TOWN OF SUN PRAIRIE
PLAN COMMISSION MEETING MINUTES
July 20, 2026

Call to Order: The meeting of the Town of Sun Prairie Plan Commission was called to order at 5:30 p.m. The following members were present: Chairman, D Yelk, M Lydon, J Tatar, D Kalmerton, A Meyer, J Case, P Stang and Secretary, K Weisensel. **Guests:** David Adams, Gary Ziegler, Joyce Bannach, Tom Tofte, Dan Haack, Victoria Rockman, James Rockman, Cheryl Hoffman, Rod Hoffman, Nicole Hoffman, Heidi Kuhman, Jeff Christy, John Lutz, Donna Hummel, DuWayne Hummel, Reed Hoffman, Tom Viken, Meghan Mapes and Tommy Blagg.

Pledge of Allegiance: Al Meyer 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 16, 2026.

Approve minutes from prior meeting: Dean Kalmerton made a motion to approve minutes with one addition from planning commission meeting, 06/15/26. J Case seconded the motion. Motion carried.

Public Hearing: on a rezone request from Rod & Cheryl Hoffman, on Parcel #0811-193-8001-2, 37.14 acres, located at 3258 Bailey Rd., currently zoned A-1(EX) (Exclusive Agricultural District). Rod & Cheryl would like to break off 1.041 acres, and rezone it to SFR (Single Family Residence) for their son & daughter-in-law to build a new home. There is also a 2-acre Conservation Easement required for this rezone. A motion was made to approve this request.
Motion by: A Meyer
Seconded by: D Kalmerton
Motion carried.

Public Hearing: on a request from David Adams, on Parcel #0811-324-8130-7, 1 acre, located at 2655 Sylver Ridge Lane, currently zoned R-1 (Residential District). David would like to rezone to SFR (Single Family Residence) so he could build an accessory building taller than what is allowed under Legacy zoning. Several neighbors were present, and commented on this rezone. There is a covenant on record at the Register of Deeds office that covers what type of buildings can be built on Sylver Ridge Lane. Mr. Adams was not aware of the covenant. After a lengthy discussion, Mr. Adams addressed his neighbors and stated that he is withdrawing his rezone request. No action was taken.

Public Hearing: on a request from Thomas & Lynda Viken, on Parcel #0811-264-8170-2, 3 acres, located at 5116 Pierceville Rd., currently zoned A-2(4) (Agricultural District) and Parcel #0811-264-8050-0, 35 acres, currently zoned A1-EX (Exclusive Agriculture). Tom is redrawing the lot lines on this parcel to make it 5.1511 acres and rezone it to AG (Agriculture). A motion was made to approve this request.
Motion by: J Tatar
Seconded by: D Kalmerton
Motion carried.

Preliminary Hearing: on a request from Heidi Kuhman and Peter Bullwinkel on Parcel #0811-304-8950-0, 18.41 acres, located at 2980 County Highway T, currently zoned A-B (Agriculture Business District). Heidi & Peter are asking what they can do with this property. Possibly looking at some type of storage units, however, it is very unlikely that another driveway would be allowed on County Highway T, and also, there is a weight limit restriction on Bailey Rd., so that could limit what type of a business they could build here.
After a lengthy discussion with the Plan Commission members, it was suggested that Heidi & Peter get together

with their surveyor and see what type of a business would lay out well on this parcel. No action was taken. **Preliminary Hearing**: on a request from Gary Ziegler, on Parcel #0811-303-9110-0, 24.031 acres, located at 5048 Thorson Rd., currently zoned AG (Agriculture). Gary is asking what he can do with this property. Possibly looking into storage units. After a lengthy discussion with the Plan Commission members, there are some restrictions on what Gary can build on this parcel, due to the 10-ton weight limit on Thorson Rd. Also, this parcel is in the City of Madison ETJ (Extra Territorial Jurisdiction). Chairman, D Yelk, suggested that Gary go and meet with the City of Madison and have a conversation with them to see what they would approve. 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, August 17, 2026 at 5:30 p.m. D Kalmerton moved to adjourn the meeting. Meeting adjourned at 7:39 p.m. Motion carries.

Kay Weisensel, Secretary
Town of Sun Prairie Planning Commission