

**TOWN OF SUN PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
January 20, 2026**

**Call to Order:** The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:34 p.m. The following members were present: Chairman, D Yelk, M Lydon, A Meyer, D Kalmerton, J Tatar, M Lydon and Secretary, K Weisensel. **Guests:** Gary Ziegler, Allie Klocek from Fine Art Studio, Matt McBurney, Jake Smith and Eric Hansen, from Hansen Home Team, representing Chris Janssen. **Absent:** J Case and P Stang.

**Pledge of Allegiance:** J Tatar 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 January 15, 2026.

**Approve minutes from prior meeting:** Al Meyer made a motion to approve minutes as presented from planning commission meeting, 11/17/25. Dean Kalmerton seconded the motion. Motion carried.

**Consider and Take Action:** Approve the rezone request from Jake Smith, on Parcel #0811-183-8060-3, 16 acres, currently zoned A-1(EX) (Exclusive Agriculture District) located at 3090 Bailey Rd. The City of Sun Prairie has bought 12-acres of this parcel and it will remain zoned AG (Agriculture). The other 8 acres will be divided into 2 SFR (Single Family Residence) lots. A motion was made to approve this rezone.

Motion by: J Tatar

Seconded by: M Lydon

Motion carried.

**Consider and Take Action:** Approve the rezone request from Frank McGuigan, on Parcel #0811-144-9501-4, 1.05 acres, currently zoned R-1 (Residential District) to SFR (Single Family Residence), located at 5607 Twin Lane Rd. Frank wants to build a new storage shed. He needs to rezone in order to build an accessory building that can be up to 12' at the mean of the building. A motion was made to approve the rezone request.

Motion by: J Tatar

Seconded by: Dean Kalmerton

Motion carried.

**Preliminary Hearing:** On a request from Matt McBurney, on Parcel #0811-192-8465-0, .83 acres, zoned R-1 (Rural Homes District) and Parcel #0811-192-8450-0, .42 acres, zoned LC-1 (Limited Commercial) located at 3132 Bailey Rd. Matt wants to change the layout of these 2 lots. Chairman, D Yelk, told Matt to complete a rezone application to bring these 2 lots into the current zoning and have a new CSM (Certified Survey Map) drawn up and come back next month for a Public Hearing.

**Consider and Take Action:** Approve the placement and design plans for a new pylon sign to be erected at Stevens Construction located at 4736 County Highway TT. Sign Art Studio will be designing and erecting the new sign. The existing poles will be used for the new sign. The sign will be light from within, no bright lights on the outside of the sign. An electrical permit will be needed. A motion to approve the new sign was made.

Motion by: J Tatar

Seconded by: D Kalmerton

Motion carried.

**Consider and Take Action:** Approve the Conditional Use Permit for Gary Ziegler, on Parcel #0811-303-9110-5, 24.88 acres, currently zoned AG (Agriculture District), located at 5048 Thorson Rd. Gary wants to put bathroom facilities in his new barn/sheds. A motion was made to approve the Conditional Use Permit.

Motion by: D Kalmerton

Seconded by: J Tatar

Motion carried.

**Preliminary Hearing:** On a request from Chris & Cheri Janssen, on Parcel #0811-321-5428-7, 15.339 acres, currently zoned RH-3 (Rural Homes District), Parcel #0811-321-9000-5, 6.7 acres, currently zoned A-1(EX) (Exclusive Agricultural District) and Parcel #0811-321-8730-4, 5.46 acres, currently zoned A-1(EX) (Exclusive Agricultural District) located at 2730 Torbleau Rd. Chris & Cheri would like to rezone the 2 adjacent lots and add a driveway. After a discussion, the Planning Commission has looked at Chris's new proposal for creating 2 new lots. Chris needs to measure from his shop to the far east of the property. Each lot must meet the required 150' lot width at the building line. Also, Chris needs to stay 10' away from his shop to the lot line of the newly created lot(s). No action was taken.

**Old or New Business:** Chairman, D Yelk, stated that the Town of Sun Prairie is still in discussion with the City of Sun Prairie on a Boundary Agreement.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, February 16, 2026 at 5:30 p.m. Joe Tatar moved to adjourn the meeting. Meeting adjourned at 6:49 p.m. Motion carries.

Kay Weisensel, Secretary

Town of Sun Prairie Planning Commission