

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

**Call to Order:** The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:31 p.m. The following members were present: Chairman, D Yelk, M Lydon, D Kalmerton, J Case, J Tatar, A Meyer, P Stang and Secretary, K Weisensel. **Guests:** Jerry Bradley, Steve Schuster, Michael Schuster, Adam Weisensel, Kayla Weisensel and Carlie Rademacher.

**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 March 17, 2022.

**Approve minutes from prior meeting:** J Tatar made a motion to approve minutes from planning commission meeting, 02/18/22, with one amendment. Seconded by D Kalmerton. Motion carried.

**Discussion of Solar Panel Farms in the Township:** Resident, Jerry Bradley stated that he has received several letters from Companies wanting to put up Solar Panels on 40-50 acres of his land to send power to the sub-station on Gaston Rd. They would like a 25-year lease. He wants to warn the Planning Commission of this type of industry wanting to come into the Township. They want the most productive farmland, not any land along fence lines or borders. It has been stated that this type of industry does ruin the farmland forever, it will never be the same or return to productive farmland again. Chairman, D Yelk, stated that our Zoning Ordinance does allow Solar Panels in the Township with a Conditional Use Permit. Chairman, D Yelk also stated we could add Solar Farms into our updated Comprehensive Plan either in favor of this or not.

**Public 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). No action was taken as the resident was not present.

**Public Hearing:** on a request from Michael & Lisa Schuster, to rezone Parcel #0811-122-9720-0, 10.2 acres, currently zoned RH-3 (Rural Homes District) to AG (Agriculture), located at 1786 State Highway 19. The Schuster's would like create a By-Appointment Only Private Dog Park. They are proposing a 1.66-acre dog park as on the map provided, with the possibility to expand in the future. Steve Schuster, brother of Michael, brought up that he owns hunting land in the back of this Parcel, and has some concerns with the barking dogs and hunting. After much discussion, the Planning Commission has decided a Conditional Use Permit for an Outdoor Recreational Facility will be needed.

The Conditional Use Permit includes the following verbiage:

- All dogs must be licensed through the owner's local community
- No more than 4 dogs per appointment
- Hours of operations will be sunrise to sunset
- Fence must be maintained around the dog park area at least 5' high
- Outdoor lighting limited to parking area only
- Maintain a vegetated buffer of 30' along the North edge of dog park area

Motion by: D Yelk

Seconded by: P Stang

Motion carried.

**Public Hearing:** on a request from Adam Weisensel, to rezone Parcel #0811-133-9345-0, 3.9875 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 1.2 acres to (RBB) Rural Based Business and build a shop with a store front with a Conditional Use Permit and leave the other 2.7875 acres zoned SFR (Single Family Residence) to build a home. No Action taken.

**Update on Comprehensive Plan:** M. Lydon gave a brief overview of the Comprehensive Plan update. They are planning 3 upcoming, 60-90 minute, listening sessions, May 12<sup>th</sup>, June 7<sup>th</sup> and July 14<sup>th</sup>. Mark would like to put together a poster to be put up at the election in April.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, April 18, 2022 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 7:55 p.m. Motion carries.

Kay Weisensel, Secretary  
Town of Sun Prairie Planning Commission