

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
February 21, 2022**

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, D Kalmerton, J Case, J Tatar, A Meyer and Secretary, K Weisensel. **Guests:** Steve Schuster, Michael Schuster, Lisa Schuster, K Steele, Adam Weisensel, Kayla Weisensel, Zach Wanta, Mary Walker, Stephanie Conwell, Gavin Hallman, Adam Rademacher and Carlie Rademacher. **Absent:** P Stang.

Pledge of Allegiance: J Tatar 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 February 17, 2022.

Approve minutes from prior meeting: J Tatar made a motion to approve minutes from planning commission meeting, 01/18/22, with one amendment. Seconded by D Kalmerton. Motion carried.

Preliminary Hearing: on a request from Mary Walker, to purchase additional acres from Parcel #0811-141-8000-5, currently zoned A-1(EX) (Exclusive Agriculture), located at 1865 Yelk Rd. Part of her driveway is actually on the neighboring acreage, which has a communications tower on it and is owned by Sub Carriers Communications. She would like to purchase an additional 5 acres from that acreage and keep it zoned AG (Agriculture). Chairman, D Yelk suggested that this additional 5 acres be combined with Mary's existing parcel and not create a stand-alone parcel. After much discussion, a motion was made to approve the request.

Motion by: J Tatar

Seconded by: D Kalmerton

Motion carried.

Preliminary Hearing: on a request from Michael & Lisa Schuster, to rezone Parcel #0811-122-9720-0, 10 acres, currently zoned RH-3 (Rural Homes District), located at 1786 State Highway 19. The Schuster's would like create a By-Appointment Only Private Dog Park on 4 acres of this parcel. It would be a one (1) owner, one (1) dog at a time dog park in a rural setting, open year around. Visitor's will go to the website and reserve a time to visit. After much discussion, a motion was made to rezone to AG (Agriculture) and issue a Conditional Use Permit for a Kennel on the 4 acres only.

Motion by: M Lydon

Seconded by: J Case

Motion carried.

Preliminary Hearing: on a request from Zachary Wanta, Parcel #0811-342-8210-8, located at 5035 Creek Haven Rd., 5.77 acres, currently zoned A-2 (Agriculture District). Zach would like to divide off 1 acre to build a new home. Motion was made to create a 1 acre lot with a shared driveway and zone both parcels as SFR (Single Family Residence).

Motion by: D Kalmerton

Seconded by: J Case

Motion carried.

Preliminary Hearing: on a request from Adam Weisensel, to rezone Parcel #0811-133-9345-0, 4.3 acres, currently zoned RH-1 (Rural Homes District), located at 1794 County Highway T. Adam would like to pursue a custom furniture building business. He would like to rezone 2 acres to (COM) Commercial and possibly build a shop with a store front and leave the other 2 acres zoned SFR (Single Family Residence) to build a residence eventually. Motion was made to create 1 Commercial lot and 1 Residential lot with a Conditional Use Permit.

Motion by: D Kalmerton

Seconded by: J Case

5 – Yes

1 – Oppose

Motion carried.

Preliminary Hearing: on a request from Gavin Hallman, to rezone Parcel #0811-163-9116-6, 14.99 acres, currently 12.90 acres are zoned RH-3 (Rural Homes District) & 1.65 acres are zoned LC-1 (Limited Commercial District), located at 5584 County Highway N. Gavin would like to rezone 6-8 acres of this property to COM (Commercial) to possibly build commercial rental units and/or buildings for Hallman Asphalt. After much discussion, Chairman, D Yelk stated that this would not be a good fit for the Town at this location. No Action was taken.

Preliminary Hearing: on a request from Cynthia O'Connell, for Parcel #0811-244-9560-2, 12.90 acres currently zoned RH-3 (Rural Homes District) & Parcel #0811-244-9540-6, 5.6 acres, currently zoned RH-2 (Rural Homes District), located at 5297 Ridge Rd. Cynthia would like to change the lot lines and possibly build a larger shed. Cynthia would like to keep the 2 parcels separate. A motion was made to rezone Parcel #0811-244-9560-2 to AG (Agriculture) as Cynthia may want animals at some point and to rezone Parcel #0811-244-9540-6 to SFR (Single Family Residence) and adjust the lot lines accordingly.

Motion by: D Yelk

Seconded by: J Case

Motion carried.

Other development and design issues: M. Lydon gave a brief overview of the Comprehensive Plan update.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, March 21, 2022 at 5:30 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 7:25 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission