

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
July 15, 2024**

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:38 p.m. The following members were present: Chairman, D Yelk, A Meyer, M Lydon, J Tatar, J Case and Secretary, K Weisensel. **Guests:** Ted Gement, Sales Manager from Golden Oil Company, Brian J. Bedner, Adam Rademacher and Rachel Rademacher.

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 July 11, 2024.

Approve minutes from prior meetings: M Lydon made a motion to approve minutes as presented from planning commission meeting, 06/17/24. Seconded by J Case. Motion carried.

Public Hearing: on a request from Golden Oil Company on Parcel #0811-333-8390-2, located at 4711 County Hwy. TT, to replace the Subway restaurant with a small bar/grill. This will require a Conditional Use Permit and will need to be rezoned to Town's Commercial Zoning (COM). Sales Manager, Ted Gement presented the plan and explained what they would like to do with this space. Golden Oil Company will also purchase the last reserve liquor license that the Town of Sun Prairie has to offer.

After a short discussion, the Conditional Use Permit was approved with the following conditions:

- *Hours of operation for the bar/grill: Monday thru Saturday 2:00 p.m. – 11:00 p.m.
Sunday 11:30 a.m. – 10:00 p.m.*
- *Eating establishment with alcohol sales for consumption on the premises.*
- *50 patron's capacity in the bar at one time.*
- *Gas and Liquor sales at the gas station will remain as is for consumption off the premises.*

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

Motion by: P Stang

Seconded by: J Case

Motion carried.

Preliminary Hearing: on a request from Brian J. Bedner to rezone Parcel #0811-164-8500-3, 39.9 acres, currently zoned A1-EX (Exclusive Agricultural District), located at 5673 Town Hall Dr. Brian would like to break off his house and buildings from this parcel. After a discussion, it was recommended that Brian break off 5 acres or more and rezone to AG (Agriculture) and rezone the remaining farmland to EA (Exclusive Agriculture) under the Town's Zoning. Brian will go ahead and complete a zoning application and get a current CSM.

Motion by: P Stang

Seconded by: J Case

Motion carried.

Old or New Business: Chairman, D Yelk shared a map of the boundary agreements with the City of Sun Prairie. This still in preliminary planning stages.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, August 19, 2024 at 5:30 p.m. J Tatar moved to adjourn the meeting. Meeting adjourned at 6:50 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission