

**TOWN OF SUN PRAIRIE**  
**JOINT PLAN COMMISSION AND TOWN BOARD MEETING MINUTES**  
**October 18, 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, M Lydon, P Stang, J Tatar, D Kalmerton, A Meyer and Secretary, K Weisensel. **Absent:** J Case. Guests: Laura Peaslee, Ted Veith, Dave Dinkel, Alex Arm and Steve Drunasky.

**Pledge of Allegiance:** D Kalmerton led the pledge.

**Statement of Public Notice:** Record in the minutes that the notice of this meeting was posted on the three Town bulletin boards October 14, 2021.

**Approve minutes from prior meeting:** D Kalmerton made a motion to approve minutes with one amendment from planning commission meeting, 9/20/21. Seconded by D Yelk. Motion carried.

**Preliminary Hearing:** on a request from Stephen Drunasky on Parcel #0811-161-8040-0, 5.10 acres, currently zoned A-2(4) (Agricultural District) located at 2391 Bailey Rd. Steve would like to rezone this parcel to RBB (Rural Base Business). After much discussion, it was confirmed that Steve is already zoned RBB (Rural Base Business). Steve is out of compliance because he is not following the Conditional Use Permit that was issued in 2019. In the Conditional Use Permit it is stated that there cannot be more than 2 vehicles over 12,000 lbs. There is a complaint on this property, that there appears to be over 30 vehicles on that location in recent months. Steve suggested that he could put up another building and have indoor storage. The Plan Commission suggested that he put up a fence or a vegetation buffer if he does not construct a building. Chairman, D Yelk, stated that he is not in favor of any additional outdoor storage at this time. Member, Al Meyer, made a motion that Steve obtain a building permit by December 31, 2021 and the building be constructed by August 1, 2022. Steve still needs to follow the Conditional Use Permit that was issued in 2019. At this time there will be no violation tickets issued, per Chairman D. Yelk.

Motion by: A Meyer

Seconded by: P Stang

Motion carried

**Preliminary Hearing:** on a request from Joan Veith (Laura Peaslee) to rezone Parcels #0811-094-9820-0, #0811-094-9501-0, 5.9 acres, located at 5833 Town Hall Dr., currently zoned A1-EX (Exclusive Agriculture) to SFR (Single Family Residence). The family has hired Dave Dinkel from REMAX Property Shop to come up with a plan to keep the original homestead and add 3 residential lots directly behind the barn. After much discussion, the Planning Commission members would like to see the 3 lots be located on some other part of the farm, rather than behind the barn as it is taking up too much farmland. The Veith's proposal also does not follow the Town of Sun Prairie Comprehensive Plan. Chairman, D Yelk suggested that the family stay within the existing footprint of the parcel for 2 additional lots. Breaking off the farmhouse first, then come back and propose 2 additional lots within the footprint at a later date with 1 additional driveway.

Motion by: D Yelk

Seconded by: M Lydon

Motion carried

**Other development and design issues:** Member M Lydon, gave a brief overview of the 2023-2043 Comprehensive Plan update. He is working with Sean Higgins from Capital Area Regional Planning (CARPC) with getting some maps made up so the committee can start identifying areas in the township that they want to focus on.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, November 15, 2021 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 7:31 p.m. Motion carries.

Kay Weisensel, Secretary  
Town of Sun Prairie Planning Commission