

TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
April 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, A Meyer, D Kalmerton, J Tatar, M Lydon, P Stang and Secretary, K Weisensel. **Guests:** Dave Riesop, Scott & Lindsay Weisensel, Jake Smith, Martin Comer, Gary Behrens, Dave & Kelly Endres, Scott & Julie LaFleur, Ron & Kathy Sellin, Kevin Kleckner, Sarah Nauman, Gavin Hallman, Amie Hoag, Tanya O'Connor, Brian & Erin Waszczyk, Tracy Bergquist, Adam & Kayla Weisensel, and Dennis Midthun. **Absent:** J Case.

Pledge of Allegiance: D Kalmerton 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 April 13, 2023.

Approve minutes from prior meeting: D Kalmerton made a motion to approve minutes from planning commission meeting, 3/20/23. Seconded by J Tatar. Motion carried.

Public Hearing: on a request from Scott and Lindsay Weisensel to rezone 2 acres of Parcel #0811-364-8626-0, currently zoned A1-EX (Agriculture Exclusive) to SFR (Single Family Residence), located on Ridge Road. Scott and Lindsay would like to build a new home in the future. Since the LESA score on this land came in as a 75, and our Comprehensive Plan states that in order to build on any land in the Township, the LESA score should be 73 or below, the Planning Commission is requiring a 10-acre Conservation Easement.

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

Motion by: D Kalmerton

Seconded by: J Tatar

Motion carried.

Public Hearing: on a request from Dennis Midthun. Dennis is proposing up to 14 new home sites in the next phase of development of Savannah Valley. There were several residents from Savannah Valley present and voiced their concerns to Dennis which included water retention, increase in vehicle traffic, loss of quiet country living atmosphere.

Dennis is aware of a water drainage issue that has been on-going for a while now, and needs to contact someone and have this fixed before he may proceed with the new project.

After a very lengthy discussion it was decided to table the request until Dennis rectify the water drainage problem. The Planning Commission would also like to see copies of the amendments that were made throughout the years to the covenant for Savannah Valley.

Preliminary Hearing: on a request from Gavin Hallman on Parcel #0811-324-9090-4, 2 acres, located at 4768 Garden Court, currently zoned RH-1 (Rural Homes District). Gavin is considering purchasing this property and rezoning it to MFR (Multiple Family Residential). After a brief discussion the Planning Commission gave the nod for Gavin to proceed. They would like to see a Design Review if Gavin does go through with the project.

Preliminary Hearing: on a request from Jake Smith, on Parcel #0811-192-8440-2, 2.89 acres, located at 3090 Bailey Rd., currently zoned RH-1 (Rural Homes District) and Parcel 0811-192-8010-2, 2.20 acres, currently zoned RH-1 (Rural Homes District) and Parcel #0811-183-8060-3, 16 acres, currently zoned A-1 (EX) (Exclusive Agriculture) located at 3084 Bailey Rd. Jake runs a landscaping and snow removal business. After a brief discussion, the Planning Commission suggests that Jake look into rezoning some of his property to COM (Commercial) so that he is in compliance.

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, May 15, 2023 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 8:06 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission