

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
January 17, 2023**

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, D Kalmerton, P Stang, M Lydon, A Meyer and Secretary, K Weisensel. **Guests:** Jamie and Elias Lindau, Tom Lamberson, Representative from American Garage Builders, Jordan Schulz and Joel Haraldson. **Absent:** J Case.

Pledge of Allegiance: A Meyer 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 January 12, 2023.

Approve minutes from prior meeting: M Lydon made a motion to approve minutes from the planning commission meeting, 11/21/22. Seconded by D Kalmerton. Motion carried.

Preliminary Hearing: on a request from Sun Prairie Self Storage on Parcel #0811-091-8095-0, 8.85 acres, currently zoned COM (Commercial), located at 2425 State Hwy. 19. Elias is ready to take down the old house and construct buildings #10, #11 and #12. Since this project was already approved at the time of the rezone, there will be no Public Meeting and we are going to move forward to the Design Review next month.

Motion by: P Stang

Seconded by: M Lydon

Motion carried.

Preliminary Hearing: on a request from Anthony & Katie Bilich on Parcel #0811-324-2246-0, 5.72 acres, currently zoned R-1 (Rural Homes District), located at 2720 Olin Way. They want to build a garage that will exceed the maximum allowable height for how this property is currently zoned. The Planning Commission suggest that the Bilich's rezone to SFR (Single Family Residence) so they may obtain the height they desire. Mr. Lamberson will inform the Bilich's.

Motion by: P Stang

Seconded by: D Kalmerton

Motion carried.

Preliminary Hearing: on a request from Jordan & Elizabeth Schulz on Parcel #0811-162-8070-6, 5.29 acres, currently zoned A-1 (EX) (Exclusive Agriculture District), located at 2553 Bailey Rd. Jordan would like to convert an old granary into a home office with a bathroom and more storage area. Chairman, D Yelk does not think bathrooms are allowed in an out building. He suggests that Jordan contact Dane County Public Health before he moves forward with this project. This property also has an Air-b-b on it that is currently being operated and it is not zoned properly. The Planning Commission suggest that this property gets rezoned to AG (Agriculture).

Motion by: D Yelk

Seconded by: J Tatar

Motion carried.

Preliminary Hearing: on a request from Joel & Sharon Haraldson. They would like to rezone Parcel #0811-152-9140-1, 5.10 acres, located at 5728 Town Hall Dr., from A-1 (EX) (Exclusive Agriculture) to AG (Agriculture). They would like to take down all the old buildings and construct a new home and new shed. Under the current zoning they would be limited to the footprint of the house for their new shed. A motion was made to rezone to AG (Agriculture).

Motion by: D Yelk

Seconded by: J Tatar

Motion carried.

Consider and Take Action: on Solar Energy Ordinance #2022-3. After much discussion, the Planning Commission would like to delay any action on this ordinance until a later date. They would like some time to look over some Solar Energy Ordinances from surrounding Townships to see how they compare to ours.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is tentatively set for Monday, February 20, 2023 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 7:04 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission