

**TOWN OF SUN PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
May 20 2024**

**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, P Stang and Secretary, K Weisensel. **Guests:** Joan Rademacher, Marjorie Kriel, Michael Schuster, David Walker, Todd Bailey, Jake Smith, Gary Ziegler, Jr., Roxy Blaser and Amy Curcio. **Absent:** Jane Case, Joe Tatar and Mark Lydon.

**Pledge of Allegiance:** K Weisensel led the pledge.

**Statement of Public Notice:** Record in the minutes that the notice of this meeting was posted on the Town Website and the bulletin board at the Town Hall on May 16, 2024.

**Approve minutes from prior meetings:** D Kalmerton made a motion to approve minutes with one amendment from planning commission meeting, 04/15/24. Seconded by A Meyer. Motion carried.

**Public Hearing:** on a request from Adam Rademacher, on Parcel #0811-281-8400-2, 5 acres, currently zoned A-1(EX) (Exclusive Agriculture), located at 5239 Town Hall Dr. He now would like to create a total of 2 additional lots on this parcel. Lot #1, will be 1.75 acres which includes the farmhouse and garage. Lot #2 will be 1.75 acres, and will share a driveway with Lot #1. Lot #3 will be 1.50 acres and will have a separate driveway. All lots will be rezoned to SFR (Single Family Residence).

Motion by: D Kalmerton

Seconded by: A Meyer

Motion carried.

**Consider and Take Action:** Approve the revised CSM #220911 for Gary Ziegler, Jr., on Parcel #0811-303-9110-0, showing the Conservation Easement encroaching into Lot #2.

Motion by: D Yelk

Seconded by: D Kalmerton

Motion carried.

**Preliminary Plan:** On a request from David Walker on Parcel #0811-163-9166-8, located at 5584 County Hwy. N., 15 acres, currently zoned RH-3 (Residential District), with a spot zone of LC-1 (Limited Commercial District) for the shed. David currently has this property up for sale. The prospective buyers run an IT Business are asking if it is possible to build another home on this property for a relative also involved in the business. The driveway for a new home would have to come off of the existing long driveway which has an easement that is shared by all the residents that live on the driveway. After a long discussion, it was suggested by the Planning Commission that the interested parties go and talk with the neighbors about the easement and how they feel with another home located on this road. A conservation easement would be required if the prospective buyers go ahead with their plan. They also would need an approval from the City of Sun Prairie, as this parcel is located within the ETJ (Extra Territorial Jurisdiction) of the City of Sun Prairie and they would have the final decision. No action was taken.

**Preliminary Hearing:** on a request from Marjorie Kriel, on Parcel #0811-094-9360-6, 2.50 acres, currently zoned A-1(EX) (Exclusive Agriculture) and Parcel #0811-094-9340-0, 4.02 acres, currently zoned A-1(EX) (Exclusive Agriculture), located at 2440 Bailey Rd. Marjorie was asking if she could create 3 additional lots for new homes on her property and still keep the existing house. As of today's date, she has not gone to talk to the City of Sun Prairie as was suggested at the last meeting she attended. The Town of Sun Prairie is currently planning to abandon Lens Road which is the driveway to this property. After much discussion, the Planning Commission told Marjorie Kriel, that her proposed plan does not follow the Town's Comprehensive Plan. No action was taken.

**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 and his wife run Hay Bale Haven. Jake would like to know what else he can do with his property. He brought forth an idea of creating 6 lots for new homes on Parcel #0811-183-8060-3. Chairman, D Yelk brought up a map on the screen of this parcel, and it is showing DNR wetland and shoreland zoning. Chairman, D Yelk suggested that Jake go talk to Dane County Land Resources to see if it is even possible to build here. LESA scoring came in at 96. It needs to score 70 or below before the Town would consider any type of development. No action was taken.

**Old or New Business:** None

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, June 17, 2024 at 5:30 p.m. P Stang moved to adjourn the meeting. Meeting adjourned at 7:04 p.m. Motion carries.

Kay Weisensel, Secretary  
Town of Sun Prairie Planning Commission