

TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
October 16, 2023

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:31 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:** Brian Fick, Jen Degnan and Felix Jaramillo.

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 October 12, 2023.

Approve minutes from prior meeting: P Stang made a motion to approve minutes from planning commission meeting, 8/21/23. Seconded by D Kalmerton. Motion carried.

Preliminary Hearing: On a request from Seth & Jen Degnan, on Parcel #0811-172-9065-0, 2.26 acres, currently zoned RH-1 (Rural Homes District) & Parcel #0811-172-9085-0, 1.04 acres, currently zoned R-1A (Residential District), located at 5701 Run Around Rd. Seth & Jen own 2 parcels and would like to change the lot lines. The Degnan's will need to submit a Rezone Application as both lots will be rezoned to SFR. A new CSM would be required.

Preliminary Hearing: On a request from Felix Jaramillo, on Parcel #0811-313-8500-2, 18.5 acres, currently zoned A-2 (Agricultural District), located at 3145 County Road T. Felix would like to put up some type of temporary housing for farm employees. After a discussion, it was decided that Felix could put a mobile home, with a Conditional Use Permit on his farm for temporary housing for his farm employees. A new sewer will be installed for the mobile home. Felix wants to hook the mobile home onto the existing well. Felix needs to complete a Conditional Use Permit application and a Land Use application. A new CSM is not needed.

Application for Variance: A request for a variance from Brian Fick, on Parcel #0811-344-2121-6, .90 acres, currently zoned R-1 (Residential District), located at 4680 Pierceville Rd. Brian would like to put up a garage, in his front yard. Brian has now discovered after having the survey done, that the right-of-way in front of his house is not 66' wide, it is over 82' wide. This means the garage would be very close to the house, if he built 63' off the center line of the right-of-way and it would not meet the appropriate setbacks.

Consider and Take Action: Discuss and/or approve application for Variance request from Brian Fick. After a lengthy discussion, the request for the variance was disapproved. If Brian wants to pursue this project further, he will need to present his request for a variance to the Town Board, depending on how they vote, the next step would be to present the variance to the Board of Appeals, for the 6 Towns that opted out of Dane County zoning and plea his case.

Motion by: P Stang

Seconded by: J Tatar

5 – Yes

1 – Abstained

1 - No

Motion carried

Other development and design issues: Mark Lydon gave an update on the Comprehensive Plan project for the Town of Sun Prairie. There were 2 open houses recently showcasing the new Future Land Use map for the Town of Sun Prairie for the next 20 years. Both events were very well attended and some very good questions, answers and ideas were shared. The new Comprehensive Plan will be voted on at the annual Elector's meeting on November 13, 2023 at 6:00 p.m. All residents of the Town of Sun Prairie are invited to attend.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, November 20, 2023 at 5:30 p.m. J Case moved to adjourn the meeting. Meeting adjourned at 7:25 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission