

**TOWN OF SUN PRAIRIE**  
**PLAN COMMISSION MEETING MINUTES**  
**March 17, 2025**

**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, D Kalmerton, J Tatar, M Lydon, J Case, A Meyer, Secretary, K Weisensel. **Guests:** Melissa Huston and Chris Bennett, owner of Bennett Sales. **Absent:** Paul Stang.

**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 13, 2025.

**Approve minutes from prior meeting:** Al Meyer made a motion to approve minutes as presented from planning commission meeting, 12/16/24. Dean Kalmerton seconded the motion. Motion carried.

**Preliminary Hearing:** on the Conditional Use Permit request from Melissa Huston, on Parcel #0811-262-9811-0, 8.928 acres, currently zoned RBB (Rural Based Business) located at 5180 County Road TT. Melissa would like to hold estate sales once a month in her current building/barn located on her property. Chris Bennett, from Bennett & Roelofs Estate Sales presented his plan for future sales. He is leasing the barn from Melissa to hold estate sales once or twice a month. He does not plan to hold any flea markets or auctions. He stated, that the volume of customers is increasing as the sales are becoming more popular. The sales will only be held on the weekends and year around. After much discussion, the Planning Commission agreed to the proposal presented by Chris and Melissa with a Conditional Use Permit with the limitations as stated.

**Old or New Business:** Chairman, D Yelk, brought to the Planning Commission the proposal in front of Attorney, Mark Hazelbaker for the 6 Towns regarding a pending zoning amendment for Homebased Small Businesses. This is still in the planning stages and nothing is final as of today's date.

**Set Next Meeting Date/Adjournment:** The next meeting of the Town of Sun Prairie Planning Commission is set for Monday, April 21, 2025 at 5:30 p.m. M Lydon moved to adjourn the meeting. Meeting adjourned at 6:57 p.m. Motion carries.

Kay Weisensel, Secretary  
Town of Sun Prairie Planning Commission