

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
June 20, 2022**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:30 p.m. The following members were present: Chairman, D Yelk, M Lydon, D Kalmerton, A Meyer, P Stang, J Case, J Tatar and Secretary, K Weisensel. **Guests:** Dan and Lori Kvalheim, Chad Fisher and Larry Buren, Representatives from Lakeshore Construction, Teri Hatchell, Representative from Charter Communications and Tammy Moodie.

Pledge of Allegiance: P Stang 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 and the Town website on June 16, 2022.

Approve minutes from prior meeting: P Stang made a motion to approve minutes from planning commission meeting, 5/16/22. Seconded by J Case. Motion carried.

Preliminary Hearing: on a request from Tammy Moodie on Parcel #0811-192-9575-0, 11.019 acres, currently zoned RH-3 (Rural Homes District), located at 3064 Nelson Rd. Tammy would like to split off 2.15 acres and build a new home for herself. She will sell the remaining parcel and buildings. After discussion, a motion was made to split off 2.15 acres with a separate driveway and rezone it to SFR (Single Family Residence) and the remaining will be zoned AG (Agriculture).

Motion by: P Stang

Seconded by: M Lydon

Motion carried.

Public Hearing: on a request from Lakeshore Construction, to rezone Parcel #0811-222-8000-7, 4.119 acres, currently zoned A-1 (EX) (Exclusive Agriculture), located at 2256 County Highway T. Dan & Lori Kvalheim want to split this parcel into 2 lots and sell 1 lot to Charter Communications. Charter Communications currently leases this whole parcel and has a small communications building on it. They would like to build a new communications building and maybe put up a 30' communication tower. The Kvalheims would like to keep the other parcel and clean it up. A motion was made to rezone Lot # 1 to IND (Industrial) with a CUP, 1.966 acres, and Lot #2, will be zoned EA (Exclusive Agriculture), 1.455 acres and remain with the farm.

The Conditional Use Permit for Charter Communications includes the following verbiage:

- Size of new communications building is to be no bigger than 2,000 sq. ft.
- A communications tower is to be no higher than 30 ft. unless a new Conditional Use Permit is issued.
- Old communications building is to be tore down by December 31, 2025.
- Low outdoor lighting for security purposes only.

Motion by: P Stang

Seconded by: J Case

Motion carried.

Update on Comprehensive Plan: M Lydon and J Tatar gave a brief overview of the recent listening session, which was held on June 7th. They were happy with the turn out of Town residents both in person and via zoom. Some very good ideas and thoughts were brought up and were discussed. There is 1 more listening session scheduled for July 14th.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, July 18, 2022 at 5:30 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 7:26 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission