TITLE: Town of Berry Plan Commission Meeting Minutes
DATE: January 6, 2025
TIME: 7:00 – 8:02 p.m.
PLACE: Town Hall, 9046 State Road 19, Mazomanie, WI 53560
POSTINGS: Town Hall and Town of Berry website

I. CALL TO ORDER. The meeting was called to order at 7:00 p.m. Members present: Duane Haag, David Evert, Joe Kruchten, Chris Schwoerer and Travis Richards. Also attending Attorney Mark Hazelbaker.

II. CONFIRMATION OF COMPLIANCE WITH OPEN MEETING LAW
It was confirmed that the agenda was posted on January 2, 2025 at the town hall and on the website.

III. APPROVE MINUTES OF NOVEMBER 4, 2024
Motion Schwoerer/Richards to approve the November 4, 2024 minutes. Motion carried. Vote 5-0

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

V. PUBLIC HEARING, FOLLOWED BY 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 AG
Public hearing opened at 7:01 p.m. Sue Studz mentioned that the 4.73 acres is their land. Rezoning the 4.73 acres to AG is noncompliant since any lot under 5 acres should be zoned to SFR. Due to it being in a managed forest land program there is a concern of removing it from an agricultural zoning. Public hearing closed at 7:14 p.m.
Motion Haag/Evert to postpone the public hearing until a representative for the Skupniewitz Living Tr is present. Motion carried. Vote 5-0

B. (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
Public hearing opened at 7:16 p.m. Neighbors agree with the location of the solar panels. Public hearing closed at 7:18 p.m.
Motion Kruchten/Richards to recommend approval of 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. Motion carried. Vote 5-0

C. (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)

Public hearing opened at 7:19 p.m. Discussion of the location of the home site in comparison to the wetland area. Public hearing closed at 7:25 p.m.
Motion Haag/Kruchten to recommend approval of 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 5-0

VI. DISCUSSION/ACTION RE:
A. (D-2023-5) Travis & Philip Richards, 8452 County Road K, final driveway approval
Motion Evert/Kruchten to recommend approval of Travis & Philip Richard's final driveway. Motion carried. Vote 4-0. Richards abstained

B. (D-2024-7) William & Michele Keuler, 8308 State Road 19, final driveway approval
Motion Schwoerer/Kruchten to recommend approval of William & Michele Keuler's final driveway. Motion carried. Vote 5-0

VII. DISCUSSION RE:
A. (R-2024-17)(CUP-2024-6) Koos Family Farm LLC, 5054 County Road P, rezone 39.9 acres from A-1Ex to AG and a conditional use permit for a mobile service support structure and facilities
Discussion that a driveway permit will be needed and it must meet the requirements of the ordinance. Is the town required to supply the structure with fire and ems services and it was determined that the structure meets the definition of an improvement so it would.

VIII. ATTORNEY MARK HAZELBAKER, DISCUSSION OF CLUSTERING HOMES
Suggested to hire a consultant and reevaluate the policies affecting the town which may be too restrictive. Items to consider are the county aggressively purchasing land, declining school enrollment, broadband and cell service, assisted living facilities, shortage of homes and how to generate the funds for services such as roads. Where is it best to place developments of clustered homes and growth.

VIX. ADJOURN
Motion Evert/Haag to adjourn until the next regular meeting or the call of the Chair. Motion carried. Vote 5-0