TITLE: Town of Berry Plan Commission Meeting Minutes
DATE: February 3, 2025
TIME: 7:00 – 8:28 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, Zoning Administrator Kory Anderson and Assistant Zoning Administrator Mitchell Bortz

II. CONFIRMATION OF COMPLIANCE WITH OPEN MEETING LAW
It was confirmed that the agenda was posted on January 27, 2025 at the town hall and on the website.

III. APPROVE MINUTES OF JANUARY 6, 2025
Motion Schwoerer/Kruchten to approve the January 6, 2025 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 SFR
Public hearing opened at 7:00 p.m. Rita Skupniewitz attended for the Trust. A shared driveway easement and agreement for the 33 feet will need to be submitted. Lot 1 will be using a split from Susan Studz. Public hearing closed at 7:14 p.m.
Motion Evert/Kruchten to recommend approval of Mary Skupniewitz Living Trust's rezone of 28.69 acres from A-1Ex to AG and 4.73 acres from A-1Ex to SFR and recommend approval of the certified survey map. Motion carried. Vote 5-0

B. (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
Public hearing opened at 7:15 p.m. Korey Kahl mentioned that applying for the conditional use permit for plumbing fixtures in an accessory building is for his small family business. Public hearing closed at 7:21 p.m.
Motion Haag/Evert to recommend approval of Kendall & Kay Kahl's, Agent Korey Kahl, rezone of 29.14 acres from A-2 to AG and a conditional use permit for plumbing fixtures in accessory building with the conditions presented and with the addition of any changes to make

the accessory building into a residential building will void the conditional use permit. Motion carried. Vote 5-0

C. (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

Public hearing opened at 7:22 p.m. Peter Schau and Ralph Koos attended. Reviewed the Town's Wireless Communication Facilities Guidelines Policy. Jim Pulvermacher suggested that the driveway plan be approved by the Cross Plains-Berry Fire District and that the town receive a copy of the maintenance and snow plow agreement. Change the new zoning to EA in order to keep the farmland preservation. Public hearing closed at 7:45 p.m.

Motion Kruchten/Richards to recommend approval of Koos Family Farm LLC's rezone of 39.9 acres from A-1Ex to EA and a conditional use permit for a mobile service support structure and facilities and approve the findings report submitted by Attorney Hazelbaker. Motion carried. Vote 5-0

VI. DISCUSSION/ACTION RE:

A. (D-2025-1) Korey Kahl, 9336 Spring Valley Road, driveway permit application

Motion Evert/Kruchten to recommend approval of Korey Kahl's driveway permit application contingent upon a plan showing the exact locations of the passing lanes and that the Black Earth Fire Department personally review the passing lanes on site and inform David Evert of their approval and/or recommendations. Motion carried. Vote 5-0

VII. DISCUSSION RE: CARPC COMPREHENSIVE PLAN REVISION ASSISTANCE PROPOSAL

Motion Kruchten/Schwoerer to recommend approval CARPC Comprehensive Plan Revision Assistance Proposal. Motion carried. Vote 5-0

VIII. ADJOURN

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