

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
July 11, 2023**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:32 p.m. The following members were present: Chairman, D Yelk, A Meyer, D Kalmerton, J Case, J Tatar, M Lydon, P Stang and Secretary, K Weisensel. **Guests:** Mike Mitchell, Robert Smith, Lisa Clostermery, Bret Clostermery, Kayla Weisensel, Brian Fick and Bob Schmidt, President of Madison Area Radio Control Society, Inc.

Pledge of Allegiance: M Lydon 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 July 6, 2023.

Approve minutes from prior meeting: D Kalmerton made a motion to approve minutes from planning commission meeting, 6/19/23. Seconded by J Tatar. Motion carried.

Public Hearing: On a request from Michael Mitchell, on Parcel #0811-263-8000-5, 40 acres, currently zoned A-1(EX) (Exclusive Agriculture), located at 5075 County Hwy. TT. The Madison Area Radio Control Society, Inc., would like to lease 3.5 acres of this parcel to operate a remote-control aircraft flying field. The Madison Area Radio Control Society, Inc., has been a member of the AMA (Academy of Model Aeronautics) for 57 years, and they do carry liability insurance. Chairman, D Yelk talked to General Engineering and this will require a rezone of the whole 40-acre parcel, from A-1(EX) (Exclusive Agriculture) to AE (Ag Enterprise) with a Conditional Use Permit for the Recreational Facility Outdoor.

- *Operation shall follow AMA (Academy of Model Aeronautics) safety standards*
- *Hours of operation will be dawn to dusk, 7 days a week*
- *Special events including night flying*
- *Noise restrictions limited to 85 decibels*
- *Remote control devices shall operate at less than 50 feet*
- *Subject property shall be in compliance with all local, county and state stormwater and erosion control requirements*
- *The property shall be maintained in a clean and orderly manner*
- *This CUP shall expire upon sale of the property to an unrelated third party*

Motion by: P Stang

Seconded by: M Lydon

Motion carried.

Preliminary Hearing: On a request from Brian Fick, on Parcel #0811-344-2121-6, .9 acres, currently zoned R-1 (Residential District), located at 4680 Pierceville Rd. Brian would like to construct a new garage. Chairman, D Yelk has talked with Brian about the concern of accessory buildings in the front yard under Legacy zoning. Under Legacy zoning accessory buildings cannot exceed 12' in height. After much discussion, a motion was made to approve the construction of an accessory building in the front yard under Legacy zoning.

Motion by: D Kalmerton

Seconded by: J Case

Aye: 6

Nay: 1

Motion carried.

Public Hearing: Consider and Take Action, on a Conditional Use Permit request from Adam Weisensel, on Parcel #0811-133-4011-0, currently zoned AG (Agriculture), located at 1794 County Hwy. T. Adam would like to add a bathroom facility in a new accessory building. After a short discussion, the Conditional Use Permit was approved with following conditions:

- *No public use of the bathroom facility. Only family, friends and co-workers.*
- *Installation of plumbing fixtures does not authorize use of an accessory structure for human habitation.*
- *Plumbing fixtures shall drain to an approved on-site waste treatment system or sewer and shall meet all plumbing code requirements.*
- *A building permit shall be obtained for all plumbing improvements or modifications.*

A motion was made to approve the Conditional Use Permit for a bathroom facility with the above conditions in the new accessory building.

Motion by: P Stang

Seconded by: D Kalmerton

Motion carried.

Public Hearing: Consider and Take Action, on a Conditional Use Permit request from Bret Clostermery, on Parcel #0811-343-0523-0, currently zoned R-1 (Residential District), located at 2276 Glen Oaks Cir. Bret would like to add a bathroom facility in a new cabana/pool house. The cabana/pool house will be connected to their present septic. After a short discussion, the Conditional Use Permit was approved with following conditions:

- *Installation of plumbing fixtures does not authorize use of an accessory structure for human habitation.*
- *Plumbing fixtures shall drain to an approved on-site waste treatment system or sewer and shall meet all plumbing code requirements.*
- *A building permit shall be obtained for all plumbing improvements or modifications.*

A motion was made to approve the Conditional Use Permit for the sanitary facilities with the above conditions in the cabana/pool house.

Motion by: P Stang

Seconded by: J Case

Motion carried.

Other development and design issues: Mark Lydon gave an update on the Comprehensive Plan project for the Town of Sun Prairie. The goal is to have it completed by the Elector's meeting in November 2023.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, August 21, 2023 at 5:30 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 7:08 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission