: on a request from Gary & Mary Guild on Parcel #0811-204-850-9, 5.5 acres, currently zoned A1-(EX) (Exclusive Agriculture) located at 5383 Kelly Rd. They would like to possibly split the acreage into 2 lots, keeping the older home and possibly building a new home. GEC (General Engineering) has reviewed this request, and it is not recommended that this split be done. The area that Gary would like to build his new house is in the DNR Wetland and the Resource Protection Area being next to the Koshkonong Creek. Dane County would have jurisdiction on what could be built in this area. This agenda item was tabled as no one appeared at the meeting.

Preliminary Hearing: on a request from Mary Walker on Parcel #0811-141-8430-5, 2.5 acres, currently zoned LC-1 (Limited Commercial District) located at 5765 Twin Lane Rd. Mary would like to rezone this parcel from LC-1 (Limited Commercial District) to SFR (Single Family Residence). She wants to put her personal horses on this property and possibly build a shed for storage of hay and supplies. GEC (General Engineering) has reviewed this request and has suggested rezoning to AG (Agricultural District). Motion was made to rezone from LC-1 (Limited Commercial District) to AG (Agricultural District) with the approval from our zoning administrator that you may have animals on less than 5 acres.

Motion by: D Yelk

Seconded by: P Stang

Motion carried.

Preliminary Hearing: on a request from Wade Huston on Parcel #0811-323-9020-9, 5 acres, currently zoned RH-2 (Rural Homes District) located at 4368 County Highway TT. Wade would like to rezone this property to COM (Commercial Zoning District). Motion was made to approve as presented. Wade needs to complete a Rezone Application and submit it at his earliest convenience.

Motion by: P Stang

Seconded by: D Kalmerton

Motion carried

Preliminary Hearing: on a request from Tom and Nick Hanley on Parcel #0811-184-9000-2, 36 acres, and Parcel #0811-184-8820-2, 3 acres, zoned A1-(EX) (Exclusive Agriculture) located on Bailey Rd. They would like to discuss the possibility of creating outside storage or a business park. The Hanley's have met with the City of Sun Prairie and are ready to move forward with their project. Our zoning administrator suggests that the Plat, Rezone and Developer's Agreement all be done at the same time. Our engineer, John Belken needs to also get involved. Motion was made to approve the Preliminary Plan as presented.

Motion by: D Kalmerton

Seconded by: J Tatar

Motion carried

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, August 16, 2021 at 5:30 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 7:41 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission