

**TOWN OF SUN PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
February 20, 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, M Lydon, A Meyer, D Kalmerton, J Case, P Stang and Secretary, K Weisensel. **Guests:** Jim Timbers, Jamie Lindau, Elias Lindau, Scott Foley, Cody Hulme, Travis Lesser, Cleary Buildings Representative, Adam Weisensel, Kayla Weisensel and Jordan Schulz. **Absent:** J Tatar.

**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 February 16, 2023.

**Approve minutes from prior meeting:** D Kalmerton made a motion to approve minutes from planning commission meeting, 1/17/23. Seconded by M Lydon. Motion carried.

**Design Review:** Design review on proposed buildings #10, #11 & #12 from Sun Prairie Self Storage on Parcel #0811-091-8095-0, located at 2425 State Hwy. 19, currently zoned COM (Commercial). Elias Lindau stated that they will take down the old house and start construction on new buildings this year. Elias Lindau also provided a traffic study as well as some other data regarding Self-Storage units. All of the new buildings will resemble the buildings that are already there. After a brief discussion a motion to approve was in order.

Motion by: P Stang

Seconded by: D Kalmerton

Motion carried

**Design Review:** Design review on a proposed addition to an existing shed from Ultimate Construction on Parcel #0811-261-8190-1, located at 5224 Pierceville Rd., currently zoned LC-1 (Limited Light Commercial). Scott Foley explained that he wants to add on for an office with a single garage. He will be drilling a new well and installing a new sewer. Farm house will remain. After a brief discussion a motion to approve was in order.

Motion by: P Stang

Seconded by: D Kalmerton

Motion carried

**Public Hearing:** on a request from Anthony & Katie Bilich to rezone Parcel #0811-324-2246-0, 5.72 acres, currently zoned R-1 (Rural Homes District) to SFR (Single Family Residence), located at 2720 Olin Way. The residents would like to build a shed/garage that exceeds the maximum height under R-1 zoning. After much discussion a motion was made to approve the request.

Motion by: J Case

Seconded by: P Stang

Motion carried.

**Public Hearing:** on a request from Jordan & Elizabeth Schulz to rezone Parcel #0811-162-8070-6, 5.29 acres, currently zoned A-1(EX) (Exclusive Agriculture District) to AG (Agriculture), located at 2553 Bailey Rd. The residents would like to remodel an old granary and make it into a home office/workshop. General Engineering GEC) has recommended that the resident applies for a Conditional Use Permit as they also operate an Air-b-b at this location. The Conditional Use Permit can cover both the Air-b-b and the home office/workshop. The Planning Commission has requested that Jordan & Elizabeth Schulz wait another month, and check with Dane County to see if DATCAP has ever issued a permit for the Air-b-b. No action was taken.

Motion by: J Case

Seconded by: P Stang

Motion carried.

**Public Hearing:** on a request from Joel & Sharon Haraldson to rezone Parcel #0811-152-9140-1, 5.10 acres, currently zoned A-1(EX) (Exclusive Agriculture District) to AG (Agriculture), located at 5728 Town Hall Dr. The residents would like to tear down all existing out buildings, including the old house and rebuild a new shed/workshop and a new home. Joel is anticipating putting in a new sewer when the time comes to build the new home. After much discussion a motion was made to approve the request.

Motion by: M Lydon

Seconded by: J Case

Motion carried.

**Preliminary Hearing:** on a request from Jim Timbers on Parcel #0811-303-9002-5, 5.131 acres, currently zoned SFR (Single Family Residence) located at 5048 Thorson Rd. Jim would like to purchase this parcel from Gary Ziegler and put up a shed/barn-do-minium with a shared driveway. After much discussion, the Planning Commission gave Mr. Timbers an approval, however, Mr. Ziegler has not yet recorded the recent rezone on this parcel at the County level, and this needs to be done before Mr. Timbers can move forward with his plans. Also, Mr. Timbers also needs to check with General Engineering (GEC) to see if it is okay for the square feet of the shed exceeding the square feet of the house.

No action was taken.

**Preliminary Hearing:** on a request from Adam & Kayla Weisensel, to rezone Parcel #0811-133-9420-0, 1 acre, currently zoned COM (Commercial) to AG (Agriculture) and Parcel #0811-133-9410-0, 4.3 acres, currently zoned SFR (Single Family Residence) to COM (Commercial). Adam has purchased an additional 1.5 acres at this location to bring his total acres to 5 acres which is the minimum for AG (Agriculture) zoning. The 1.5 acres will remain as tillable farm land for the time being. After a brief discussion, a motion was made.

Motion by: P Stang

Seconded by: J Case

4 – Yes

1 – Oppose

Motion carried.

**Other development and design issues:** M. Lydon handed out the Blue Mounds Comprehensive Plan for the Planning Commission to look over, and stated that we need to move forward with the Town of Sun Prairie Comprehensive Plan. Chairman, D Yelk suggested that we set up some work sessions with the Planning Committee and work solely on the Comprehensive Plan. The first work session will be February 28, 2023 at 5:30 p.m. at the Town Hall. Planning Committee member, J Case stated that she will volunteer her time and experience to work on the maps that are needed.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, March 20, 2023 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:11 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission