Town of Berry Board Meeting
February 17, 2025, 7:00 p.m., at the Town Hall, 9046 State Road 19, Mazomanie, WI 53560
Agenda

1. Call to order
2. Confirmation of Compliance with Open Meetings Law
3. Approve minutes of January 21, 2025
4. Public Comments: You may address the Board 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 item either now, or at the time the agenda item is to be discussed, or at the discretion of the Town Chair at any other time the agenda item is discussed. Comments are generally limited to three minutes.
5. Patrolman Report
6. Discussion/action re:
   A. (R-2024-13) Mary Skupniewitz Living Tr, Turkey Road, rezone of 28.69 acres from A-1Ex to AG and 4.73 acres from A-1Ex to SFR and approval of final certified survey map
   B. (R-2024-17)(CUP-2024-6) Koos Family Farm LLC, 5054 County Road P, rezone 39.9 acres from A-1Ex to EA and a conditional use permit for a mobile service support structure and facilities
   C. (R-2025-1)(CUP-2025-1) Kendall & Kay Kahl, Agent Korey Kahl, 9336 Spring Valley Road, rezone 29.14 acres from A-2 to AG and a conditional use permit for plumbing fixtures in accessory building
   D. (D-2025-1) Korey Kahl, 9336 Spring Valley Road, driveway permit application
7. Discussion/action re: CARPC comprehensive plan revision assistance proposal
8. Discussion/action re: Future of Parks Committee
9. Discussion/action re: Endorsement of Bertram Communication application for BEAD Funding
10. Discussion/action re: Assessor Contract for 2026-2030
11. Discussion/action re: Confirming Open Book and Board of Review Dates
12. Discussion/action re: Puppy Mills Ordinance
13. Budgetary Matters
    A. Discussion/action re: Payment of bills
14. Discussion/action re: Committee reports/Correspondence/Communications
    A. Fire Districts
    B. EMS Districts
    C. Other
15. Discussion of future agenda items
16. Adjourn

Persons requiring additional services to participate in a public meeting should contact the Town Clerk at the Town Hall, 9046 Hwy 19, Mazomanie, WI 53560. 767-4152 twnberry@chorus.net
Posted: 2/10/25 Brenda Kahl, Clerk/Treasurer

TITLE: Town of Berry Town Board Meeting Minutes
DATE: January 21, 2025
TIME: 7:00 – 7:48 p.m.
PLACE: Town Hall, 9046 State Road 19, Mazomanie, WI 53560
POSTINGS: Town Hall and Town of Berry website

I. CALL TO ORDER – ROLL CALL: The meeting was called to order at 7:00 p.m. Board members present: Duane Haag, Michael Statz, Nichole Schwoerer and Derek Statz. David Evert was excused. Also present Clerk, Brenda Kahl and Patrolman, Lucas Danz.

II. CONFIRMATION OF COMPLIANCE WITH OPEN MEETING LAWS
The Clerk confirmed that the agenda was posted at the town hall and on the town website.

III. APPROVE MINUTES OF DECEMBER 16, 2024
Motion D Statz/M Statz to approve the minutes of December 16, 2024. Motion carried. Vote 4-0

IV. PUBLIC COMMENTS: You may address the Board 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 item either now, or at the time the agenda item is to be discussed, or at the discretion of the Town Chair at any other time the agenda item is discussed.
*Marion Otto introduced himself and will have questions about building permits.
*Mike Statz mentioned that about three feet of blacktop is loose and was never rolled at a driveway intersection on Martinsville Road during the road project. The Town will need to fix the problem once weather permits.
*Eugene Maier and Andrew Denzin mentioned that Stone Valley Road needs repairing and was wondering if it would be considered during this year's projects. The board stated that to fix the road correctly it would need to be pulverized and relayed.

V. PATROLMAN REPORT
Have been meeting with contractors to get estimated amounts for the road projects. Clearing and cutting wood on Indian Trail and waiting for snow to burn the brush piles. In the future will need to deal with the bank where rocks are eroding from on Turkey Road. Indian Trail needs excavating and fill could be moved to Matz Road.

VI. DISCUSSION/ACTION RE:
A. (R-2024-15) Doug Schwartz, 6065 Whippoorwill Road, rezone of 11.82 acres from RH-2 and A-1Ex to AG and 65.07 acres from A-1Ex to EA and approval of final certified survey map
Motion M Statz/D Statz to approve Doug Schwartz's rezone of 11.82 acres from RH-2 and A-1Ex to AG and 65.07 acres from A-1EX to EA and approve the final certified survey map. Motion carried. Vote 4-0

B. (R-2024-16) Tom & Megan Wangard, 5228 County Road P, rezone a total of 28.10 acres from A-2 and RH-3 to AG to create lot 1 (13.15 acres) and lot 2 (14.95 acres) and approval of final certified survey map
Motion Schwoerer/D Statz to approve Tom & Megan Wangard's rezone of 28.10 acres from A-2 and RH-3 to AG to create lot 1 and lot 2 contingent upon county jurisdiction approval for the

shoreland and wetland zoning regulations if needed and that the certified survey map be recorded within nine months. Motion carried. Vote 4-0

C. (D-2023-5) Travis & Philip Richards, 8452 County Road K, final driveway approval
Motion Haag/M Statz to approve Travis & Philip Richard's final driveway. Motion carried. Vote 4-0

D. (D-2024-7) William & Michele Keuler, 8308 State Road 19, final driveway approval
Motion M Statz/Haag to approve William & Michele Keuler's final driveway. Motion carried. Vote 4-0

VII. DISCUSSION/ACTION RE: 2025 ROAD PROJECTS
Motion M Statz/Haag to bid the following projects:
Chip seal with the 3/8 granite Table Bluff Road, 1 mile long, and Hill Point Road, 0.77 miles long. Get a bid for a double chip seal on Albe Road, 0.42 miles long, as a possible alternate.
2" overlay and excavating on Spring Valley, 0.84 miles long.
Excavate and 3" overlay and pulverize, this is with a 2" binder mix 1" surface mix, Matz Road, 0.77 miles long.
Whippoorwill Road hill, approximately 1,500 feet long, possibly bid after receiving the engineering plans.

Motion Haag/D Statz to amend the motion and add to apply for bridge aid from Dane County for any culvert three feet or larger in diameter. Motion carried. Vote 4-0

Motion to bid the projects listed and apply for bridge aid. Motion carried. Vote 4-0

VIII. DISCUSSION/ACTION RE: PURCHASE OF PORTABLE RADIOS
Motion Haag/M Statz to purchase four Motorola portable radios, three remote speaker microphones, a multi-unit charger and one single-unit charger, not to exceed $12,500. Motion carried. Vote 4-0

IX. BUDGETARY MATTERS
A. Discussion/action re: Payment of bills
Motion Haag/M Statz to approve the payment of bills. Motion carried. Vote 4-0. Check numbers 4566-4567 and 19556-19603

B. Discussion/action re: Resolution to transfer and designate funds within the 2024 budget
Motion Haag/M Statz to approve Resolution 2025-1, Transfer and Designate Funds Within the 2024 Budget. Motion carried. Vote 4-0

X. COMMITTEE REPORTS/CORRESPONDENCE/COMMUNICATIONS
*District 1 EMS: Advertising for a fulltime director

XI. DISCUSSION OF FUTURE AGENDA ITEMS

XII. ADJOURN

Motion M Statz/D Statz to adjourn until the next regular meeting or the call of the chair. Motion carried. Vote 4-0

Brenda Kahl, Clerk/Treasurer

Duane Haag, Chair

ZONING CHANGE APPLICATION

PERMIT #:	
Permit Fee: $_____	Fee Paid: ☐
Approved By:	
Approval Date: / /	

TOWN OF BERRY • 9046 STATE ROAD 19 • MAZOMANIE, WI 53560
PHONE (608) 767-4152 • FAX (608) 767-3015 • www.townofberry.org

Items that must be submitted with your application:

- **Written Legal Description of the Proposed Zoning Boundaries**
  Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

- **Scaled Drawing of the Location of the Proposed Zoning Boundaries**
  The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME SKUPNIEWITZ LIVING TR, MARY K	CONTACT NAME Robert A Talarczyk
BUSINESS NAME or CO-OWNER'S NAME (if applicable) c/o Ryan Arneson, First Weber Realty	BUSINESS NAME (if applicable) Talarczyk Land Surveys LLC
MAILING ADDRESS 207 N. 8th Street	MAILING ADDRESS 517 2nd Avenue
CITY, STATE, ZIP Mt. Horeb, WI 53572	CITY, STATE, ZIP New Glarus, WI 53574
DAYTIME PHONE # 608-712-2408	DAYTIME PHONE # 608-527-5216
EMAIL arnesonr@firstweber.com	EMAIL bob@talarczyksurveys.com

LAND INFORMATION

Town: Berry Parcel Numbers Affected: 080719181601, 080719185009

Section: 19 Property Address or Location: Turkey Road

Zoning District Change (To / From / # of acres) To be determined by new town zoning.

Soils classification of area (percentages) Class I Soils: _____ % Class II Soils: _____ % Other: _____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

☐ Separation of buildings from farmland ☐ Creation of a residential lot

☐ Compliance for existing structures and/or land uses ☐ Other

This survey prepared to facilitate the sale or exchange of land between adjoining property owners.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: Robert A. Talarczyk, Agent Date: 12/10/24

Revised 11/14/2017

TOWN OF BERRY JURISDICTION REVIEW FORM

COMPLETE THIS FORM BEFORE STARTING THE ZONING APPLICATION

If your property is subject to Dane County's jurisdiction, the Town cannot grant your zoning change without Dane County's approval. If the answer to any of the Jurisdictional Questions is "Yes", the Town cannot proceed with your application unless Dane County indicates that the County does not have jurisdiction over zoning the parcel.

Applicant/Agent/Contractor: Ryan Arneson Email: arnesonR@firstweber.com

Address: 10147 Blessingway Rd City/State/Zip: Mount Horeb Phone: (608) 712-2408

Parcel ID Number(s): 0807-191-8160-1

CSM or Plat Information, if any: _____

Proposed activity on the property: Residential Use

Is the property enrolled in CRP or any other farm programs? ☐ No ☑ Yes

If "Yes" is checked, identify the program and file identification number(s): Managed Forest Land (Farm Program?)

JURISDICTIONAL QUESTIONS

1. Is your proposed project located within 1,000 feet of the ordinary high-water mark of a navigable lake, pond or flowage?
   ☑ No ☐ Yes
2. Is your proposed project located within 300 feet of the ordinary high-water mark of a navigable river, stream or creek?
   ☑ No ☐ Yes
3. Is your proposed project located within a floodplain? ☑ No ☐ Yes
4. Is your proposed project located within a wetland? ☑ No ☐ Yes
5. Will your project involve disturbing more than 4,000 square feet of land by excavating, grading or filling?
   ☑ No ☐ Yes (If Yes, you may need a Dane County erosion control and/or stormwater permit)
6. Do the maps showing wetlands, floodplains and shorelands at https://dcimapapps.countyofdane.com/lwrviewer/ indicate that there are any floodplain, wetland or shoreland areas on your property or an adjacent parcel?
   ☑ No ☐ Yes

STATEMENT OF APPLICANT

The answers above were made after reviewing the facts pertaining to my property. I am aware that if my proposed project is located within a floodplain, shoreland or wetland area, the project must be reviewed by Dane County. Any approvals obtained in error will be void, and all expenses incurred in seeking those approvals will be lost.

Dated: 10/10/2024 By: Ryan Arneson

If the answer to any jurisdictional question is "Yes," the applicant must submit this request to the Dane County Department of Planning and Development for a determination of whether the project is subject to Dane County Jurisdiction.

DETERMINATION BY DANE COUNTY

The undersigned, acting by authority of Dane County, indicates that the parcel identified in this Jurisdictional Review Form is not subject to shoreland, floodplain or wetland zoning regulations of Dane County.

Dated: _____ By: _____

Revised 11/06/2017

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

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ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Berry Plan Commission, Town Board, Town Clerk/Treasurer

FROM: Kory D. Anderson, P.E., Town of Berry Zoning Administrator
Mitchell Bortz, Town of Berry Assistant Zoning Administrator

DATE: (for) January 6, 2025 Plan Commission Meeting

SUBJECT: Zoning Change for Skupniewitz Living Trust, Mary K
0807-191-8160-1 & 0807-191-8500-9

GEC NO.: 2-1024-36L

Background Information

Owner / Applicant: Skupniewitz Living Trust, Mary K
410 New Age Circle Apt. 202
Verona, WI 53593

Agent or Surveyor: N/A

Location: No parcel address
In part of the NE ¼ of the NE ¼ of Section 19, all in T8N, R7E, Town of Berry, Dane County, WI.

Request: Zoning Change/Approval

Existing Zoning:

Tax Parcel 0807-191-8160-1 (Skupniewitz)	A-1(EX)	30.00 Acres
Tax Parcel 0807-191-8500-9 (Studz)	A-1(EX)	30.00 Acres
	Total	60.00 Acres

Existing Land Use: Tax parcel 0807-191-8160-1 is primarily wooded with very steep slopes in the northern section. There are no structures located on the property. There are no wetlands, streams, or floodplains associated with the property. Tax Parcel 0807-191-8500-9 has a residential home located on the property with a couple of accessory structures. The home has a driveway that connects the property to Buss Road. Turkey Road also runs through the property as well. There are steep slopes associated with the property as well as an intermittent stream located in the northeastern portion of the property.

Adjacent Land Uses: North: Turkey Road, Buss Road
West: Turkey Road, Agricultural
East: Agricultural
South: Residential, Agricultural

Proposal

Zoning Change:

Proposed Lot 1	AG Agricultural	4.73 Acres
Proposed Lot 2	AG Agricultural	28.69 Acres
	Total	33.42 Acres

Applicant submitted information for a zoning change of Tax Parcel 0807-191-8160 and 0807-191-8500-9 from zoning A-1(EX) (Legacy) Exclusive Agriculture District for Proposed Lot 1 and Proposed Lot 2 to AG Agricultural District in the newer zoning ordinance. Skupniewtiz would like to create a 12 ft wide by 240 ft long easement for ingress and egress across the Studz's property to the west to connect to Turkey Road. In exchange for the easement, Skupniewitz is conveying approximately 1 acre for Studz. We are under the impression the applicant wants to build a home on the property.

Submittals/Attachments

1. Zoning Change Application, received October 10, 2024.
2. Jurisdictional Review Form, received on October 10, 2024.
3. Site map with approximate driveway location, Received January 1, 2025.
4. Access Easement Agreement, not yet received.
5. Deed Restriction, not yet received.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

Comprehensive Plan

The planned land use for this parcel is Agricultural & Rural Lands Preservation Area with soil and building limitations. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan. It does not appear there is extraterritorial review by another municipality.

Town Ordinances

1. **General**
   The applicant is requesting to change zoning districts to create a 12ft by 240ft long driveway easement. We believe the landowner will want to eventually build a home on the property. No site plan was submitted with the location of the house, so we are unable to verify setbacks. Depending on the location of the new house, Dane County may need to review a stormwater management and erosion control plan.
2. **Well & Septic**
   Prior to issuance of a land use permit for building a new home, the applicant will need approval of a new septic system from Dane County Public Health.
3. **General – Farmland Preservation**
   By rezoning out of Exclusive Ag, the property owner will no longer be eligible for Farmland Preservation credits.
4. **Driveway Permit**
   Prior to issuance of a land use permit for a new house on the proposed lot, the applicant will need approval of a new driveway from the Town.
5. **Driveway Access – Easement Agreement**
   The property owner wants to obtain an easement through a neighboring parcel on the west side of the property. This is really the only realistic place to put it as the section of property to the north on Turkey Road is very steep climbing more than 100 ft in total. This will require an easement agreement between the two landowners.
6. **Deed Restriction**
   Proposed Lot 1 is being requested to rezone to the AG Agricultural Zoning District due to existing DNR Forest Preservation/ Management requirements. The proposed lot is listed on the CSM as having 4.73 acres in total. The newer Town's ordinance requires AG lots as having at least 5 acres. This proposed lot will require a deed restriction with the Register of Deeds.

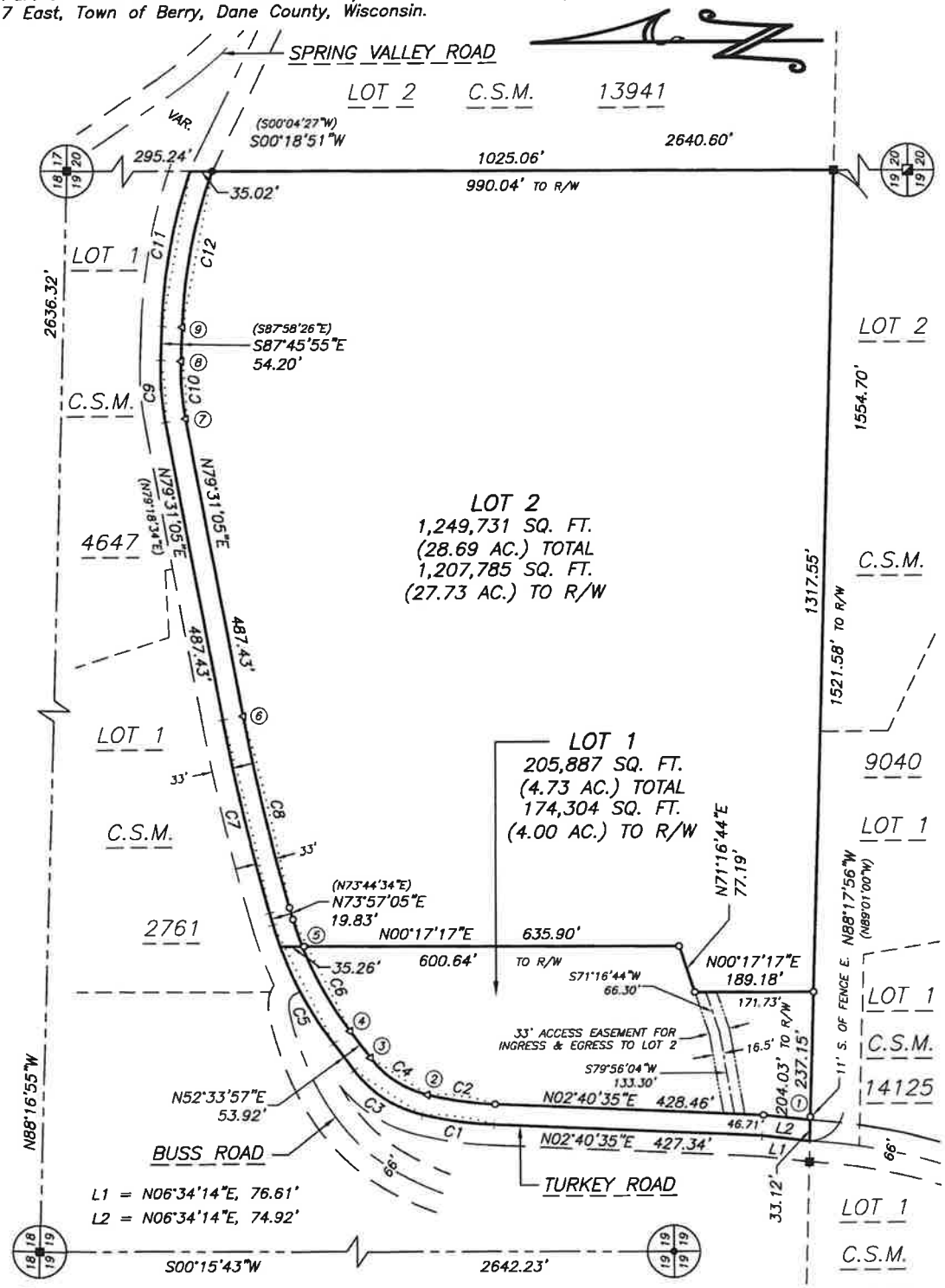
Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change of Tax Parcel 0807-191-8160 8160 and 0807-191-8500-9 from zoning A-1(EX) (Legacy) Exclusive Agriculture District for Proposed Lot 1 and Proposed Lot 2 to AG Agricultural District in the newer zoning ordinance, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town Attorney shall be addressed.
3. Access Easement Agreement is established with the neighboring property owner.
4. Deed Restrict Proposed Lot 1 with the Register of Deeds.

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 19, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin.



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200 0 200

SCALE: 1" = 200'

SHEET 1 OF 4

JOB NO. 24250
POINTS 24250
DRWG. 24250_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 19, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Section 19; thence S00°18'51"W along the East line of Section 19, 295.24' to the point of beginning; thence S00°18'51"W, 1025.06' to the Southeast corner of the North 1/2 of the Northeast 1/4 of Section 19; thence N88°17'56"W along the South line of the North 1/2 of the Northeast 1/4 of Section 19, 1554.70' to the centerline of Turkey Road; thence N06°34'14"E along said centerline, 76.61'; thence N02°40'35"E along said centerline, 427.34'; thence Northeasterly, 115.36' along said centerline and the arc of a curve to the right whose radius is 591.00' and whose chord bears N08°16'06"E, 115.18'; thence Northeasterly, 132.41' along said centerline and the arc of a curve to the right whose radius is 196.00' and whose chord bears N33°12'47"E, 129.90'; thence N52°33'57"E along said centerline, 53.92'; thence Northeasterly, 213.50' along said centerline and the arc of a curve to the right whose radius is 572.00' and whose chord bears N63°15'31"E, 212.26'; thence N73°57'05"E along said centerline, 19.83'; thence Northeasterly, 319.75' along said centerline and the arc of a curve to the right whose radius is 3291.06' and whose chord bears N76°44'05"E, 319.62'; thence N79°31'05"E along said centerline, 487.43'; thence Northeasterly, 99.59' along said centerline and the arc of a curve to the right whose radius is 448.70' and whose chord bears N85°52'35"E, 99.38'; thence S87°45'55"E along said centerline, 54.20'; thence Southeasterly, 253.56' along said centerline and the arc of a curve to the right whose radius is 842.91' and whose chord bears S79°08'51"E, 252.61' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Berry; and that under the direction of Ryan Arneson, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

December 5, 2024

_____
Robert A. Talarczyk, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING–IN	TAN.BEARING–OUT
C1	591.00'	115.36'	11°11'02"	115.18'	N08°16'06"E		N13°51'37"E
C2	558.00'	108.92'	11°11'02"	108.75'	N08°16'06"E		N13°51'37"E
C3	196.00'	132.41'	38°42'20"	129.90'	N33°12'47"E	N13°51'37"E	
C4	163.00'	110.11'	38°42'20"	108.03'	N33°12'47"E	N13°51'37"E	
C5	572.00'	213.50'	21°23'08"	212.26'	N63°15'31"E		
LOT 1	572.00'	177.22'	17°45'06"	176.51'	N61°26'30"E		
LOT 2	572.00'	36.28'	3°38'02"	36.27'	N72°08'04"E		
C6	539.00'	201.18'	21°23'08"	200.02'	N63°15'31"E		
LOT 1	539.00'	154.95'	16°28'18"	154.42'	N60°48'06"E		
LOT 2	539.00'	46.23'	4°54'50"	46.21'	N71°29'40"E		
C7	3291.06'	319.75'	5°34'00"	319.62'	N76°44'05"E		
C8	3258.06'	316.54'	5°34'00"	316.42'	N76°44'05"E		
C9	448.70'	99.59'	12°43'00"	99.38'	N85°52'35"E		
C10	415.70'	92.26'	12°43'00"	92.07'	N85°52'35"E		
C11	842.91'	253.56'	17°14'08"	252.61'	S79°08'51"E		S70°31'47"E
C12	809.91'	255.12'	18°02'54"	254.07'	S78°44'28"E		S69°43'01"E

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JOB NO. 24250
POINTS 24250
DRWG. 24250_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 19, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin.

OWNER'S CERTIFICATE:
As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Berry.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

_____
Rita Skupniewitz, Trustee
Mary K. Skupniewitz Living Trust

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Rita Skupniewitz, trustee of the above named trust, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
My commission expires _____.

OWNER'S CERTIFICATE OF DEDICATION:
As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Berry.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

_____
Susan Hiebing Studz

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Susan Hiebing Studz to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
My commission expires _____.

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JOB NO. 24250
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DRWG. 24250_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 19, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin.

TOWN APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20_____ by the Town of Berry.

_____
Town Clerk

NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Northeast 1/4 of Section 19 bears S00°18'51"W.

2.) Recorded data, when different than measured, is shown in parenthesis.

3.) Characteristics of natural features prevented setting monuments at various locations. All offset monuments listed in table below are cut crosses in concrete curb unless noted otherwise on Sheet 1.

①	S88°17'56"E	4.94' from corner
②	N76°08'23"W	19.71' from corner
③	N37°26'03"W	19.94' from corner
④	N37°26'03"W	20.73' from corner
⑤	S00°17'17"W	2.93' from corner
⑥	N10°28'55"W	14.02' from corner
⑦	N10°28'55"W	16.99' from corner
⑧	N02°14'05"E	16.71' from corner
⑨	N02°14'05"E	19.05' from corner

LEGEND:

1" iron pipe found

3/4" solid round iron rod found

Railroad Spike found

■ 1" iron pipe found

• 3/4" solid round iron rod found

○ 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

△ Cut "X" set in concrete curb

PREPARED FOR:
Ryan Arneson
First Weber Realtors
207 N. 8th Street
Mt. Horeb, WI 53572
(608) 712-2408

JOB NO. 24250
POINTS 24250
DRWG. 24250_1
DRAWN BY MST

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ZONING CHANGE APPLICATION

TOWN OF BERRY • 9046 STATE ROAD 19 • MAZOMANIE, WI 53560
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PERMIT #:	2024-17
Permit Fee: $_____	Fee Paid: ☐
Approved By:	
Approval Date:	/ /

Items that must be submitted with your application:

- **Written Legal Description of the Proposed Zoning Boundaries**
  Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

- **Scaled Drawing of the Location of the Proposed Zoning Boundaries**
  The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME Koos Family Farm, LLC (c/o Ralph Koos)	CONTACT NAME Peter Schau, Agent for Applicants
BUSINESS NAME or CO-OWNER'S NAME (if applicable) (TowerNorth Development, LLC & Verizon Wireless, tenants to owner)	BUSINESS NAME (if applicable) Terra Consulting Group
MAILING ADDRESS P.O. Box 398	MAILING ADDRESS 600 Busse Highway
CITY, STATE, ZIP Elburn, IL 60119	CITY, STATE, ZIP Park Ridge, IL 60068
DAYTIME PHONE # (847) 922-1032	DAYTIME PHONE # (773) 919-5112
EMAIL rkoos@blastcomm.com	EMAIL petes@terraltd.com

LAND INFORMATION

Town: 8N Parcel Numbers Affected: 004/0807-363-8500-1

Section: 36 Property Address or Location: 5054 County Highway P, Cross Plains, WI 53528

Zoning District Change (To / From / # of acres) to AG-Agricultural zoning district from A-1(EX) Agricultural
39.9-assessed acres / 41.15 surveyed acres

Soils classification of area (percentages) Class I Soils: 0 % Class II Soils: 49.1 % Other: 59.9 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
- ☐ Compliance for existing structures and/or land uses
- ☐ Creation of a residential lot
- ☒ Other

Rezone from Legacy Zoning designation to comparable Town Zoning designation as required by Town Zoning Ordinance for corresponding Conditional Use Permit Application for new Mobile Service Support Structures and Facilities by TowerNorth Development, LLC and Verizon Wireless.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: _____, as agent for applicants Date: 11/26/2024

TOWN OF BERRY JURISDICTION REVIEW FORM

COMPLETE THIS FORM BEFORE STARTING THE ZONING APPLICATION

If your property is subject to Dane County's jurisdiction, the Town cannot grant your zoning change without Dane County's approval. If the answer to any of the Jurisdictional Questions is "Yes", the Town cannot proceed with your application unless Dane County indicates that the County does not have jurisdiction over zoning the parcel.

Applicant/Agent/Contractor: Peter Schau, agent for applicants Email: petes@terraltd.com
c/o: Terra Consulting Group
Address: 600 Busse Highway City/State/Zip: Park Ridge, IL 60068 Phone: (773) 919-5112

Parcel ID Number(s): 004/0807-363-8500-1

CSM or Plat Information, if any: NW 1/4, SW 1/4, Section 36, T.8N., R.7E. Town of Berry

Proposed activity on the property: Mobile Service Support Structure and Facilities

Is the property enrolled in CRP or any other farm programs? ☒ No ☐ Yes

If "Yes" is checked, identify the program and file identification number(s): _____

JURISDICTIONAL QUESTIONS

1. Is your proposed project located within 1,000 feet of the ordinary high-water mark of a navigable lake, pond or flowage?
☒ No ☐ Yes

2. Is your proposed project located within 300 feet of the ordinary high-water mark of a navigable river, stream or creek?
☒ No ☐ Yes

3. Is your proposed project located within a floodplain? ☒ No ☐ Yes

4. Is your proposed project located within a wetland? ☒ No ☐ Yes

5. Will your project involve disturbing more than 4,000 square feet of land by excavating, grading or filling?
☐ No ☒ Yes (If Yes, you may need a Dane County erosion control and/or stormwater permit)

6. Do the maps showing wetlands, floodplains and shorelands at https://dcimapapps.countyofdane.com/lwrviewer/ indicate that there are any floodplain, wetland or shoreland areas on your property or an adjacent parcel?
☒ No ☐ Yes

STATEMENT OF APPLICANT

The answers above were made after reviewing the facts pertaining to my property. I am aware that if my proposed project is located within a floodplain, shoreland or wetland area, the project must be reviewed by Dane County. Any approvals obtained in error will be void, and all expenses incurred in seeking those approvals will be lost.

Dated: 9/23/24 By: _____, agent for applicants

If the answer to any jurisdictional question is "Yes," the applicant must submit this request to the Dane County Department of Planning and Development for a determination of whether the project is subject to Dane County Jurisdiction.

DETERMINATION BY DANE COUNTY

The undersigned, acting by authority of Dane County, indicates that the parcel identified in this Jurisdictional Review Form is not subject to shoreland, floodplain or wetland zoning regulations of Dane County.

Dated: 10/11/2024 By: _____
Hans Hilbert, Assistant Zoning Administrator

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

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ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Berry Plan Commission, Town Board, Town Clerk/Treasurer

FROM: Kory D. Anderson, P.E., Town of Berry Zoning Administrator
Mitchell Bortz, Town of Berry Assistant Zoning Administrator

DATE: (for) February 3, 2025 Plan Commission Meeting

SUBJECT: Zoning Change/CUP Review for Verizon Wireless/ Terra
Tax Parcel 0807-363-8500-1

GEC NO.: 2-0124-36N

Background Information

Owner: Koos Family Farm, LLC (Ralph Koos)
P.O. Box 398
Elburn, IL 60119

Agent: Terra Consulting Group
Attn: Peter Schau
600 Busse Highway
Park Ridge, IL 60068

Location: 5054 County Road P
In part of the SW ¼ of the NW ¼ of Section 36 all in T8N, R7E, Town of Berry, Dane County, WI.

Request: Zoning Change/CUP Approval

Existing Zoning:			
	Tax Parcel 0807-363-8500-1	A-1(EX) (Legacy)	39.90 Acres
		Total	39.90 Acres

Existing Land Use: The existing tax parcel is mostly open fields with some wooded areas. There are no structures located on the property. There is an intermittent stream that runs through the northern section of the property. There are very steep slopes throughout the property.

Adjacent Land Uses: North: Agricultural
West: Agricultural
East: Agricultural
South: Agricultural

Proposal

Zoning Change:			
	Tax Parcel 0807-363-8500-1	AG	39.90 Acres
		Total	39.90 Acres

Applicant submitted information for a zoning change of Tax Parcel 0807-363-8500-1 from zoning A-1(EX) Agriculture District (Legacy) to EA Exclusive Agriculture District as Verizon/Terra is looking to build a new mobile communications tower on this tax parcel. The change in use which triggers the rezone from Legacy zoning to the newer zoning designation and the proposed mobile communications tower requires

a Conditional Use Permit.

Submittals/Attachments

1. Zoning Change Application, received November 29, 2024.
2. Jurisdictional Review Form, received November 29, 2024.
3. Conditional Use Permit Application, received November 29, 2024.
4. All Other Attachments to Application, received November 29, 2024.
5. Cityscape Correspondence/Reports, received various dates.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

Comprehensive Plan

I'll always defer to the Town for the proposal meeting the Town's Comprehensive Plan. The planned land use for this parcel is Agricultural Preservation Area and Agricultural Transition Area. There may be extraterritorial review authority for this property by the Village of Cross Plains.

Town Ordinances / Zoning Ordinance

1. **Conditional Use Permit**
   "Mobile Tower Siting" in AG zoning requires a conditional use permit per the Town of Berry's zoning ordinance. Section 1.053 Mobile Communications Tower Siting and Section 1.054 Mobile Telecommunications – Structural, Design, and Environmental Standards of the ordinance spell out the specific requirements and secondary standards for mobile towers. In review of these requirements and standards, they follow closely to State Statute 66.0404 Mobile Tower Siting Regulations.

   Section 1.053 Mobile Communications Tower Siting has a comprehensive list of items the applicant is required to submit with their application. Once all the required submittal documents have been received and their application is considered complete, the Town has 90 days to approve or deny the request unless an extension is requested/granted.

   Per Section 1.053(6)(d) and (e), an independent telecom consulting engineer that specializes in mobile tower siting shall review the application and plans and provide a recommendation to the Town. The Town has hired Cityscape Consultants, Inc. as their consultant. They have determined that the application is complete and provided their new review report.

   Section 1.054 Mobile Telecommunications – Structural, Design, and Environmental Standards refers to the design standard requirements of the actual tower, equipment, site, etc. and how they should not negatively impact the surroundings. The design drawings show the proposed trees surrounding the proposed lease area will be maintained to meet the vegetative screening requirements of Section 1.0642, which provides a vegetative screen for a minimum of 30 feet in depth parallel to any area used for vehicles or buildings. The vegetative screen requirement and other requirements will be used to establish the conditions to be set forth in the CUP document to be prepared by the Town Attorney.

2. **Site Plan/Erosion Control/Storm Water/Driveway Access**
   The Town shall review the proposed site plan for conformance to the Town ordinance for the proposed driveway access. Dane County should also be reviewing the proposed storm water and erosion control plans for the project, if necessary.

3. **General – Farmland Preservation**
   By rezoning out of Exclusive Ag, the property owner will no longer be eligible for Farmland Preservation credits.

Recommendation

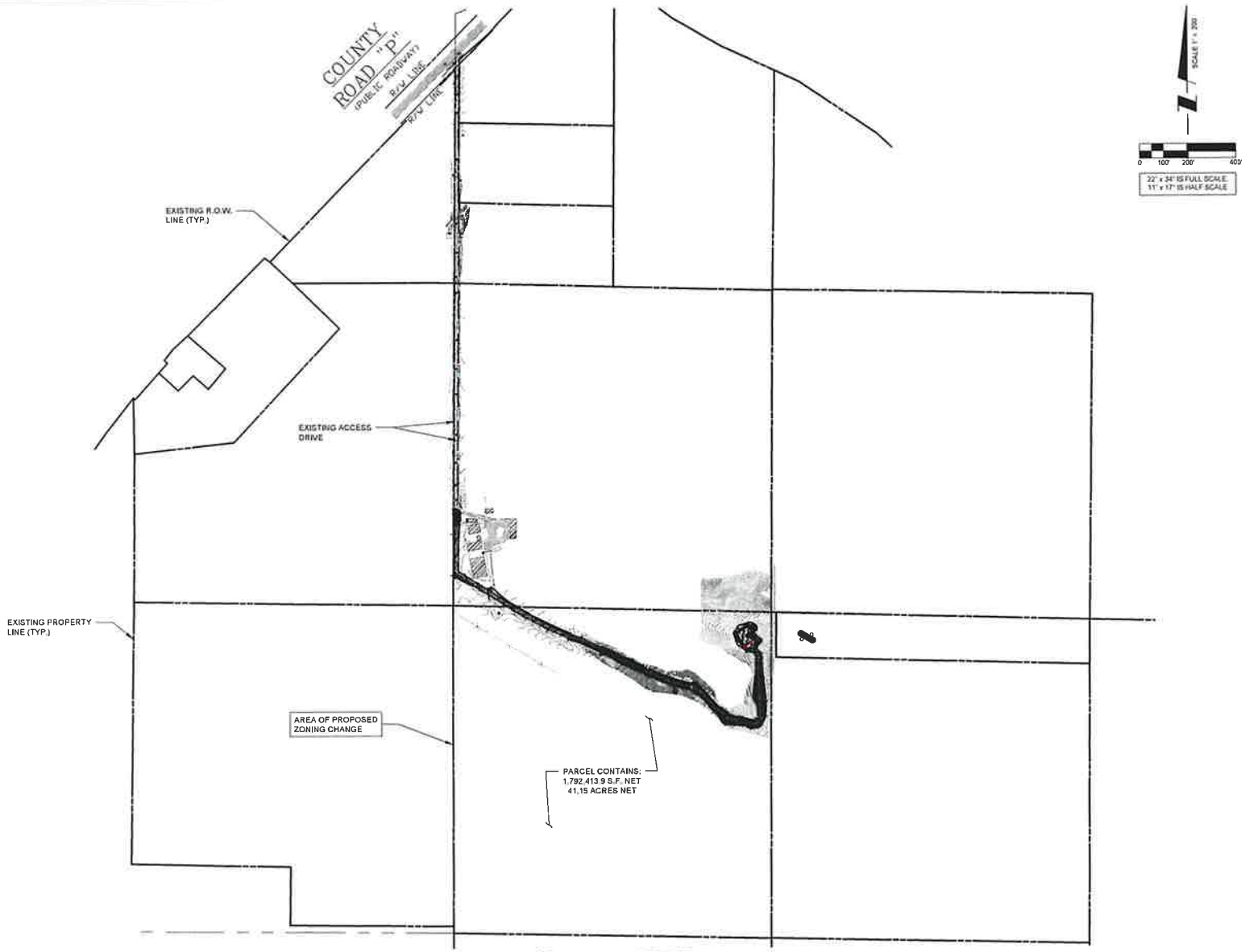
GEC recommends that the Plan Commission conditionally approve the proposed zoning change of Tax Parcel 0807-363-8500-1 from zoning A-1(EX) Agriculture District (Legacy) to AG Agriculture District and

approve the proposed Conditional Use Permit, contingent on the following:

1. Plan Commission/Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney, Planner, or Engineer shall be addressed.
3. Incorporate any comments or conditions from the independent telecom engineering review.
4. A CUP is prepared by the Town Attorney incorporating required conditions discussed with and approved by the Town Plan Commission and Town Board.
5. Prior to construction, the applicant obtains from the Town a Land Use Permit, Erosion Control Permit (Dane County), and Building Permit.

NOTE

SEE ATTACHED SURVEY FOR PARCEL LEGAL DESCRIPTIONS



1 ZONING CHANGE EXHIBIT

PREPARED FOR

TowerNorth

750 W CENTER ST. SUITE 301
WEST BRIDGEWATER, MA 02379
SITEACCESS@TOWERNORTH.COM
1-800-821-5825x2

PLANS PREPARED BY

TERRA

905 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

CARRIER

verizon

1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

REVISIONS

NO	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	04/09/24	TJS
1	REVISED PER TOWERNORTH COMMENTS	06/03/24	JJR
2	ADDITION OF SHORELAND MAPS	06/07/24	AMW
3	ADDITION OF VERIZON MW INFO	06/25/24	TJS
4	UPDATED PER POWER COORDINATION	07/29/24	JJR
5	ISSUED FOR FINAL	07/29/24	JJR
6	REVISED PER COMMENTS	10/10/24	TJS

SITE #WI-1017-B
MGD LOC# 5000158967
FUZE ID: 17292774

AIRPORT ROAD

5054 COUNTY HIGHWAY P
CROSS PLAINS, WI 53528

DRAWN BY	TJS
CHECKED BY	DSS
DATE	04/09/24
PROJECT #	170-071

SHEET TITLE

ZONING CHANGE EXHIBIT

SHEET NUMBER

LP-3

CONDITIONAL USE PERMIT APPLICATION

PERMIT #:	2024-6
Permit Fee: $_____	Fee Paid: ☐
Approved By:	
Approval Date:	/ /

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PHONE (608) 767-4152 • FAX (608) 767-3015 • www.townofberry.org

Items that must be submitted with your application:

- **Written Legal Description of Conditional Use Permit boundaries.**
- **Scaled Drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking areas, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.**
- **Scaled map showing neighboring area land uses and zoning districts.**
- **Written operations plan describing the items listed below (additional items needed for mineral extraction sites).**
- **Written statement on how the proposal meets the 6 Standards of a Conditional Use.**

OWNER	AGENT (Contractor, Coordinator, Other)
NAME Koos Family Farm, LLC (c/o Ralph Koos)	CONTACT NAME Peter Schau, Agent for Applicants
BUSINESS NAME or CO-OWNER'S NAME (if applicable) TowerNorth Development, LLC, tenant to owner	BUSINESS NAME (if applicable) Terra Consulting Group
MAILING ADDRESS P.O. Box 398	MAILING ADDRESS 600 Busse Highway
CITY, STATE, ZIP Elburn, IL 60119	CITY, STATE, ZIP Park Ridge, IL 60068
DAYTIME PHONE # (847) 922-1032	DAYTIME PHONE # (773) 919-5112
EMAIL rkoos@blastcomm.com	EMAIL petes@terraltd.com

LAND INFORMATION

Parcel Numbers Affected: 004/0807-363-8500-1

Section: 36 Property Address: 5054 County Highway P, Cross Plains, WI 53528

Existing/Proposed Zoning District: A-1 (EX) Agricultural / AG-Agricultural

Type of Activity Proposed (check and explain all that apply): Mobile Service Support Structure & Facilities

☐ Hours of Operation 24/7/365	☐ Number of Employees N/A-Unmanned
☐ Anticipated Customers None	☐ Outside Storage None
☐ Outdoor Activities None	☒ Outdoor Lighting Yes, Equipment Platform
☐ Outside Loudspeakers None	☒ Proposed Sign FCC required signage and identification only.
☐ Trash Removal None	☐ Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: _____, as agent for applicants Date: 11/26/2024

Revised 05/24/2018

SIX STANDARDS OF A CONDITIONAL USE PERMIT

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

   The use will positively impact the public health, safety, comfort and general welfare by providing the most technologically advanced wireless communication services to the area including E911 emergency response capabilities.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

   There will be no substantial impairment or diminishment to the current surrounding uses as the proposed use will create essentially no additional traffic to the roads serving the property, is buffered by both distance and tree cover from the surrounding neighborhoods, and will not be audible to neighboring properties.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

   the use will have no adverse impact on the orderly development of the surrounding uses which are all currently agricultural.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

   Adequate services including utilities, access and drainage have all been accounted for in the proposed use.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

   Existing ingress/egress will be utilized for the proposed use. Upon completion of construction of the facility, traffic to the proposed site will average 2 to 10 vehicles per month.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

   The proposed use meets all applicable regulations as defined by WI State Statute 66.0404.

FINDINGS CONCERNING REZONING AND CONDITIONAL USE PERMIT
5054 County Highway P, Town of Berry, Dane County, Wisconsin

The Property

The property is parcel 004/0807-363-8500-1 and is located at 5054 County Highway P. The Property is currently zoned A-1 Exclusive (Legacy). The real estate is known herein as the "Property."

The Request

Because the use of the Property is changing, the Town's zoning ordinance requires that it be rezoned to a classification under the new Town Zoning Ordinance. The Proposal would require that the Property be rezoned to the Town's new Ag district, and that a conditional use permit be issued for the cellular tower and support facilities. The proposed communications tower and facilities are known herein as the "Project."

A. PLAN CONSISTENCY.

The Property is currently zoned agricultural. The parcel of land in question is in an agricultural neighborhood. The future land use designation for this specific parcel and the area is agricultural, per Map 5, the Planned Land Use map in the Town's comprehensive plan. Cell towers are an allowable conditional use in agricultural zones.

The Comprehensive Plan at Appendix D, page 153 – 156, contains guidelines for siting communications towers. Wisconsin law limits the authority of local governments to reject cellular towers. The guidelines are met except the guideline indicating that towers must be located on non-productive agricultural lands. Legal counsel has advised the Town that this guideline is not enforceable because of state law preemption of local zoning. Town finds that the proposed use is consistent with the Comprehensive Plan.

B. REZONING

The Town Board finds that the proposed rezoning to the Exclusive Agriculture Zoning District under the Town of Berry Zoning Ordinance, sec. 1.0312 is consistent with the public interest because the proposed communications tower is an accepted conditional use in the exclusive agricultural district. The Town Board has received information from the applicant establishing a need for additional communication towers in the Town to meet increased demand for cellular communications and internet service.

The Town Board therefore amends the zoning map of the Town of Berry to rezone parcel 004/0807-363-8500-1 from Ag-1 Exclusive (Legacy) to Exclusive Agriculture under § 1.0312 of the Town's Zoning Ordinance.

C. CONDITIONAL USE PERMIT

The applicant has proposed to construct and operate a cellular communication tower Project on the Property.

The Town Board finds that the proposed Project, if constructed and operated consistently with the plans of the applicant, meets the requirements for issuance of a conditional use permit by the Town. The Town Board must grant or deny conditional use permits on the basis of "substantial evidence" as that term is defined in Wis. Stats. § 60.62 (4e)(a) 2.

1. The substantial evidence in the record establishes that the proposed uses, if restricted to the uses established in the rezoning application, would not be detrimental to or significantly endanger the public's general welfare and that of the occupants of surrounding lands.
2. The Town is precluded from rejecting cellular communications towers based on aesthetic concerns and is not basing its decision on those concerns.
3. The Town's discretion in passing on this application is significantly limited by state law. The Town's engineering review, by CityScape Consultants, Inc., found that the applicant submitted a Sworn Statement sufficient to comply with the requirements of Wis. Stat. sec. 66.0404 (2)(b) 6., as to the site selected and the required search for a location which optimizes the radio signal. The Town is precluded from requiring the applicant to relocate the tower.
4. The Town finds that the applicant has established that the proposed cellular communications tower meets the statutory requirements for issuance of a conditional use permit.

D. CONDITIONS OF THE CONDITIONAL USE PERMIT.

The Town Board hereby grants a Conditional Use Permit (CUP) to Harmoni Towers, applicant, as follows:

1. The CUP shall pertain to the leased and easement area of the Property which will be used for construction, maintenance and operation of the communications tower. The leased area is:

Legal description for the 70' x 70' ground lease area for the tower/equipment compound: A part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Six (36), Township Eight (8) North, Range Seven (7) East, Town of Berry, Dane County, Wisconsin containing 4,900 square feet (0.112 acres) of land and being described by: Commencing at the West Quarter Corner of said Section 36; thence S88°-34'-30"E 1229.14 feet along the north line of the SW1/4 of said Section 36; thence S01°-25'-30"W 51.97 feet to the point of beginning; thence S33°-37'-25"E 70.00 feet; thence S56°-22'-35"W 70.00 feet; thence N33°-37'-25"W 70.00 feet; thence N56°-22'-35"E 70.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

Legal description for the Koos Family Farm LLC property that encompass the tower and driveway locations to the right of way: The Northwest 1/4 of the Southwest 1/4; the Southwest

1/4 of the Northwest 1/4; and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4; and the West 1 rod of the North 60 rods of the Northwest 1/4 of the Northwest 1/4 lying South of County Trunk "P" (formerly County Trunk "KP"), all in Section 36, Township 8 North, Range 7 East, in the Town of Berry, Dane County, Wisconsin.
APN: 004/0807-363-8500-1 and 004/0807-362-9000-5 and 004/0807-362-8700-0

2. The plans and diagrams for the Project, filed with the Application on November 26, 2024 (the "Project Plans", are incorporated herein by reference. The Project shall be constructed substantially in the form specified in the Project Plans. Any change which will increase the height, alter the fall zone or increase the Project's area, shall require amendment of this Permit.
3. Prior to commencement of construction, the Project shall have received all stormwater, erosion control, environmental, Wisconsin Public Service Commission and Federal Communications Commission approvals. The applicant shall submit a full structural analysis report, signed and stamped by a Wisconsin-licensed structural engineer, certifying that the Tower will support the Applicant's antennas and ancillary equipment, and the additional antennae and support equipment which may be installed.
4. Prior to the commencement of construction, the applicant shall have paid all fees and costs invoiced by the Town, including engineering, attorney and planning consultant fees.
5. The applicant may collocate as many as four communication antennas on the tower without further permit approval.
6. All feed lines shall be routed inside the monopole shaft.
7. All open feed line ports on the Tower shall be sealed to prevent wildlife intrusion.
8. The onsite generator shall be installed in accordance with all building, electrical and fire codes, and shall conform to noise standards. The generator shall be operated only during power outages and for required maintenance and testing purposes.
9. The driveway serving the Tower shall comply with the Town of Berry driveway ordinance and may not be used unless a valid Town driveway permit has been issued. The driveway shall be reviewed by the Cross Plains-Berry Fire District.
10. The Town of Berry shall have authority to enforce and act upon provisions in any regulatory approval for abandonment or closure of the Project and its restoration.
11. A copy of all driveway maintenance agreements shall be provided to the Town.

The approval shall be a covenant and restriction which runs with the land and is binding on any purchaser, assignee or lessee of the Project.

The Rezoning and Conditional Use application was approved by the Town of Berry at a duly noticed meeting of the Town Board of Supervisors held on the ____ day of ____, 2025.

_____
Brenda Kahl
Town Clerk-Treasurer

ZONING CHANGE APPLICATION

PERMIT #:	2025-1
Permit Fee: $_____	Fee Paid: ☐
Approved By:	
Approval Date:	/ /

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Items that must be submitted with your application:

- **Written Legal Description of the Proposed Zoning Boundaries**
  Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

- **Scaled Drawing of the Location of the Proposed Zoning Boundaries**
  The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

OWNER	AGENT (Contractor, Coordinator, Other)
NAME Kendall & Katy Kahl	CONTACT NAME Korey Kahl
BUSINESS NAME or CO-OWNER'S NAME (if applicable)	BUSINESS NAME (if applicable) KK Builders of Blackhawk WI LLC
MAILING ADDRESS 9344 Spring Valley Rd, Mazomanie	MAILING ADDRESS 9933 Cactus Rd
CITY, STATE, ZIP Mazomanie, WI 53560	CITY, STATE, ZIP Mazomanie, WI 53560
DAYTIME PHONE # 608-212-2100	DAYTIME PHONE # 608-212-2100
EMAIL KKbuilders99@Yahoo.com	EMAIL KKbuilders99@Yahoo.com

LAND INFORMATION

Town: Berry
Parcel Numbers Affected: 0807-181-9003-0
Section: 18
Property Address or Location: 9336 Spring Valley Rd, Mazomanie, WI 53560
Zoning District Change (To / From / # of acres)
AG – A2 – 29.14
Soils classification of area (percentages) Class I Soils: _____ % Class II Soils: _____ % Other: _____ %
Narrative: (reason for change, intended land use, size of farm, time schedule)

☐ Separation of buildings from farmland
☐ Creation of a residential lot
☐ Compliance for existing structures and/or land uses
☒ Other

New Zoning Compliance For house & Shed

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: _____ Date: 1/2/25

TOWN OF BERRY JURISDICTION REVIEW FORM

COMPLETE THIS FORM BEFORE STARTING THE ZONING APPLICATION

If your property is subject to Dane County's jurisdiction, the Town cannot grant your zoning change without Dane County's approval. If the answer to any of the Jurisdictional Questions is "Yes", the Town cannot proceed with your application unless Dane County indicates that the County does not have jurisdiction over zoning the parcel.

Applicant/Agent/Contractor: Kendall-KayKihl – KayKihl-KK Buildrs Email: kkbuilders99@yahoo.com

Address: 93444 Spring Valley Rd City/State/Zip: Mazomanie, WI 53560 Phone: 608-212-2100

Parcel ID Number(s): 0807-181-9003-0

CSM or Plat Information, if any: _____

Proposed activity on the property: New house New Shed

Is the property enrolled in CRP or any other farm programs? ☒ No ☐ Yes

If "Yes" is checked, identify the program and file identification number(s): _____

JURISDICTIONAL QUESTIONS

1. Is your proposed project located within 1,000 feet of the ordinary high-water mark of a navigable lake, pond or flowage?
   ☒ No ☐ Yes
2. Is your proposed project located within 300 feet of the ordinary high-water mark of a navigable river, stream or creek?
   ☒ No ☐ Yes
3. Is your proposed project located within a floodplain? ☒ No ☐ Yes
4. Is your proposed project located within a wetland? ☒ No ☐ Yes
5. Will your project involve disturbing more than 4,000 square feet of land by excavating, grading or filling?
   ☐ No ☒ Yes (If Yes, you may need a Dane County erosion control and/or stormwater permit)
6. Do the maps showing wetlands, floodplains and shorelands at https://dcimapapps.countyofdane.com/lwrviewer/ indicate that there are any floodplain, wetland or shoreland areas on your property or an adjacent parcel?
   ☒ No ☐ Yes

STATEMENT OF APPLICANT

The answers above were made after reviewing the facts pertaining to my property. I am aware that if my proposed project is located within a floodplain, shoreland or wetland area, the project must be reviewed by Dane County. Any approvals obtained in error will be void, and all expenses incurred in seeking those approvals will be lost.

Dated: 1/2/23 By: KM

If the answer to any jurisdictional question is "Yes," the applicant must submit this request to the Dane County Department of Planning and Development for a determination of whether the project is subject to Dane County Jurisdiction.

DETERMINATION BY DANE COUNTY

The undersigned, acting by authority of Dane County, indicates that the parcel identified in this Jurisdictional Review Form is not subject to shoreland, floodplain or wetland zoning regulations of Dane County.

Dated: _____ By: _____

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

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ZONING ADMINISTRATOR REVIEW REPORT

TO: Town of Berry Plan Commission, Town Board, Town Clerk/Treasurer

FROM: Kory D. Anderson, P.E., Town of Berry Zoning Administrator
Mitchell Bortz, Town of Berry Assistant Zoning Administrator

DATE: (for) February 3, 2025: Plan Commission Meeting

SUBJECT: Zoning Change/CUP for Kahl
Tax Parcel 0807-181-9003-0

GEC NO.: 2-0125-36B

Background Information

Owner / Applicant: Kendall & Kay Kahl
9344 Spring Valley Road
Mazomanie, WI 53560

Agent or Surveyor: K&K Builders of Black Earth LLC
9923 Carter Road
Mazomanie, WI 53560

Location: 9344 Spring Valley Road
In part of the SW ¼ of the NE ¼ of Section 18, all in T8N, R7E, Town of Berry, Dane County, WI.

Request: Zoning Change Approval/ CUP Approval

Existing Zoning:			
	Tax Parcel 0807-181-9003-0	A-2	29.14 Acres
		Total	29.14 Acres

Existing Land Use: The property has a very long gravel driveway that appears to be an access easement for a neighboring home that connects to Spring Valley Road. The property is somewhat wooded. There are no structures currently on the property. There are very steep slopes associated with this property. There is an intermittent stream and small pond that appears to be man-made associated with the property.

Adjacent Land Uses: North: Agriculture
West: Residential
East: Residential
South: Spring Valley Road

Proposal

Zoning Change:			
	Tax Parcel 0807-181-9003-0	AG	29.14 Acres
		Total	29.14 Acres

Applicant submitted information for a zoning change and a Conditional Use Permit on Tax Parcel 0807-181-9003-0 from zoning A-2 Agriculture District to AG Agricultural District in the newer zoning ordinance.

The owner would like to build a new home and build an accessory structure that will allow them the addition of plumbing and sanitary fixtures with said Conditional Use Permit.

Submittals/Attachments

1. Zoning Change Application, received January 14, 2025.
2. Jurisdictional Review Form, received January 14, 2025.
3. Conditional Use Permit Application, received January 14, 2025
4. Certified Survey Map (CSM) received January 14, 2025.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

Comprehensive Plan

The planned land use for this parcel is Agricultural Area with no other overlay districts. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan. It does not appear there is extraterritorial review by another municipality.

Town Ordinances

1. **General – Proposed New Home & Accessory Structure**
   The provided map does not provide the location of the footprint of the future home on the new CSM Lot 1. When applying for the land use permits, required setbacks will need to be verified. The application does not provide the location of the proposed accessory structure. Prior to issuance of a land use permit, site plans will need to be provided to verify setback requirements from property lines. There are very steep slopes associated with this property. There is a stream and small pond associated with the property.
2. **Driveway Permit**
   Prior to issuance of a land use permit for a new house on the proposed lot, the applicant will need approval of a new driveway from the Town.
3. **Conditional Use Permit**
   "Plumbing Fixtures in Accessory Structures" require a conditional use permit per the Town of Berry's zoning ordinance in residential zoning districts. There are no secondary standards for Plumbing Fixtures in Accessory Buildings.
4. **Well & Septic**
   Prior to issuance of a land use permit for any proposed house on Lot 1, the applicant will need approval of a septic system from Dane County Public Health. The homeowner will also need to verify that the well and septic systems can handle the loadings for the accessory structure.

Recommendation

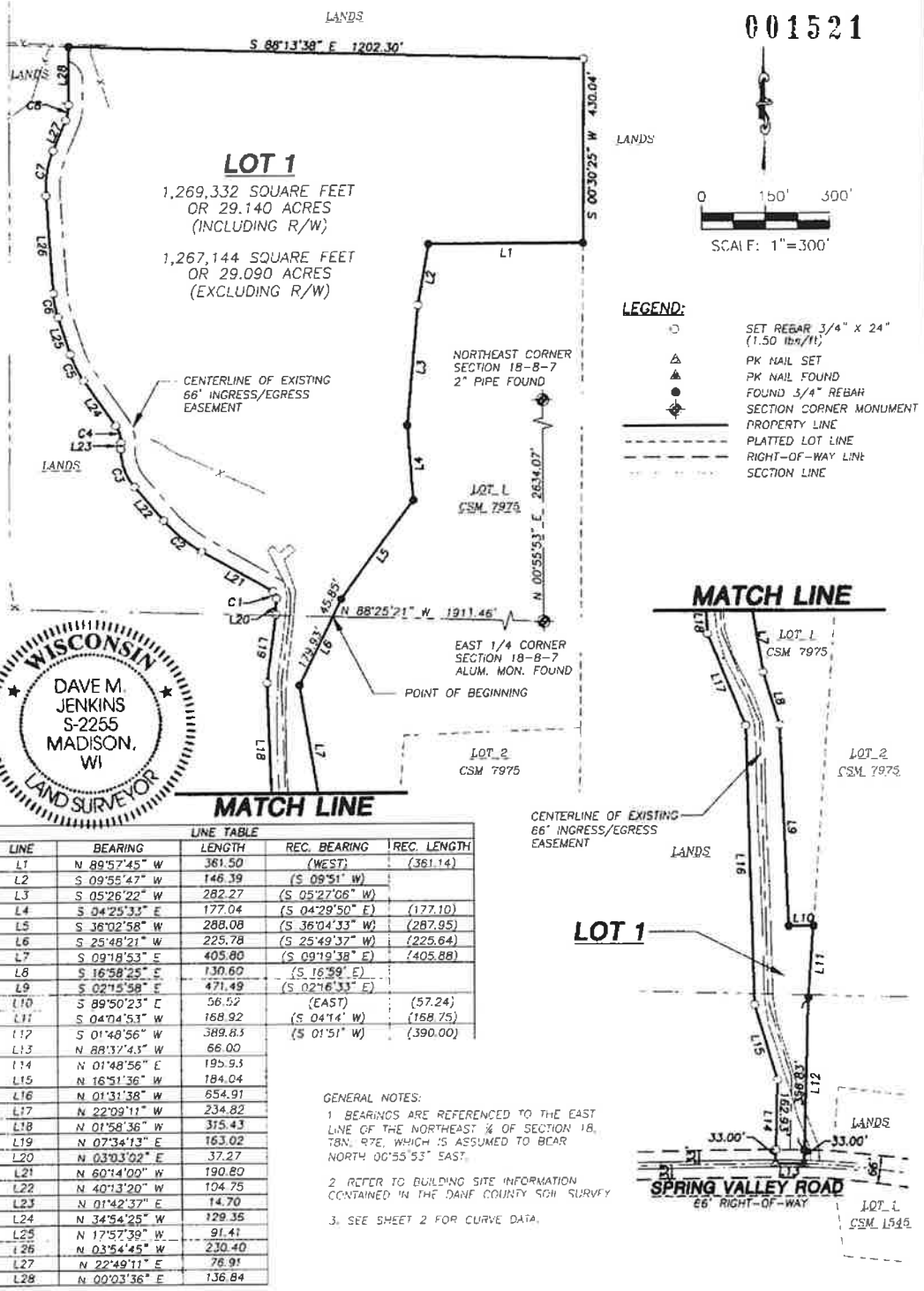
GEC recommends that the Plan Commission conditionally approve the proposed zoning change and Conditional Use Permit for Plumbing Fixtures in an Accessory Structure of Tax Parcels 0807-181-9003-0 from zoning A-2 Agriculture District to AG Agricultural District in the newer zoning ordinance, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town Attorney shall be addressed.
3. After a public hearing, a Conditional Use Permit be prepared by the Town Attorney incorporating required conditions discussed with and approved by the Town Plan Commission and Town Board.
4. Applicant obtains a land use permit and building permit for the proposed new home and building.

CERTIFIED SURVEY MAP NO. 11006

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND PART OF WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHTEEN (18), TOWN EIGHT NORTH (T8N), RANGE SEVEN EAST (R7E), TOWN OF BERRY, DANE COUNTY, WISCONSIN

001521



WISCONSIN
DAVE M. JENKINS
S-2255
MADISON, WI
LAND SURVEYOR

LINE TABLE

LINE	BEARING	LENGTH	REC. BEARING	REC. LENGTH
L1	N 89°57'45" W	361.50	(WEST)	(361.14)
L2	S 09°55'47" W	146.39	(S 09°51' W)	
L3	S 05°26'22" W	282.27	(S 05°27'06" W)	
L4	S 04°25'33" E	177.04	(S 04°29'50" E)	(177.10)
L5	S 36°02'58" W	288.08	(S 36°04'33" W)	(287.95)
L6	S 25°48'21" W	225.78	(S 25°49'37" W)	(225.64)
L7	S 09°18'53" E	405.80	(S 09°19'38" E)	(405.88)
L8	S 16°58'25" E	130.60	(S 16°59' E)	
L9	S 02°15'58" E	471.49	(S 02°16'33" E)	
L10	S 89°50'23" E	56.52	(EAST)	(57.24)
L11	S 04°04'53" W	168.92	(S 04°14' W)	(168.75)
L12	S 01°48'56" W	389.83	(S 01°51' W)	(390.00)
L13	N 88°37'43" W	66.00		
L14	N 01°48'56" E	195.93		
L15	N 16°51'36" W	184.04		
L16	N 01°31'38" W	654.91		
L17	N 22°09'11" W	234.82		
L18	N 01°58'36" W	315.43		
L19	N 07°34'13" E	163.02		
L20	N 03°03'02" E	37.27		
L21	N 60°14'00" W	190.80		
L22	N 40°13'20" W	104.75		
L23	N 01°42'37" E	14.70		
L24	N 34°54'25" W	129.35		
L25	N 17°57'39" W	91.41		
L26	N 03°54'45" W	230.40		
L27	N 22°49'11" E	76.91		
L28	N 00°03'36" E	136.84		

GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 18, T8N, R7E, WHICH IS ASSUMED TO BEAR NORTH 00°55'53" EAST.
2. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
3. SEE SHEET 2 FOR CURVE DATA.

JSD
Jenkins Survey & Design, Inc.
161 Horizon Drive, Suite #101
Verona, Wisconsin 53593
608-848-5660

SURVEYED FOR
KENDALL C. & KAY F. KAHL
2034 MAIN STREET
CROSS PLAINS, WISCONSIN 53528

SHEET 1 OF 3

C.S.M. NO. 11006
DOC. NO. 3884637
VOL. 66 PAGE 68

3/15

001522

CERTIFIED SURVEY MAP NO. 11006

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND PART OF WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHTEEN (18), TOWN EIGHT NORTH (T8N), RANGE SEVEN EAST (R7E), TOWN OF BERRY, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHTEEN (18), TOWN EIGHT NORTH (T8N), RANGE SEVEN EAST (R7E), TOWN OF BERRY, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION EIGHTEEN (18); THENCE NORTH 88°25'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION EIGHTEEN (18), 1911.46 FEET TO THE WEST LINE OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 7975 AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP FOR THE NEXT SEVEN (7) CALLS; (1) SOUTH 25°48'21" WEST, 179.93 FEET; (2) SOUTH 09°18'53" EAST, 405.80 FEET; (3) SOUTH 16°58'25" EAST, 130.60 FEET; (4) SOUTH 02°15'58" EAST, 471.49 FEET; (5) SOUTH 89°50'23" EAST, 56.52 FEET; (6) SOUTH 04°04'53" WEST, 168.92 FEET; (7) SOUTH 01°48'56" WEST, 389.83 FEET TO THE CENTERLINE OF SPRING VALLEY ROAD; THENCE ALONG SAID CENTERLINE NORTH 88°37'43" WEST, 66.00 FEET; THENCE NORTH 01°48'56" EAST, 195.93 FEET; THENCE NORTH 16°51'36" WEST, 184.04 FEET; THENCE NORTH 01°31'38" WEST, 654.91 FEET; THENCE NORTH 22°09'11" WEST, 234.82 FEET; THENCE NORTH 01°58'36" WEST, 315.43 FEET; THENCE NORTH 07°34'13" EAST, 163.02 FEET; THENCE NORTH 03°03'02" EAST, 37.27 FEET; THENCE 20.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 17.00 FEET, AND A CHORD WHICH BEARS NORTH 26°31'37" WEST, FOR A DISTANCE OF 18.87 FEET; THENCE NORTH 60°14'00" WEST, 190.80 FEET; THENCE 116.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 333.00 FEET, AND A CHORD WHICH BEARS NORTH 50°13'40" WEST, FOR A DISTANCE OF 115.71 FEET; THENCE NORTH 40°13'20" WEST, 104.75 FEET; THENCE 97.34 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 133.00 FEET, AND A CHORD WHICH BEARS NORTH 19°15'21" WEST, FOR A DISTANCE OF 95.18 FEET; THENCE NORTH 01°42'37" EAST, 14.70 FEET; THENCE 42.82 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 67.00 FEET, AND A CHORD WHICH BEARS NORTH 16°35'54" WEST, FOR A DISTANCE OF 42.09 FEET; THENCE NORTH 34°54'25" WEST, 129.36 FEET; THENCE 68.91 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 233.00 FEET, AND A CHORD WHICH BEARS NORTH 26°26'02" WEST, 68.66 FEET; THENCE NORTH 17°57'39" WEST, 91.41 FEET; THENCE 57.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 233.00 FEET, AND A CHORD WHICH BEARS NORTH 10°56'12" WEST, FOR A DISTANCE OF 56.99 FEET; THENCE NORTH 03°54'45" WEST, 230.40 FEET; THENCE 108.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 233.00 FEET, AND A CHORD WHICH BEARS NORTH 09°22'50" EAST, FOR A DISTANCE OF 107.15 FEET; THENCE NORTH 22°49'11" EAST, 76.91 FEET; THENCE 36.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 92.00 FEET, AND A CHORD WHICH BEARS NORTH 11°26'24" EAST, FOR A DISTANCE OF 36.31 FEET; THENCE NORTH 00°03'36" EAST, 136.84 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THENCE ALONG SAID NORTH LINE SOUTH 88°13'38 EAST, 1202.30 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THENCE ALONG SAID EAST LINE SOUTH 00°30'25" WEST, 430.04 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 7975; THENCE ALONG SAID CERTIFIED SURVEY MAP NO. 7975 FOR THE NEXT SIX (6) CALLS; (1) NORTH 89°57'45" WEST, 361.50 FEET; (2) SOUTH 09°55'47" WEST, 146.39 FEET; (3) SOUTH 05°26'22" WEST, 282.27 FEET; (4) SOUTH 04°25'33" EAST, 177.04 FEET; (5) SOUTH 36°02'58" WEST, 288.08 FEET; (6) SOUTH 25°48'21" WEST, 45.85 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED OR UNRECORDED.

SAID PARCEL CONTAINS 1,269,332 SQUARE FEET OR 29.140 ACRES.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, S-2255, DO HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF BERRY, DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THE CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Dave M. Jenkins

DAVE M. JENKINS, S-2255
REGISTERED LAND SURVEYOR

03/03/04
DATE

WISCONSIN
DAVE M. JENKINS S-2255 MADISON, WI
LAND SURVEYOR

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	20.00	17.00	67°24'45"	N 26°31'37" W	18.87
C2	116.30	333.00	20°00'41"	N 50°13'40" W	115.71
C3	97.34	133.00	41°55'52"	N 19°15'21" W	95.18
C4	42.82	67.00	36°37'02"	N 16°35'54" W	42.09
C5	68.91	233.00	16°56'46"	N 26°26'02" W	68.66
C6	57.13	233.00	14°02'54"	N 10°56'12" W	56.99
C7	108.12	233.00	26°35'11"	N 09°22'50" E	107.15
C8	36.55	92.00	22°45'35"	N 11°26'24" E	36.31

JSD
Jenkins Survey & Design, Inc.
161 Horizon Drive, Suite #101
Verona, Wisconsin 53593
608-948-5000

SURVEYED FOR
KENDALL C. & KAY F. KAHL
2034 MAIN STREET
CROSS PLAINS, WISCONSIN 53528

C.S.M. NO. 11006
DOC NO. 3884637
VOL. 66 PAGE 69

CONDITIONAL USE PERMIT APPLICATION

PERMIT #:	2025-1
Permit Fee: $_____	Fee Paid: ☐
Approved By:	
Approval Date:	/ /

TOWN OF BERRY • 9046 STATE ROAD 19 • MAZOMANIE, WI 53560
PHONE (608) 767-4152 • FAX (608) 767-3015 • www.townofberry.org

Items that must be submitted with your application:

- **Written Legal Description of Conditional Use Permit boundaries.**
- **Scaled Drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking areas, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.**
- **Scaled map showing neighboring area land uses and zoning districts.**
- **Written operations plan describing the items listed below (additional items needed for mineral extraction sites).**
- **Written statement on how the proposal meets the 6 Standards of a Conditional Use.**

OWNER	AGENT (Contractor, Coordinator, Other)
NAME Kendall Kay Kohl	CONTACT NAME Kory Kohl
BUSINESS NAME or CO-OWNER'S NAME (if applicable) 9344 Spring Valley Rd	BUSINESS NAME (if applicable) KK Builders of Black Earth LLC
MAILING ADDRESS	MAILING ADDRESS 9933 Custer Rd
CITY, STATE, ZIP Mazomanie, WI 53560	CITY, STATE, ZIP Mazomanie, WI 53560
DAYTIME PHONE # 608-212-2100	DAYTIME PHONE # 608-212-2100
EMAIL KKbuilders99@yahoo.com	EMAIL KKbuilders99@yahoo.com

LAND INFORMATION

Parcel Numbers Affected: 0807-181-9003-0

Section: 18 Property Address: 9336 Spring Valley Rd Mazomanie, WI 53560

Existing/Proposed Zoning District: A2 – A6

Type of Activity Proposed (check and explain all that apply): Plumbing in Shed

☐ Hours of Operation	☐ Number of Employees None
☐ Anticipated Customers	☐ Outside Storage
☐ Outdoor Activities	☐ Outdoor Lighting
☐ Outside Loudspeakers	☐ Proposed Sign
☐ Trash Removal	☐ Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Signature: KKohl Date: 1/2/25

Revised 05/24/2018

SIX STANDARDS OF A CONDITIONAL USE PERMIT

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

   No Danger to Public health

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

   Bathroom in Shed no ~~Affect~~ to neighbors

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

   will not

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

   Yes

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

   Private Driveway

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

   Yes

CONDITIONAL USE PERMIT

Town of Berry Conditional Use Permit

Kahl CUP #2025-1

The Town Board of the Town of Berry does hereby:

GRANT Conditional Use Permit CUP #2025-1 for Plumbing Fixtures in Accessory Building in accordance with the Town of Berry Comprehensive Plan and Zoning Code.

EFFECTIVE DATE OF PERMIT: February 17, 2025

The conditional Use Shall Be Located on the Property Described as Follows:

Tax Parcel 0807-181-9003-0, 9336 Spring Valley Road, Sec 18-8-7 part in SW1/4 of NE1/4, Town of Berry, Dane County, Wisconsin.

CONDITIONS:

1) Conditional Use Permit shall be for Plumbing Fixtures in Accessory Building.
2) Installation of plumbing fixtures does not authorize use of an accessory structure for human habitation.
3) Plumbing fixtures shall drain to an approved on-site waste treatment system or sewer and shall meet all plumbing code requirements.
4) A building permit shall be obtained for all plumbing improvements or modifications.
5) Any changes to make the accessory building into a residential building will void the conditional use permit.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall confirm to all applicable regulations of the district in which it is located.

Expiration of Permit

Per Town of Berry Zoning Code, Subchapter IX, 1.095: If a use or activity associated with a previously approved conditional use ceases for 365 days or more after first being established on the property, the use will be deemed to have been terminated and the property owner or authorizing agent must reapply and obtain another conditional use before recommencing the use or activity.

2025-1

Town of Berry

www.townofberry.org

9046 State Road 19, Mazomanie, WI 53560, 608-767-4152, twnberry@chorus.net

DRIVEWAY CONSTRUCTION PERMIT APPLICATION

Applicant: Name: Korey Kahl – Korey & Kendall Kahl landowners

Street Address: 9344 Spring Valley Rd Mazomanie

City, State, Zip: WI 53560

Phone Number: 608-212-2100 Email: ICKbuilders99@yahoo.com

Specific Site Location / Nearby Roads: 9336 Spring Valley Rd Mazomanie,

Parcel #: 0807-181-9003-0

My signature below indicates that:

I have received a copy of the Driveway, Field Road and Right-of-Way Ordinance 301.1 and the Applications Guide, and that

I have attached the information as requested for a driveway permit, and that

I agree to construct the driveway in accordance with the Driveway, Field Road and Right-of-Way Ordinance and to follow any additional requirements as approved by the Town Board, and that

I have paid the application fee of $300.00 to the Town Clerk/Treasurer, and that pd

I hereby give permission to the Town Board and/or their representative which could be the Plan Commission or other inspector authorized by the Town Board to enter the property in order to evaluate the site of the proposed driveway and to verify compliance with and/or to enforce the Driveway, Field Road and Right-of-Way Ordinance.

Applicant Signature: KK Date: 1/3/25

Board decision: Approve_____ Deny_____ Date_____/_____/_____

Culvert required in right-of-way Yes_____ No_____ Size_____

Engineering Plan required? Yes_____ No_____

Additional Requirements? Yes_____ if yes see attached requirements No_____

Driveway construction must begin by Date _____/_____/_____

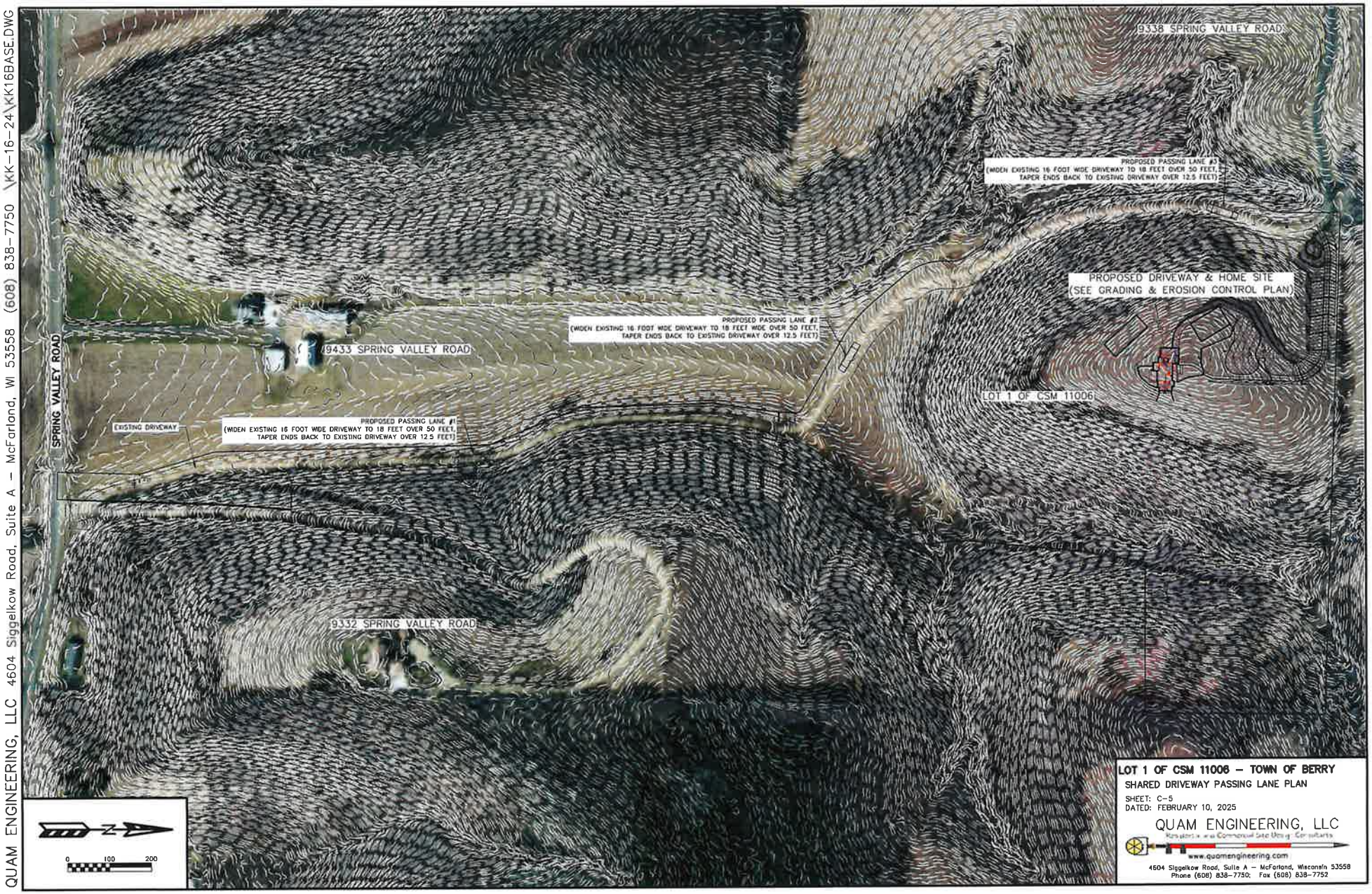
Driveway Permit expiration Date _____/_____/_____

Permit issued by: Chair Signature_____ Date_____/_____/_____

Permit issued by: Clerk Signature_____ Date_____/_____/_____

Permit is not valid unless signed by the Applicant, Town Chair and Town Clerk

Final inspection approval by: Chair Signature_____ Date____/____/_____



LOT 1 OF CSM 11006 – TOWN OF BERRY

SHARED DRIVEWAY PASSING LANE PLAN

SHEET: C-5

DATED: FEBRUARY 10, 2025

QUAM ENGINEERING, LLC

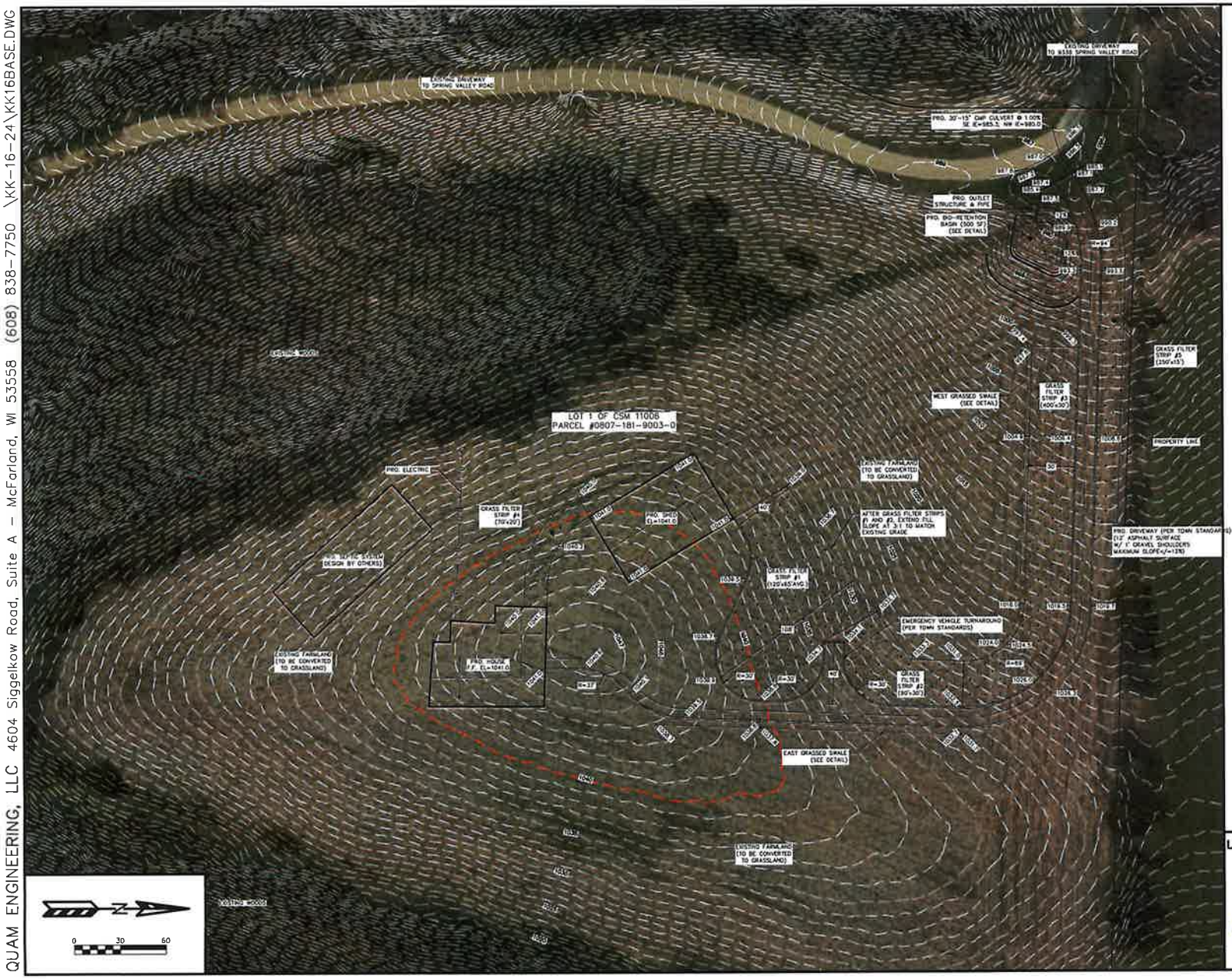
Residential and Commercial Site Design · Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \KK-16-24\KK16BASE.DWG



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \KK-16-24\KK16BASE.DWG

LOT 1 OF CSM 11006 – TOWN OF BERRY

PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET: C-1
DATED: JANUARY 21, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Utility Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Town of Berry
Comprehensive Plan Update

PRELIMINARY COST PROPOSAL

Project Scope

Data & Research

- Update 12 existing **tables/charts** and associated text
- Create up to 6 additional charts or tables with data on employment, businesses, industry, workforce, traffic volumes, contaminated sites, etc.
- Incorporate **background information** and **goals/objectives/policies** for current issues such as:
    - Solar development (small, community, and utility-scale)
    - Preventing loss of park land
    - Residential subdivision development
    - Increased coordination with V-Cross Plains, Dane County
    - Mining/quarry operations
    - Broadband access
    - Short-term rentals, wedding barns, outdoor storage facilities

Outreach

- Engage residents to gauge current opinions on key planning issues
    - **Survey** (recommended)
        - Mailing costs for postcard notifications and/or paper surveys not included in preliminary cost estimate
    - **Public hearing** (required)

***Option** to add a public workshop or open house, creation of promotional materials, or other outreach activities (not included in preliminary cost estimate)*

Mapping

- Update 7 existing **maps** (jurisdictional boundaries, ag soil suitability, natural resources, septic suitability, floodplains, existing land use, future land use)
- Create up to 3 additional maps, such as road pavement ratings, crash data, groundwater, etc.

Document

- Minor **text** updates (replace outdated references, etc.), with special attention to:
    - Issues and Opportunities
    - Intergovernmental Coordination
- Review **goals, objectives, and policies** and update as needed

About CARPC

The Capital Area Regional Planning Commission (CARPC) is one of nine regional planning commissions (RPCs) in Wisconsin established to address issues that go beyond municipal boundaries. As an independent unit of government, CARPC develops and promotes regional plans, provides objective information, and supports local planning efforts. Our primary planning region is home to roughly 600,000 people living in Dane County's cities, towns, and villages.

Our Mission

To strengthen the region by engaging communities through planning, collaboration, and assistance.

Our Vision

A region where communities create exceptional quality of life for all by working together to solve regional challenges

Who We Are

Our team of 11 full-time staff bring a wide range of education, training, and professional expertise to the challenges facing the region. CARPC's 13 Commissioners are appointed by the Mayor of Madison, the Dane County Executive, the Dane County Cities' and Villages' Association, and the Dane County Towns Association.

What We Do

- Bring communities together to collaborate on land use and water quality plans
- Advocate for the Regional Development Framework, a long-range land use guide for Dane County that describes residents' preferred outcomes over the next 20-30 years
- Administer the Dane County Water Quality Plan for the DNR
- Conduct watershed and future urban development planning
- Provide planning, mapping, and data assistance to local communities, in Dane County and occasionally in the adjoining counties not affiliated with a regional planning commission.

Key Project Staff

- **Caitlin Shanahan, Senior Planner** (certified planner, experienced with land use and comprehensive planning and community engagement processes)
- **Matthew Krempely, Community Planner** (skilled data analyst and mapping specialist, background in GIS and geography)

Contact

Caitlin Shanahan, Senior Community Planner & Outreach Coordinator
caitlins@capitalarearpc.org
(608) 474-6021
100 State St, Ste 400
Madison, WI 53703-2573

2-10-25

Agenda Item #8, Future of Parks Committee

This is on the agenda to decide if the Town should have a Parks Committee. If there is no committee any decisions for the prairie would come before the board. The terms of the committee is "The Committee is authorized to conduct activities to carry out its duties until the Town Board formally withdraws the authorization."

103.3 Town Park Committee Policy

I Purpose
II Establishment
III Membership
IV Organization
V Powers and Duties
VI Compensation
VII Term
VIII Effective Date

SECTION I - PURPOSE
To design, build, and oversee long-term development, maintenance, use and usefulness of the park for the pleasure, pride, and education of residents of the Town of Berry and the greater community.

SECTION II -ESTABLISHMENT
The Town Park Committee was formed in 2005 for the purposes of planning the use of the land donated by the Curtis Kahl family. The original committee was appointed by the Town Chairperson with the concurrence of the majority of the Town Board.

SECTION III – MEMBERSHIP

A. The Park Committee is to consist of a minimum of five members.
B. A member of the Town Board, appointed by the Town Chairperson and approved by a majority of the Board, will chair the committee. Citizen members will be appointed from the town residents. One of the citizen members will be a member of the Kahl family if the family desires to be represented until such time as the park is constructed.
C. All members shall serve a two-year term of office.

SECTION IV - ORGANIZATION

A. The Park Committee, as a recognized sub-committee of the Town, shall operate under Roberts Rules of Order.
B. Meetings may be held monthly or as decided by a majority of the committee. If necessary, additional meetings may be called by the Chair or a request made by a majority of the committee.
C. Notice of the time and location of each meeting shall be posted and/or published in compliance with the state open meetings law.
D. A quorum shall be a majority of the members. All actions will require a majority vote of the quorum present.
E. The Park Committee shall keep a written record of all meetings showing all actions taken, findings, determinations, transactions, and recommendations made. A copy shall be filed with the Town Clerk as a public record.

SECTION V – POWERS AND DUTIES

A. Conduct site reviews, contact vendors, planners and others as needed to make informed decisions concerning the use of the park land.

B. Make recommendations to the Town Board and conduct public hearings as deemed necessary.
C. Oversee construction of the new park design with approval of the Town Board.
D. Submit a yearly grounds maintenance schedule and estimated up-keep budget to the Town Board by September 1.
E. The Park Committee may employ experts and incur other expenses as required, with prior approval of the Town Board.
F. Seek grants and donations from, and act as liaison to, organizations and individuals that help fund creation, maintenance, and use of the park subject to board approval.
G. Recommend guidelines and procedures for use of the park.

SECTION VI - COMPENSATION
The membership of this committee is volunteers.

SECTION VII – TERM
The Committee is authorized to conduct activities to carry out its duties until the Town Board formally withdraws the authorization.

SECTION VIII – EFFECTIVE DATE
This Policy shall take effect and be in force from and after the day after passage and publication as required by law.

Dated this 21st day of May, 2018

Posted: May 24, 2018

Brenda Kahl, Clerk/Treasurer
Michael Statz, Supervisor
Duane Haag, Supervisor

Anthony Varda, Chairperson
Joe Kruchten, Supervisor

2-10-25

Agenda Item #9, Endorsement of Bertram Communication application for BEAD Funding

Dear Municipality,
On behalf of Bertram Communications, we are working to help counties secure critical federal funding to improve broadband access, particularly in underserved areas.
Your endorsement is crucial to ensuring your county benefits from this initiative, which will bring high-speed internet to residents and foster economic growth and digital inclusion. As deadlines are approaching, I'd love to connect as soon as possible to discuss how we can move forward and address any questions you may have.
To assist with this process, we have attached the Public Service Commission (PSC) engagement, and endorsement scoring criteria sheet, which outlines how endorsements like yours can help us receive points and strengthen our application.
We have also attached a draft endorsement letter that you can customize to reflect your municipality's perspective.
I truly appreciate your attention to this matter, and your support would be invaluable.
Thank you for your time and consideration.
Best regards,
Sarah Lawrenz
Manager of Strategic Partnerships
920-447-9267

February 17, 2025

Cru Stubley
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705

Dear Cru Stubley,

Subject: Endorsement of Bertram Communication LLC's Application for BEAD Funding

We are writing to express our endorsement of Bertram Communication LLC's application for Broadband, Equity, Access, and Deployment (BEAD) funding to support broadband expansion in Town of Berry of Dane County Wisconsin. The Town of Berry recognizes the critical importance of broadband connectivity for the health, safety, and quality of life of our residents.

The BEAD program provides essential funding to address the needs of unserved and underserved households, businesses, and nonprofits within our county.

The Dane County Board of Supervisors has established a Broadband Committee in 2024 to address the connectivity needs of our community. A WISER survey conducted in 2023/2024 identified significant gaps in broadband access, which our committee has prioritized for infrastructure development.

Bertram Communications LLC is seeking BEAD funding to expand broadband services in Town of Berry of Dane County. This project aligns with our county's goals to enhance connectivity and provide reliable internet access to all residents.

We have had a positive relationship with Bertram Communications LLC. They have demonstrated a strong commitment to our community.

Therefore, the Town of Berry endorses Bertram Communication LLC's application for BEAD funding for Dane County, utilizing an AON buried fiber infrastructure. This endorsement was reviewed and approved by the Town of Berry on February 17, 2025 at the Town Board meeting.

We are confident that Bertram's project will address the critical broadband needs of our community. Please feel free to contact us if you require further information or support.

Sincerely,

Duane Haag
Town of Berry Chairperson

Wisconsin Broadband Office

PSC of WISCONSIN

Broadband, Equity, Access and Deployment (BEAD) Program: **Engagement and Endorsement Scoring Criteria**

What are the support and engagement scoring criteria?

As established in the approved Initial Proposal Volume 2, scoring criteria for Local and Tribal Coordination Support and Engagement provide applicants points for demonstrated community support and local and/or Tribal coordination. Applicants have the opportunity to demonstrate their outreach to, engagement with, and support from local governments, Tribes, and any applicable school districts, libraries or community organizations that serve covered populations (for covered populations definitions see Census Bureau resource on the Digital Equity Act). Applicants will receive points based on evidence and documentation provided that demonstrates specific engagement activities and/or specific letters of support.

Support and Engagement Scoring Criteria

Points available	*Support and Engagement Activities*	*Examples of documentation*
Up to 2	Evidence of a public meeting(s) to engage the community in the project planning	- Meeting agenda (including date, time and location) with meeting minutes - Presentation materials used for public meetings - Explanation of how the public meeting informed the project proposal - Photos or attendance lists indicating level of participation
Up to 2	Letter(s) of support from any local government (not county, regional, or state) included in the project area	- Signed and dated letter (after April 29, 2024) from local government including city, village, or town (not county, regional, or state) from authorized government representative stating support for the BEAD applicant within the local government boundary.
Up to 1	Letter(s) of support from the school district, the local public library or organization that supports one or more covered populations in the project area.	- Signed and dated letter (after April 29, 2024) from an authorized representative for the entity providing support for the BEAD applicant within the area the entity (school district, library or organization) operates.

Contact: PSCBEADGrants@wisconsin.gov

Disclaimer: The guidance provided in this document is informational and cannot supersede Wisconsin or federal law, NTIA guidance, or the contents of the approved Initial Proposal. The Wisconsin Broadband Office reserves the right to modify this guidance as necessary to effectuate the goals of the BEAD program and remain compliant with NTIA requirements, including its Initial Proposal and any subsequent revisions.

Wisconsin Broadband Office

PSC of WISCONSIN

Frequently Asked Questions: Support and Engagement

How many engagement points are available and what type of engagement is required?
Up to 5 points (of 100 total) are available for the support and engagement scoring criteria. See the table above for types of engagement and examples of documentation for each sub-category within this scoring criteria.

Will partial points be awarded for the subcategories of the engagement scoring criteria?
Yes, applicants may receive up to the total number of points available for each sub-category listed in the support and engagement table above depending on the quality of the engagement and the extent to which it is documented.

How is the scoring used in the BEAD Program subgranting process?
All applications will be scored. For project units with only one project proposal, the application must reach the minimum threshold of 40 points to be awarded funding in round 1 or round 2. In the event two project proposals are competing for the same locations, score will be used to compare project proposals using the same technology type. Score is primarily used when there are competing proposals using the same technology type for the same geographic area. (See Initial Proposal Volume 2 for complete scoring details.)

Does an applicant need to provide evidence that shows engagement with all possible engagement stakeholders referenced in each sub-category? For example, if there are multiple municipal governments or school districts within an applicants proposed project area, must the applicant receive letters of support from all of them to be considered for the full point allotment for the respective sub-category?
Applicants are encouraged but not required to seek engagement with local government and key stakeholders. Higher points will be provided for engagement that demonstrates robust and representative sampling of the most impacted local governments, school districts, libraries, etc. In general, larger projects affecting a broad geographic area should expect to document more engagements and letters of support to earn higher points.

Should the letters of support be provided directly from the signatory to the Commission or included in the application?
Letters of support must be provided within the application submission and are due at the time of the application. Any letters submitted outside of the application system will not be considered.

Who should letters of support be addressed to?
Cru Stubley
Secretary to the Commission Public Service Commission of Wisconsin
4822 Madison Yards Way Madison, Wisconsin 53705

Contact: PSCBEADGrants@wisconsin.gov
Disclaimer: The guidance provided in this document is informational and cannot supersede Wisconsin or federal law, NTIA guidance, or the contents of the approved Initial Proposal. The Wisconsin Broadband Office reserves the right to modify this guidance as necessary to effectuate the goals of the BEAD program and remain compliant with NTIA requirements, including its Initial Proposal and any subsequent revisions.

Docket: 5-BD-2025

BERTRAM
COMMUNICATIONS
Connecting To The
Future Together

Agenda

1. Bertram Capabilities
2. Town of Berry Data
3. Monthly Fiber Plans
4. WI Endorsement map
5. Miscellaneous

What Does Bertram Communications Do?

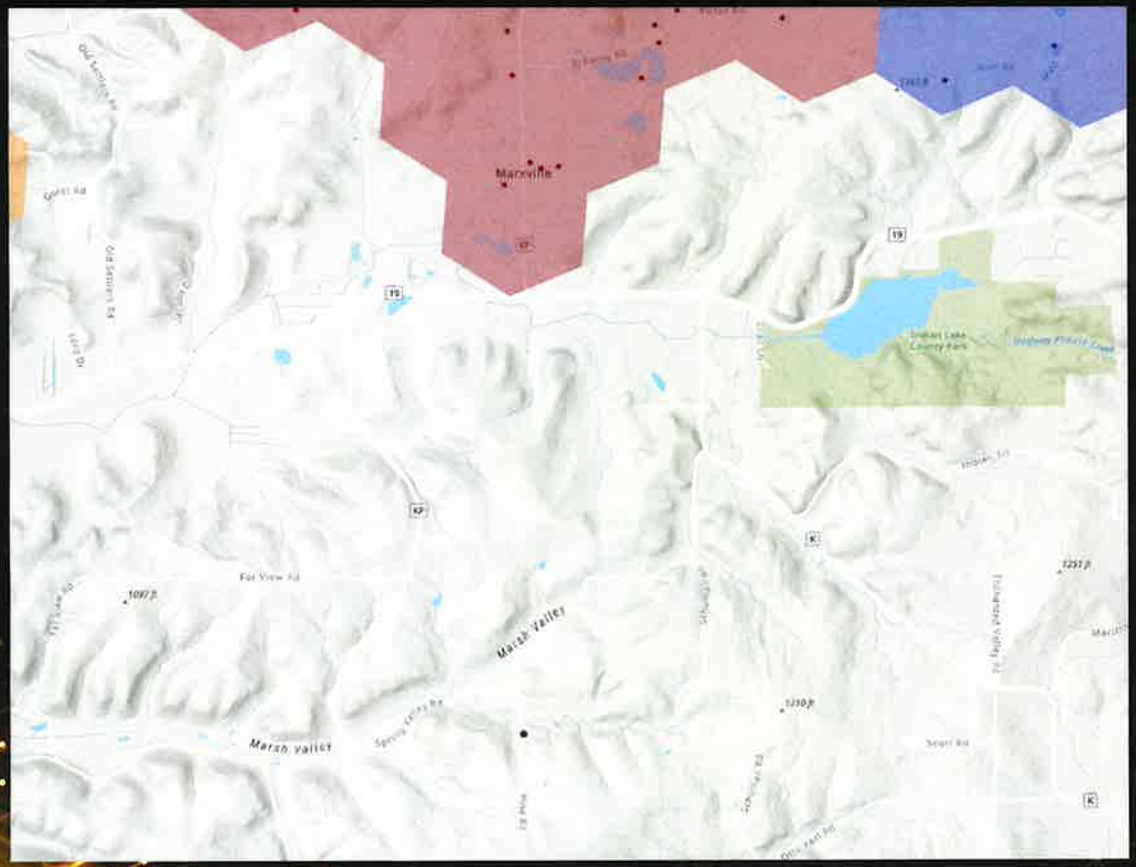
- We are a local, family-owned business
- Founded in 2003 by James Bertram
- Sister companies include:
  - → Trango Networks - https://gotrango.com/ (Telecommunications Hardware Manufacturing)
  - → Bertram Internet - https://gobertram.com/ (Wireless Service Provider in WI)
  - → XL BroadBand - https://xlbroadband.com/ (Wireless Service Provider in IL)
  - → Optic Loop Communications - https://www.opticloop.com/ (Wireless and Fiber Service Provider in UT)
  - → Door County Broadband- https://www.doorcountybroadband.com (Wireless Service Provider in WI)
  - → Powercode - https://powercode.com/ (Software company that creates software to control and manage Internet Service Providers)

BERTRAM COMMUNICATIONS

Bertram's Capabilities

- 8 Towers built in 90 days- Jefferson & Dodge County
- Entire buried Fiber network installed and customers activated (1000+ customers) Bailey's Harbor in 11 months
- Completed 80% of project in Clay Banks in 4 months
- Completed a buried fiber network in Mountain in 6 months

Town of Berry Project units



3,499 Bead Eligible BSLs for Dane County

93 project units

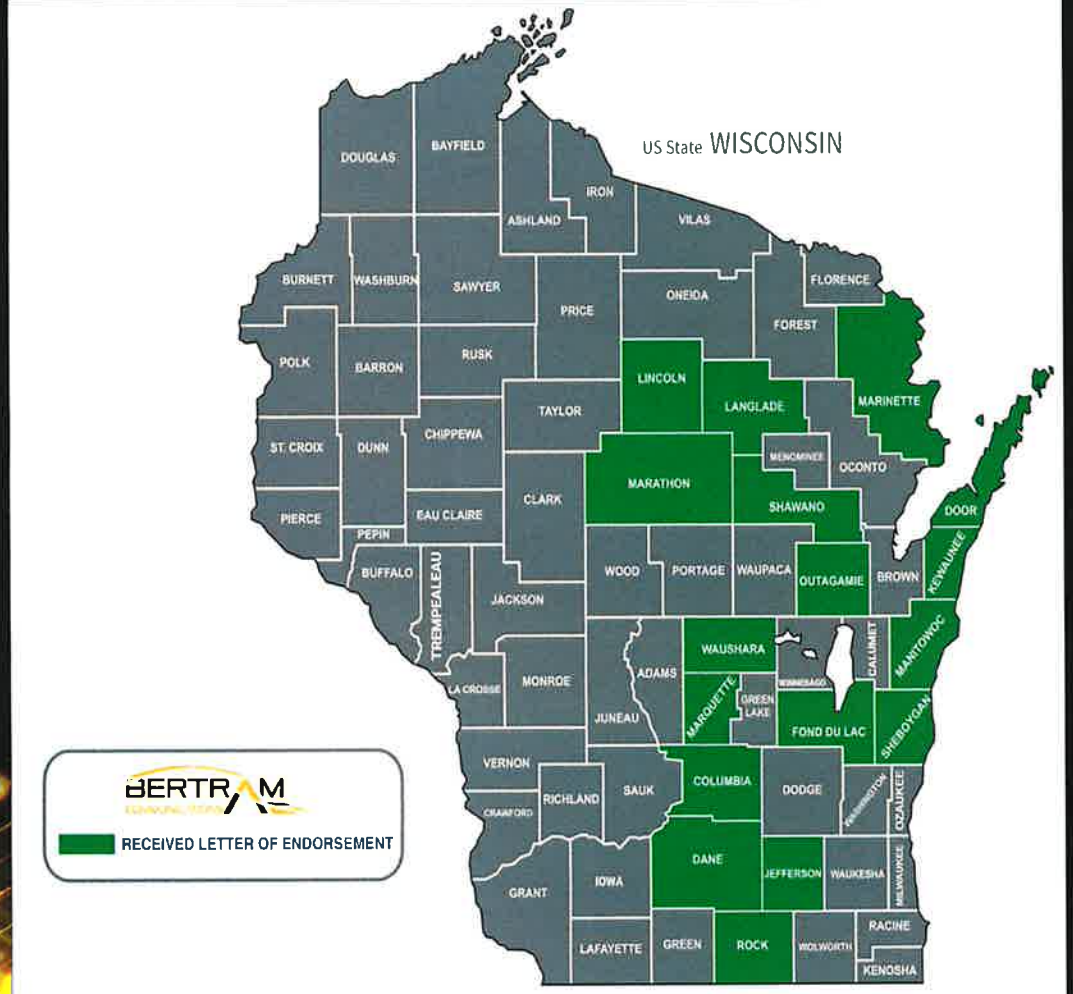
There are about 6 BEAD eligible BSLs for the Town of Berry

Monthly Fiber Plans

250mbps	$47.99 per month
500mbps	$69.99 per month
1gbps	$99.99 per month

Residential Plans

County Letters of Endorsement



Miscellaneous

- Bertrams network does not share bandwidth. It is direct fiber to each premise
- Will offer Non-eligible BSLs an economical option to bring fiber to their house if they choose
- Town hall, Fire and EMS will be provided with a free installation and free monthly service if we pass them to get to a BEAD eligible BSL
- Community Outreach/Education
- Bring fiber to the CAIs (Community Anchor Institutes) that we pass.

2-10-25

Agenda Item #10, Assessor Contract for 2026-2030

The Town is currently 3 years out of compliance.

An example of how DOR monitors compliance under the six-year cycle

- 2019, 2020, 2021, 2022 – First Notice of Non-Compliance

The municipality has been non-compliant for four consecutive years
DOR issues the first Notice of Non-Compliance by November 1, 2022

- 2023 – Second Notice of Non-Compliance

The municipality has been non-compliant for five consecutive years
DOR issues the second Notice of Non-Compliance by November 1, 2023

- 2024 – Order for supervised assessment

The municipality has been non-compliant for six consecutive years DOR issues an order for a state supervised assessment by November 1, 2024

- 2025 – DOR supervises a revaluation State supervised assessment completed

Attached are three contract options.

ACCURATE APPRAISAL LLC

DATE
9/19/2024

Municipality
Town of Berry
Dane County

Accurate Appraisal LLC
1428 Midway Road
Menasha, WI 54952
920-843-6897
scottm@accurateassessor.com

Options Sheet
Town of Berry
Last Market Update 2022
3 years out of compliance

OPTION	DESCRIPTION	YEARLY PRICE	TOTAL CONTRACT
5-Year Blend	2026 Market Update 2027 - 2030 Maintenance	$22,200	$111,000
5-Year Blend Exterior Inspections	2026 Market Update 2027 - 2030 Maintenance 1/5 Exterior Inspections each year	$33,000	$165,000
5-Year Blend Interior Inspections	2026 Market Update 2027 - 2030 Maintenance 1/5 Interior Inspections each year	$48,000	$240,000

The Town of Berry had a market update in 2022 and is currently 3 years out of compliance. Accurate can perform the market update in 2026 to get the Town back into compliance. In addition, the Town has not had a full revaluation in the past 10 years, which is required by the department of revenue. Accurate has proposed an exterior and an interior inspection option if the Town chooses to have inspection.

These prices include hosting the Town's data online, all printing and postage, and any educational program the Town chooses to be on.

ANNUAL ASSESSOR REQUIREMENTS BY ASSESSMENT TYPE

	Full Revaluations	Exterior Revaluation	Interim Market Update	Annual Review/Maintenance
DOR recommends completion when	PRC is outdated or inaccurate, *or* assessment uniformity is poor *or* full revaluation hasn't been done in 10 years *or* assessment uniformity is poor *or* reassessment is required per statute 70.75.	Most PRC information can be verified by exterior inspection *and* full revaluation completed within past 6-9 years	PRC is deemed reliable *and* full revaluation completed within past 5 years *and* assessment level shows unacceptable degree of variance in some neighborhoods or classes	PRC is deemed reliable *and* revaluation was completed within past 5 years *and* assessment level during previous assessment year is within acceptable parameters
Real property affected	All Property	All Property	Changes identified in column D PLUS Analysis of problem strata identified from previous assessment year	Annexed properties Change in exemption status Demolitions & fire damage New construction Change in classification Parcels with ongoing construction Change in legal description Change in zoning
Land study	On-site Inspection	On-site Inspection	As necessary	As necessary
Inspect exterior	All Buildings	All Buildings If no changes, may use digital imaging technology to supplement field re-inspections with a computer-assisted office review.	Buildings w/changes	Buildings w/changes
Inspect Interior	All buildings	Buildings w/changes	Buildings w/changes	Buildings w/changes
Building measurements	Measure all buildings	Measure or verify as needed	Measure or verify as needed	Measure or verify as needed
Photos	All primary buildings	As necessary	As necessary	As necessary
Sketch	All primary buildings	As necessary	As necessary	As necessary
Analyze neighborhoods, property types, trends	Required	Required	Required. Results determine whether assessment is full value or aggregate assessment level	Optional
Property Record Card (PRC)	Create new	Update/create new as needed	Update/create new as needed	Update/create new as needed
Review classifications	Required	Required	Required	Required
Validate usability of sales	Required	Required	Required	Required
Verify sales attributes (Ch 7 and 9)	Required	Required	Required	Required
Parcels to be valued	All parcels	All parcels	Parcels with changes	Parcels with changes
Review / revalue properties	All parcels	All parcels	Parcels with changes	Parcels with changes
Assessment level	Full value	Full value	Aggregate assessment level or full value as appropriate	Aggregate assessment
Mail Notice of Change in Asmt	Only if assessment changes	Only if assessment changes	Only if assessment changes	Only if assessment changes
Add omitted property to roll (70.44)	Required	Required	Required	Required
Correct errors in roll (70.43)	Required	Required	Required	Required
Hold open book / attend BOR (minimum 7 days between open book and BOR (70.47))	Required	Required	Required	Required

A change in color across a row indicates a change in the level of task work required compared to the preceding assessment type

2-10-25

Agenda Item #11, Confirming Open Book and Board of Review Dates

Open Book will be held on April 10 from 1:00 – 3:00 pm

Board of Review will be held on April 29 from 6:00 – 8:00 pm

2/10/2025		List of bills to be approved at the February 17, 2025 board meeting	
Date	**Check #**	**Payee**	**Amount**
1/25/2025	19604	Brenda Kahl	1,830.70
1/25/2025	19605	Lucas Danz	1,678.23
2/11/2025	19606	Brenda Kahl	1,830.70
2/11/2025	19607	Lucas Danz	1,678.23
2/11/2025	19608	Dane County Treasurer - payment in lieu of tax	1,610.62
2/11/2025	19609	Madison Area Technical College - payment in lieu of tax	343.82
2/11/2025	19610	WI Heights School Dist - payment in lieu of tax	5,117.46
2/17/2025	19611	Accurate Appraisal - contract	12,300.00
2/17/2025	19612	Alliant Energy	373.91
2/17/2025	19613	Brenda Kahl - mileage	68.60
2/17/2025	19614	CNA Surety - Treasurer bond	550.00
2/17/2025	19615	Cross Plains-Berry Fire District - payment 1 of 3	13,303.03
2/17/2025	19616	Cross Plains-Berry EMS - payment 1 of 2	23,757.41
2/17/2025	19617	Dane County Treasurer - DaneCom costs for July-Dec 2024	688.00
2/17/2025	19618	Finger Publishing - election notice	14.51
2/17/2025	19619	GFC Leasing - printer lease	178.37
2/17/2025	19620	Gordon Flesch - fee for copies printed per month	147.27
2/17/2025	19621	Group Health Cooperative - medical insurance	2,583.00
2/17/2025	19622	Hennessey Implement - def fuel in bulk	101.75
2/17/2025	19623	Lake Ridge Bank - postage, supplies and training	315.45
2/17/2025	19624	Lucas Danz - cell phone	25.00
2/17/2025	19625	Mazo Hardware - supplies	29.48
2/17/2025	19626	McFarlane - filter and supplies	107.21
2/17/2025	19627	Peterson Sanitation - garbage and recycling	7,258.00
2/17/2025	19628	TDS Telecom	207.33
2/17/2025	19629	TrollBytes - February IT services	60.00

Additional bills will be handed out at the meeting