

**TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
March 17, 2026**

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, M Lydon, A Meyer, J Case, P Stang and Secretary, K Weisensel. **Guests:** Chris Janssen, Rod & Cheryl Hoffman, Vince Maly, Eric Maly, Reed & Nicole Hoffman, Jerry Harbort, Troy Statz and Jim Muir. **Absent:** J Tatar and D Kalmerton.

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 Town Website and the bulletin board at the Town Hall on March 12, 2026.

Approve minutes from prior meeting: Al Meyer made a motion to approve minutes as presented from planning commission meeting, 02/16/26. Mark Lydon seconded the motion. Motion carried.

Public Hearing: On a request from Jim Muir, on Parcel #0811-181-9535-9, 4 acres, currently zoned A-1(EX) (Exclusive Agricultural District) and Parcel #0811-181-9505-5, 5.8 acres, currently zoned A-1(EX) (Exclusive Agricultural District) located at 5703 S. Bird St. Jim is splitting these 2 lots. Lot #1 will include the house and 7.222 acres, rezoned to AG (Agriculture) and the shed & garage will be Lot #2, 2.80 acres, rezoned to SFR (Single Family Residence). The 2 driveways will remain.

Public 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 are creating a new 9.66-acre lot with a new driveway off of Torbleau Rd. Their existing lot will become a 17.88 acre lot. Both lots will be rezoned to AG (Agriculture).

Public Hearing: Approve the rezone request from Matt McBurney, on Parcel #0811-192-8465-0, .83 acres, currently zoned RH-1 (Rural Homes District), and Parcel #0811-192-8450-0. .42 acres, currently zoned LC-1 (Light Commercial), located at 3132 Bailey Rd. Matt is rezoning Lot #1, currently zoned LC-1 (Light Commercial) to RBB (Rural Based Business) and adding the vacant land to the west of this property to this Lot. Lot #2 will be rezoned to SFR (Single Family Residence). The shared driveway will remain in place.

Preliminary Hearing: on a request from Vince & Betty Maly, on Parcel #0811-171-8580-0, 20.602 acres, currently zoned R-3A (Residential District), located at 2750 Bailey Rd. Vince & Betty would like to create a lot for a family member to build a home. A new Lot #1, will be 1.013 acres located along Bailey Rd., and rezoned to SFR (Single Family Residence). Lot #2, currently is 20.602 acres. Vince would like to break off his home and reduce this lot size to, 1.238 acres and rezone to SFR (Single Family Residence). The remaining 18.354 acres will be rezoned to AG (Agriculture). Vince is to proceed with rezone paperwork.

Preliminary Hearing: on a request from Rod & Cheryl Hoffman, on Parcel #0811-193-8001-2, 37.14 acres, currently zoned A1-EX (Exclusive Agriculture District), located at 3258 Bailey Rd. Rod & Cheryl would like to create a residential lot off of McCloskey Rd., for a family member. They are to proceed with rezone paperwork.

Preliminary Hearing: on a request from Statz Bros, Inc., on Parcel #0811-034-9690-9, 18.1 acres, currently zoned A1-EX (Exclusive Agriculture District) located at 6089 County Highway VV. Statz Bros., would like to separate the house off from shed and farmland. Statz Bros., are to proceed with rezone paperwork.

Old or New Business: Chairman, D Yelk, stated that we will discuss the boundary agreement with the City of Sun Prairie is still ongoing.

Set Next Meeting Date/Adjournment: The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, April 20, 2026 at 5:30 p.m. Paul Stang moved to adjourn the meeting. Meeting adjourned at 6:56 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission