

TITLE: Town of Berry Plan Commission Meeting Minutes  
DATE: November 5, 2018  
TIME: 7:09 – 7:41 p.m.  
PLACE: Town Hall, 9046 State Road 19, Mazomanie, WI 53560  
POSTINGS: Town Hall and Town of Berry website

#### I. CALL TO ORDER

The meeting was called to order at 7:09 p.m. Members present: Anthony Varda, Joe Kruchten, Robert Agee, Mike Theis and Christine Molling

#### II. APPROVE MINUTES OF OCTOBER 1, 2018

**Motion** Kruchten/Molling to approve the October 1, 2018 minutes. Motion carried. Vote 5-0

III. PUBLIC COMMENTS: You may address the Commission on any item not on the agenda. A discussion item may be placed on a future agenda. Public comment may be heard on any agenda either now, or at the time the agenda items is to be discussed, or at the discretion of the Chair at the time the agenda item is discussed.

#### IV. PUBLIC HEARING, FOLLOWED BY DISCUSSION/ACTION RE:

A. (R-2018-10) Ron Dresen, 8223 County Road K, zoning change of 22.46 acres from A-2 to AG, Agricultural, selling lot 1 to adjacent land owner and lot 2 remains with property owner

**Motion** Kruchten/Agee to recommend approval of Ron Dresen's zoning change of 22.46 acres from A-2 to AG, Agricultural. Motion carried. Vote 5-0

B. (R-2018-11) Eugene & Julie Maier, 8338 Stone Valley Rd, zoning change of 6.67 acres from A-1Ex and RH-1 to SFR, Single Family Residence, creating 3 lots, two of the lots are transfer of development rights

**Motion** Varda/Kruchten to recommend approval of Eugene & Julie Maier's zoning change of 6.67 acres from A-1Ex and RH-1 to SFR, Single Family Residence, creating 3 lots, subject to a deed restriction on the two transfer of development rights lots for 20 years on annexation support by the owners of the property. Motion carried. Vote 5-0

#### V. DISCUSSION/ACTION RE:

A. (D-2017-3) Paul Ripp, 9466 State Road 19, final driveway approval

**Motion** Molling/Varda to recommend approval of Paul Ripp's final driveway

**Motion** Kruchten/Theis to amend the motion to include contingent upon creating a curved turnaround area as shown in the driveway ordinance chart. Motion carried. Vote 5-0

**Motion** to recommend approval of Paul Ripp's final driveway contingent upon creating a curved turnaround area as shown in the driveway ordinance chart. Motion carried. Vote 5-0

B. (D-2015-1) David & Candace May, 5403 Otto Kerl Rd, final driveway approval  
**Motion** Kruchten/Varda to recommend approval of David & Candace May's final driveway. Motion carried. Vote 5-0

C. (D-2018-3) Leonard & Brenda Ziegler, Enchanted Valley Rd, amend driveway permit by relocating the shared driveway entrance  
**Motion** Varda/Agee to recommend approval of Leonard & Brenda Ziegler's driveway application amendment to move the driveway entrance approximately 120 feet

**Motion** Molling/Kruchten to amend the motion to include contingent upon the entire driveway be 12% or less. Motion carried. Vote 5-0

**Motion** to recommend approval of Leonard & Brenda Ziegler's driveway application amendment to move the driveway entrance approximately 120 feet and contingent upon the entire driveway be 12% or less. Motion carried. Vote 5-0

VI. DISCUSSION/RECOMMENDATION to the Board of Zoning Appeals re:

A. (V-2018-1) William Weber & Katherine Engen, 9081 Spring Valley Rd, variance application

**Motion** Varda/Kruchten to recommend disapproval of William Weber & Katherine Engen's variance application since there is no real hardship to designing the garage in the four foot side and rear setbacks in the A-1Ex zoning parcel. Motion carried. Vote 5-0

VII. ADJOURN

**Motion** Varda/Theis to adjourn until the next regular meeting or the call of the Chair. Motion carried. Vote 5-0