

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
March 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, A Meyer, D Kalmerton, J Case, J Tatar and Secretary, K Weisensel. **Guests:** Gary Ziegler, Jacob Yelk, Dave Riesop, Scott and Lindsay Weisensel, Adam and Kayla Weisensel, and Dennis Midthun. **Absent:** P Stang and M Lydon.

Pledge of Allegiance: J Case 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 16, 2023.

Approve minutes from prior meeting: D Kalmerton made a motion to approve minutes from planning commission meeting, 2/20/23. Seconded by J Case. Motion carried.

Public Hearing: on a request from Adam Weisensel to rezone Parcel #0811-133-9420-0, currently zoned COM (Commercial) to AG (Agriculture) and Parcel #0811-133-9410-0, currently zoned SFR (Single Family Residence) to AG (Agriculture) and create a new .5 acre lot to be zoned COM (Commercial) located at 1794 County Highway T. Adam has purchased an additional 1.5 acres from the previous owner. The Planning Commission suggested a Conditional Use Permit is needed for the Manufacturing Operation that will be located on this property.

The Conditional Use Permit for the Manufacturing Operation includes the following verbiage:

- Operation of a Woodworking/Fabrication and resale facility.
- Hours of Operation will be 8AM – 9PM, 7 days a week.
- Limit of 4 full-time, non-family employees.
- Low outdoor lighting for security purposes only.
- Minimum signage.
- No outdoor storage of materials or vehicles.
- Educational classes for children.
- Outdoor compost piles.

After a brief discussion a motion was made to approve the request.

Motion by: D Kalmerton

Seconded by: J Case

4 – Yes

1 – Oppose

Motion carried.

Public Hearing: on a request from Gary Ziegler to rezone Parcel #0811-303-9002-5, 5.131 acres, located at 5048 Thorson Rd., currently zoned SFR (Single Family Residence) to AG (Agriculture). Driveway access to Lot #2 will be off of the existing driveway.

After a brief 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 Scott and Lindsay Weisensel to rezone Parcel #0811-364-8626-0, 13.057 acres, located at Ridge Road currently zoned A1-EX (Agriculture Exclusive) to SFR (Single Family Residence). Scott and Lindsay would like to break off 2.25 acres to build a new home over-looking her family's farm. There is already 3 buildable lots and a large shed on this parcel. Chairman, D Yelk reported that the LESA score on this land was 75. Our comprehensive plan states that the LESA score should be 73 or below to build on. The Planning Commission stated that they would consider a conservation easement to offset the LESA scoring.

No action was taken.

Preliminary Hearing: on a request from Jacob Yelk to rezone Parcel #0811-234-9000-1, 40 acres, located at 5319 Pierceville Rd., 40 acres, currently zoned A1-EX (Agriculture Exclusive) to AG (Agriculture). Jacob would like to break off 7.5 acres from the rest of the farmland.

After a brief discussion, a motion was made.

Motion by: D Kalmerton

Seconded by: J Case

4 – Yes

1 - Abstain

Motion carried.

Preliminary Hearing: on a request from Dennis Midthun. Dennis would like to pursue the next phase for development at Savannah Valley. Dennis has proposed a new plat map which will have 14 new residential lots and this addition will be called Oak Woods. Dennis has to locate the drain tile that was previously buried in this area before he starts anything. There will need to be a plat review also.

Motion by: J Tatar

Seconded by: D Kalmerton

Motion carried.

Other development and design issues: No action taken.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, April 17, 2023 at 5:30 p.m. J Case moved to adjourn the meeting. Meeting adjourned at 6:41 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission