Town of Berry Board Meeting
July 21, 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 June 16, 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-2025-6) Nicholas Armbrust, 5079 Padrutt Road, rezone of 7.073 acres from RH-2 to SFR
   B. (D-2025-6) Nicholas Armbrust, 5079 Padrutt Road, driveway permit application
   C. (D-2025-4) Thomas Wangard, County Highway P, driveway permit application
   D. (D-2025-5) TowerNorth Development, 5054 County Highway P, driveway permit application
   E. (D-2023-3) Paul Pierstorff, 8273 County Highway K, final driveway approval
7. Discussion/action re: Convert portion of the playing field lawn to prairie
8. Discussion/action re: Request for Proposal for Garbage/Recycling Services
9. Discussion/action re: Amending Administrative Fees Policy 113.4
10. Discussion/action re: Insight FS LP Contract
11. Budgetary Matters
    A. Discussion/action re: Payment of bills
12. Discussion/action re: Committee reports/Correspondence/Communications
    A. Fire Districts
    B. EMS Districts
    C. Other
13. Discussion of future agenda items
14. 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: 7/14/25 Brenda Kahl, Clerk/Treasurer

TITLE: Town of Berry Town Board Meeting Minutes
DATE: June 16, 2025
TIME: 7:00 – 8:07 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, David Evert, Michael Statz, Nichole Schwoerer and Derek Statz. 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 MAY 19, 2025
Motion Evert/M Statz to approve the minutes of May 19, 2025. Motion carried. Vote 5-0

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.
*Diane Meinholz commented on Jay Lengfeld's pursuit of the Village of Cross Plains taking over the EMS District which wouldn't be in the best interest of the Town.

V. PATROLMAN REPORT
Scott Construction has chip sealed the planned roads and am pleased with the end product. The new mower works well and have finished the first mowing. Looking for permission to purchase new blades for the mower at a cost of $700, which the board approved.

VI. DISCUSSION/ACTION RE:
A. (R-2025-5) Jacob Niesen, 7985 County Road K, rezone 14.424 acres from A-1Ex to EA (lot 1 – 7.416 acres) and SFR (lot 2 – 4.51 acres) and SFR (lot 3 – 2.498 acres) and approval of final certified survey map
Motion Evert/M Statz to approve Jacob Niesen's rezone of 14.424 acres from A-1Ex to EA and SFR and approve the final certified survey map. Motion carried. Vote 5-0

VII. DISCUSSION/ACTION RE: REQUEST FOR PROPOSALS FOR ASSESSMENT SERVICES
Motion Evert/Haag to accept Accurate Appraisal's five year Agreement for Assessment Services at a total cost of $72,000. Motion carried. Vote 5-0

VIII. DISCUSSION/ACTION RE: REQUEST FOR PROPOSALS FOR GARBAGE AND RECYCLING SERVICES
Motion Haag/Evert to table until next month. Motion carried. Vote 5-0

IX. DISCUSSION/ACTION RE: CLASS B BEER AND LIQUOR LICENSE AND OPERATOR'S LICENSES FOR THE WHIPPOORWILL

Motion Evert/D Statz to approve the Class B Beer and Liquor License for the Whippoorwill and also approve Operator's Licenses for Sydney Mueller, Hannah Laufenberg, Debra Hellenbrand, Randall Laufenberg and Kris Pongratz. Motion carried. Vote 5-0

X. DISCUSSION/ACTION RE: SPRING VALLEY ROAD PAVING PROJECT
Motion Evert/M Statz to extend the amount of distance for paving Spring Valley Road at an estimated cost of $3,000 but not to exceed $5,000. Motion carried. Vote 5-0

XI. DISCUSSION/ACTION RE: ADOPT A POLICY FOR PLANNING AND SPENDING FUNDS ON ROAD PROJECTS
Motion Evert/Haag to adopt the policy with the amendment of "Bids are advertised January/February". Motion carried. Vote 5-0

XII. BUDGETARY MATTERS
A. Discussion/action re: Payment of bills
Motion Haag/Evert to approve the payment of bills. Motion carried. Vote 5-0. Check numbers 4571 and 19770-19801, excluding voided check number 19774

XIII. COMMITTEE REPORTS/CORRESPONDENCE/COMMUNICATIONS
* Black Earth Fire District: Received 150 calls so far this year; served 583 people at the pancake breakfast fundraiser and raised $20,000; going to purchase battery powered extraction equipment from the raised funds; looking at replacing a truck
*District 1 EMS: Received applications for the Chief's position and will be interviewing; merger meeting on Thursday
*Cross Plains EMS: Plan to attend a Village of Cross Plains meeting to state Berry disagrees with Jay Lengfeld's proposal.
*Jake Niesen commented about adding a business park in Berry to create more taxes, congratulated Lucas Danz for doing a wonderful job, and horse farms should be taxed as recreational instead of agricultural.

XIV. DISCUSSION OF FUTURE AGENDA ITEMS

XV. ADJOURN
Motion Evert/M Statz to adjourn until the next regular meeting or the call of the chair. Motion carried. Vote 5-0

_____ _____

Brenda Kahl, Clerk/Treasurer Duane Haag, Chair

ZONING CHANGE APPLICATION

PERMIT #:	2025-6
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 Nicholas Armbrust	CONTACT NAME Nicholas Armbrust
BUSINESS NAME or CO-OWNER'S NAME (if applicable) Reds Renovations	BUSINESS NAME (if applicable) Reds Renovations
MAILING ADDRESS 237 lodi st	MAILING ADDRESS 237 lodi st
CITY, STATE, ZIP Lodi, WI, 53555	CITY, STATE, ZIP Lodi, WI, 53555
DAYTIME PHONE # 608-509-5433	DAYTIME PHONE # 608-509-5433
EMAIL nich24varmbrust@gmail.com	EMAIL nich24varmbrust@gmail.com

LAND INFORMATION

Town: town of berry
Parcel Numbers Affected: 0807-312-8100-6
Section: 31
Property Address or Location: 5079 Padrutt Rd, Black Earth, WI 53515
Zoning District Change (To / From / # of acres) SFR/RH-2/7.07

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 construction home,7.07 acres, august of 2025-august of 2026

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

Signature: Nich MD Date: 6/5/2025

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: Nicholas Armbrust Email: nich24varmbrust@gmail.com

Address: 5079 Padrutt Rd City/State/Zip: Black Earth,WI, 53515 Phone: 608-509-5433

Parcel ID Number(s): 0807-312-8100-6

CSM or Plat Information, if any: Lot 1 of CSM 9150

Proposed activity on the property: New construction home

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: 06/04/2025 By: Nicholas Armbrust

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: 06/04/2025 By: Nicholas Armbrust

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

Engineers • Consultants • Inspectors

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) July 7, 2025: Plan Commission Meeting

SUBJECT: Zoning Change for Armbrust
Tax Parcel 0807-312-8100-6

GEC NO.: 2-0125-36H

Background Information

Owner / Applicant: Nich Armbrust
237 Lodi Street
Lodi, WI 53555

Agent or Surveyor: Reds Renovations
237 Lodi Street
Lodi, WI 53555

Location: 5079 Padrutt Road
In part of the NE ¼ of the NW ¼ of Section 31, all in T8N, R7E, Town of Berry, Dane County, WI.

Request: Zoning Change Approval

Existing Zoning:			
	Tax Parcel 0807-312-8100-6	RH-2	7.07 Acres
		Total	7.07 Acres

Existing Land Use: The property has a very long field driveway that connects to Padrutt Road. There are no structures currently on the property. Most of the property appears to be heavily wooded. There are very steep slopes associated with this property. There do not appear to be any floodplains, streams, or shoreland zoning associated with this property.

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

Proposal

Zoning Change:			
	Tax Parcel 0807-312-8100-6	SFR	7.07 Acres
		Total	7.07 Acres

Applicant submitted information for a zoning change on Tax Parcel 0807-312-8100-6 from zoning RH-2 Zoning District to SFR Single Family Residential Zoning District in the Town's newer zoning ordinance. The owner would like to build a new home on the property that allows a less restrictive rear yard setback in the Town's ordinance compared to Dane County Legacy Zoning rear yard setback requirements.

Submittals/Attachments

1. Zoning Change Application, received June 5, 2025.
2. Jurisdictional Review Form, received June 5, 2025.
3. Site Map, Received June 5, 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 & Rural Land Preservation Area with Soils with 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 – Proposed New Home**
   The site map provided shows the location of the footprint of the future home. When applying for the land use permit, required setbacks will need to be verified.
2. **Driveway Permit**
   Prior to issuance of a land use permit for a new house on the property, the applicant will need approval of a new driveway from the Town. Because the proposed driveway will be more than 125 feet in length, the applicant will need to obtain an erosion control permit from Dane County.
3. **Well & Septic**
   Prior to issuance of a land use permit for any proposed house, the applicant will need approval of a septic system from Dane County Public Health.

Recommendation

GEC recommends that the Plan Commission conditionally approve the proposed zoning change and Tax Parcel 0807-312-8100-6 from zoning RH-2 Zoning District to SFR Single Family Residential Zoning District in the Town's 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. Applicant obtains a land use permit and building permit for the proposed new home and building.

FORM NO. 965-A

H.C. Miller

Stock No. 26273

000570

DANE COUNTY CERTIFIED SURVEY MAP NO. 950

LOCATED IN THE SW 1/4-SE 1/4 & THE SE 1/4-SW 1/4 OF SECTION 30, THE NE 1/4 NW 1/4 OF SECTION 31, T8N, R7E, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

3062837

Curve	Radius	Arc	Central Angle	Chord Bearing	Length	Tangent Bearing	Tangent Bearing
1-2	337.03'	204.27'	34°43'38"	S 11°21'49" W	201.16'	N 28°43'38" E	S 06°00'00" E
3-5	954.93'	327.77'	19°40'00"	S 03°50'00" W	326.17'	N 06°00'00" W	S 13°40'00" W
3-4	954.93'	131.56'	07°53'38"	S 02°03'11" E	131.46'	N 06°00'00" W	S 01°53'38" W
4-5	954.93'	196.21'	11°46'22"	S 07°46'49" W	195.87'	N 01°53'38" E	S 13°40'00" W
6-7	716.20'	104.65'	08°22'20"	S 09°28'50" W	104.56'	N 13°40'00" E	S 05°17'40" W
8-11	66.00'	300.71'	261°03'21"	S 40°36'19.5" E	100.33'	N 08°52'00" E	N 89°55'21" E
8-9	66.00'	69.11'	60°00'00"	S 21°08'00" E	66.00'	N 08°52'00" E	S 51°08'00" E
9-11	66.00'	44.86'	38°56'39"	S 70°36'19.5" E	44.00'	N 51°08'00" W	N 89°55'21" E
9-10	66.00'	10.30'	08°56'39"	S 55°36'19.5" W	10.29'	N 51°08'00" W	S 60°04'39" E
10-11	66.00'	34.56'	30°00'00"	S 75°04'39" E	34.16'	N 60°04'39" W	N 89°55'21" E
12-13	370.03'	215.57'	33°22'44"	S 10°41'22" E	212.53'	N 27°22'44" E	S 06°00'00" E
14-16	921.93'	316.45'	19°40'00"	S 03°50'00" W	314.90'	N 06°00'00" W	S 13°40'00" W
14-15	921.93'	132.33'	08°13'26"	S 01°53'17" E	132.22'	N 06°00'00" W	S 02°13'26" W
15-16	921.93'	184.12'	11°26'34"	S 07°56'43" W	183.81'	N 02°13'26" E	S 13°40'00" W
17-18	749.20'	112.17'	08°34'42"	S 09°22'39" W	112.06'	N 13°40'00" E	S 05°05'18" W

WISCONSIN JOHN M. HAVERSON ARENA, WIS. 12/28/98 LAND SURVEYOR

TOTAL AREA = 43.495 AC.

LEGEND & NOTES

- ○ 3/4"x24" Iron rod set, weighing 1.50 lbs./lin. ft.
- △ Concrete nail set
- -x-x- Existing fence

West line of SE 1/4-SW 1/4, Sec. 30.

S 89°08'30" E 561.42'

LOT 1

7.073 Acres
308,109 sq. ft.

N 00°06'18" W 230.65'

330.00'

West line of NE 1/4-NW 1/4, Sec. 31. 1325.35'

S 75°07'12" W 320.23'

S 68°52'00" W

N 68°52'00" E 1027.71'

S 08°30'00" W 324.06'

783.80'

SE 1/4-SW 1/4 (30-8-7)

N 00°04'39" W 5272.23'

North 1/4 corner Section 30, T8N, R7E Found 3/4" Iron rebar

OWNER:
Kenneth & Charleen Zander
9424 C.T.H. KP
Black Earth, WI 53515

66.00' Radius cul-de-sac dedicated to the public

S 00°04'39" E-127.77'

SW 1/4-SE 1/4 (30-8-7)

N-S 1/4 line of Sec. 30

North 1/4 corner Section 31, T8N, R7E Found Dane County Aluminum Monument

S 00°04'39" E 136.66'

PADRUTT ROAD

S 00°13'25" E 511.04'

S 00°13'25" E 519.30'

N-S 1/4 line of Sec. 31

NE 1/4-NW 1/4 (31-8-7)

LOT 2

31.094 Acres Incl. R/W
1,354,462 sq. ft.
30.258 Acres Excl. R/W
1,318,056 sq. ft.

SOUTH VALLEY ROAD

S 06°00'00" E 115.51'

S 06°00'00" E 115.51'

S 82°45'00" W 285.59'

252.15'

33.44'

S 71°58'46" W 369.09'

S 13°40'00" W 61.06'

S 13°40'00" W 61.06'

S 00°13'25" E 73.56'

S 67°41'47" W 324.34'

LOT 3

5.013 Acres Incl. R/W
218,389 sq. ft.

875.97'

33.11'

LOT 3 AREA
4.741 Acres Excl. R/W
206,522 sq. ft.

N 00°01'49" E 995.35'

355.41'

842.86'

N 89°22'07" W 1231.38'

South line of NE 1/4-NW 1/4, Sec. 31

Bearings referenced to the N-S 1/4 line of Section 30, recorded as N 00°04'39" W

SCALE 1"=300'

0 100 300 600

Refer to building site information contained in the Dane County Soil Survey

3/14

2025-6

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: Nicholas Armbrust

Street Address: 237 Lodi st

City, State, Zip: Lodi,WI,53555

Phone Number: 608-509-5433 Email: nich24varmbrust@gmail.com

Specific Site Location / Nearby Roads: 5079 Padrutt rd,Black Earth, WI, 53515

Parcel #: 0807-312-8100-6

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: Nich AA Date: 06 / 09 / 2025

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____/____/_____

SITE INFORMATION

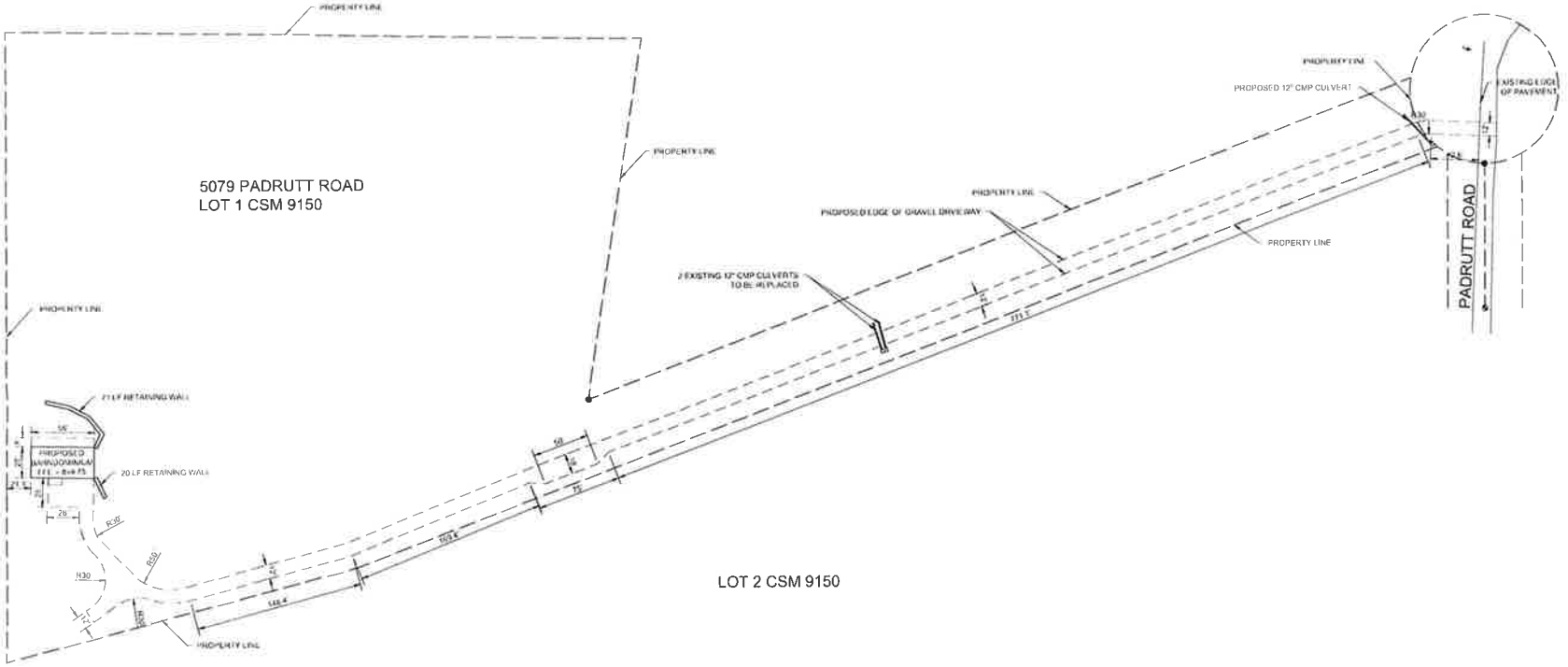
TOTAL SITE AREA 308,109 SF / 7.07 ACRES

TOTAL DISTURBED AREA 37,326 SF / 0.86 ACRES

TOTAL IMPERVIOUS AREA 19,872 SF (6.45% LOT COVERAGE)

GRAVEL AREA 17,784 SF

BUILDING AREA 2,088 SF



ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES
(ACTUAL QUANTITIES SUBJECT TO CHANGE)

ITEM	QUANTITY
ENGINEERS FABRIC	1,750 S.Y.
SILT FENCE, TYP.	1,750 L.F.
RIP RAP	25 S.Y.

NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL SUPPLY ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECT CONSTRUCTION.

0 30 FEET

5079 PADRUTT ROAD BARNDOMINIUM

OVERALL SITE PLAN

TOWN OF BERRY, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No 125.0496.30

Sheet C 200

Sheet C 200

2025-4

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: Thomas Wangard

Street Address: 5228 County Highway P

City, State, Zip: Cross Plains, WI 53528

Phone Number: 608-358-6848 Email: twangard@gmail.com

Specific Site Location / Nearby Roads: CTH P, 1900' NE of W Hill Point Road

Parcel #: 004/0807-251-9502-0

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

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: Thomas Wangard Date: 06 / 04 / 2025

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 _____/_____/_____

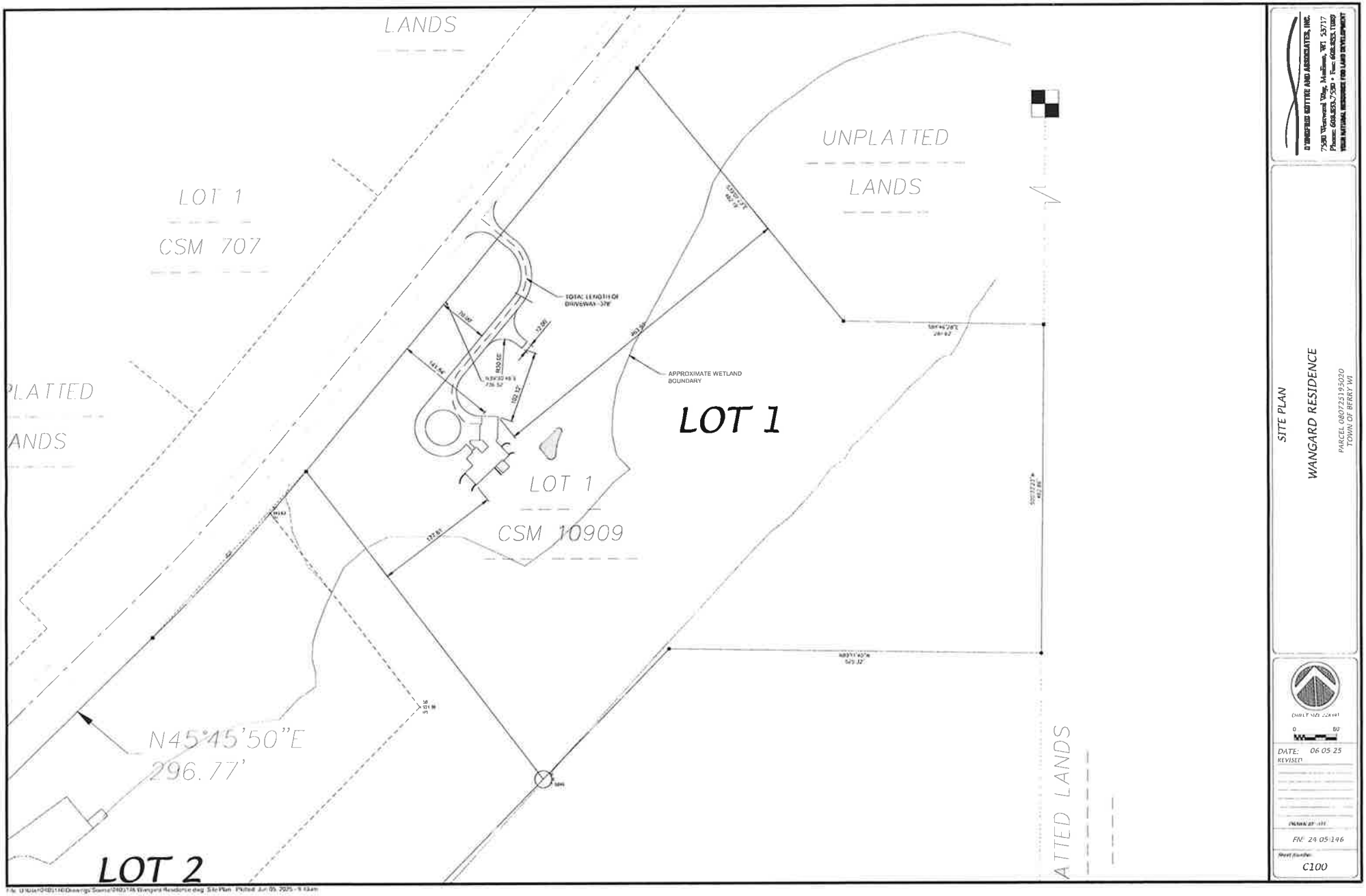
Driveway Permit expiration Date _____/_____/_____

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_____/_____/_____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7520 Westward Way, Madison, WI 53717
Phone: (608) 833-7530 • Fax: (608) 833-1089
YOUR NATURAL RESOURCES AND LAND DEVELOPMENT

SITE PLAN

WANGARD RESIDENCE

PARCEL 080725195020
TOWN OF BERRY WI

ORIGINAL SHEET SIZE 22x34

0 80

DATE: 06 05 25
REVISED

FN: 24 05 146

Sheet Number:
C100

2025-5

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: TowerNorth Development, LLC

Street Address: c/o Peter Schau, Terra Consulting Group, 600 Busse Highway

City, State, Zip: Park Ridge, IL 60068

Phone Number: (773) 919-5112 Email: petes@terraltd.com

Specific Site Location / Nearby Roads: 5054 County Highway P, Cross Plains, WI 53528

Parcel #: 004/0807-362-9000-5, 004/0807-363-85001-1

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: Pete Schau, on behalf of applicant Date: 5 / 15 / 2025

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____/____/_____

LEGEND

- PROPERTY LINE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND TELCO
- UNDERGROUND POWER
- BURIED WATER LINE
- BURIED GAS LINE
- EDGE OF BUSH/TREES

SURVEY PERFORMED BY:

MERIDIAN SURVEYING, LLC

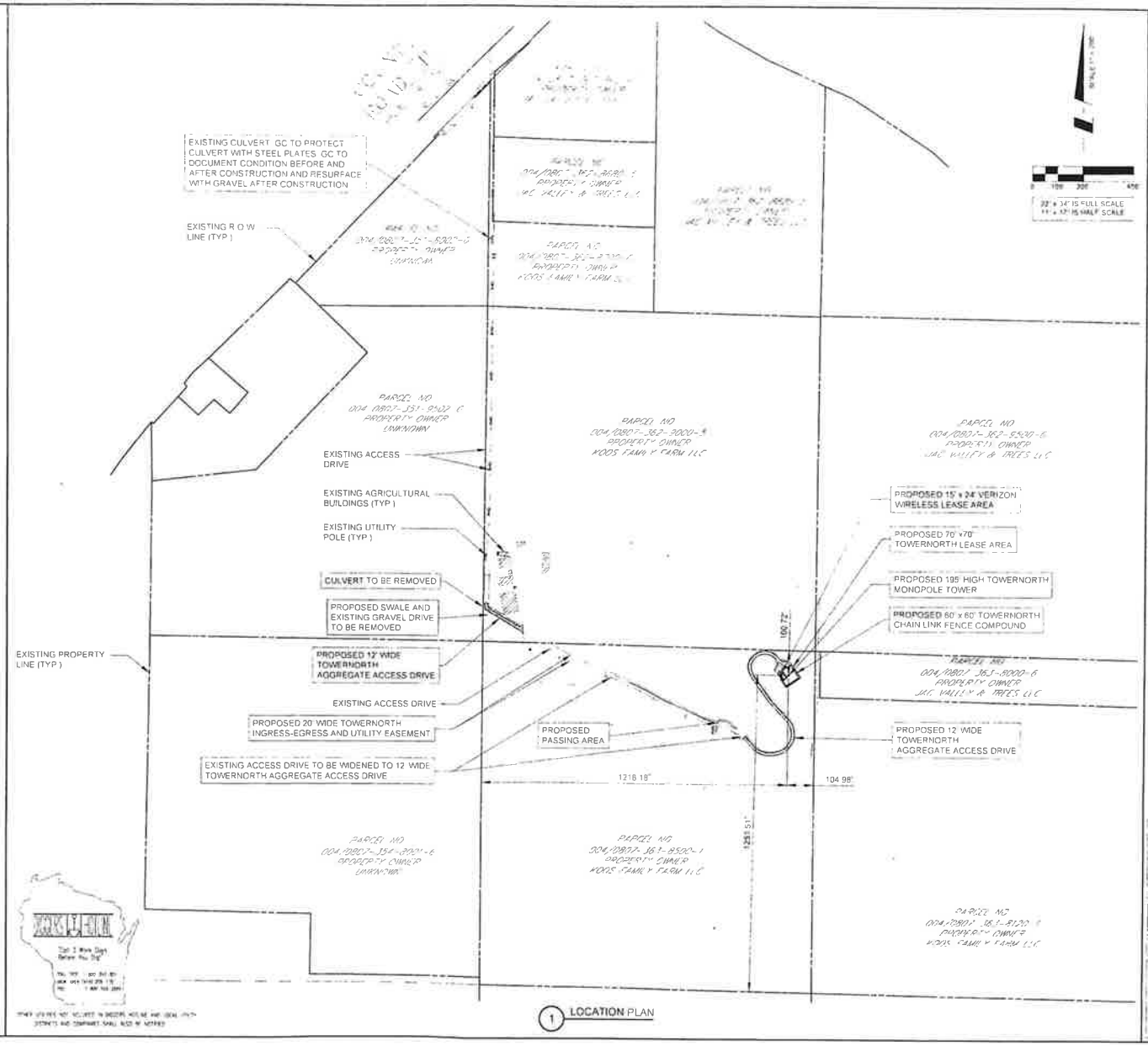
[illegible] Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

BENCHMARK INFORMATION

SITE BENCHMARK (BM A)
RAILROAD SPIKE IN WEST FACE
OF WOOD POST
ELEVATION 1083.23'

GENERAL SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST
2. THE CONTRACTOR WILL UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING AS TO THE NATURE OF THE DIFFERING CONDITIONS NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE OF SUCH DIFFERING SUBSURFACE CONDITIONS
3. CONTRACTOR TO PROVIDE APPROXIMATE 50 X 50' STAGING AREA AND TEMPORARY ROAD CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT
4. BEFORE AND DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES INLETS OR CATCH BASINS SUSCEPTIBLE TO EROSION EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK



1 LOCATION PLAN

TowerNorth

TERRA

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
1	REVISED PER TOWERNORTH COMMENTS	06/03/24	JJH
2	ADDITION OF SHOREMASTER	7/8/2024	MWW
3	ADDITION OF VERIZON MW INFO	08/2024	TJS
4	UPDATED PER POWER COORDINATION	01/2024	JJH
5	ISSUED FOR FINAL	10/18/24	TJS
6	REVISED PER COMMENTS	10/18/24	TJS
7	REVISED PER LL COMMENTS	04/22/25	MC

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

AIRPORT ROAD

5054 COUNTY HIGHWAY P
CROSS PLAINS, WI 53528

DRAWN BY: EJS
CHECKED BY: DSS
DATE: 04/09/24
PROJECT #: 175-011

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP-1

2023-3

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: Paul Pierstorff

Street Address: 3012 Ballard beck St.

City, State, Zip: Cross Plains Wi, 53528

Phone Number: 608-628-7169 Email: ppierstorff1966@gmail.com

Specific Site Location / Nearby Roads: Hyw K 8273 / Enchanted Valley Rd.

Parcel #: 080714192000

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: Paul Pierstorff Date: 3 / 17 / 23

Board decision: Approve ✓ Deny _____ Date 5 / 15 / 23

Culvert required in right-of-way Yes ✓ No _____ Size 18" x 30'

Engineering Plan required? Yes _____ No ✓

Additional Requirements? Yes _____ if yes see attached requirements No ✓

Driveway construction must begin by Date 5 / 15 / 24

Driveway Permit expiration Date 5 / 15 / 25

Permit issued by: Chair Signature [signature] Date 15 May 2023

Permit issued by: Clerk Signature Brenda Kahl Date 5 / 15 / 23

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

Final inspection approval by: Chair Signature _____ Date ____ / ____ / _____

DCiMap
Version 4.1
Find address or PIN
445.5'
385.5'
530.5'
697'
126.4'
200ft

Agenda Item #7, Convert portion of the playing field lawn to prairie

At the May 19th meeting the Board approved a motion to table the agenda item "Conversion of Portion of Playing Field to Prairie". Motion was made by David Evert and seconded by Michael Statz with a 5-0 vote.

Christine Molling, Chair of the Park Committee, requested this item be placed on the agenda. The following items are attached:

Minutes from 7/1/25 Park Committee meeting

An approximate schematic of which part will be converted and where grass paths will be in converted area. Area to be converted is about 0.8 acres, minus path area.

July 1, 2025, 7:00 p.m., in the Town Hall Park Shelter,
9046 State Road 19, Mazomanie, WI 53560
Agenda

1. Call to order 7:03
    a. Present Molling, Bayer, Lucey, Crittenden
2. Approve minutes of May 13, 2025.
    a. Motion Lucey/Crittenden: approve. Motion carried. Vote 4-0.
3. 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 Chair at any other time the agenda item is discussed. Comments are generally limited to three minutes.
    a. none
4. Discussion/Action: Recommendation to Board whether to convert portion of playing field to prairie
    a. Motion Lucey/Bayer: recommend to Board to convert portion of playing field lawn to prairie. Motion carried. Vote 4-0.
5. Discussion/Action: Planning and details regarding any conversion of prairie
    a. If board approves conversion, this year (2025) solicit estimates in Dec for herbicide application, collect seeds this fall and next, request seed from Dane Co.
    b. Start herbicide next year (2026) and plant seeds following winter once snow is on ground (2026/27).
6. Discussion/Action: Planning activities in existing prairie in remainder of 2025.
    a. none
7. Reminder: Next meeting scheduled is Sep 22, 7pm.
8. Adjourn
    a. Motion Lucey/Crittenden: adjourn. Motion carried. Vote 4-0.
    b. Adjourned 8:04

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

New Prairie Area
approximate locations of new features
Legend
45 ft from edge of new prairie to bottom of ditch
Ditch
Feature 1
Grass Plots
New Prairie Area
New Prairie Boundary
New Prairie - 0.3 acres
45 ft to ditch center
Google Earth
N

Agenda Item #8, Request for Proposal for Garbage/Recycling Services

See attached memo from Attorney Hazelbaker

Notes:
*Republic charges an extra recycling tonnage fee that is paid per month by the Town and is not special charged to residents. Estimated yearly amount is $5,400. Pellitteri has no extra recycling tonnage fee.

*112 residents responded to the survey and 74 voted to keep curbside, 32 want to switch to totes and 6 were fine with either. 268 residents were surveyed (who I have email contacts for). There are approximately 515 residences that receive services.

Cost per year for residents:
Republic:

Own containers –	2026 = $192.00
	2027 = $199.68
	2028 = $207.68
	2029 = $216.00
	2030 = $224.64
Totes -	2026 = $174.12
	2027 = $181.10
	2028 = $188.36
	2029 = $195.90
	2030 = $203.75

Pelliteri:

Totes -	2026 = $267.60
	2027 = $276.96
	2028 = $286.68
	2029 = $296.64
	2030 = $307.08

WELD RILEY$_{SC}$

EAU CLAIRE
BLACK RIVER FALLS
MENOMONIE
WAUSAU

Attorney Mark Hazelbaker
Circuit Court Commissioner
Email: mhazelbaker@weldriley.com Cell: 608-220-7271
22 Hidden Hollow Trail, Madison, WI 53717

July 14, 2025

Duane Haag, chair, and Members
Town of Berry Town Board
9046 State Highway 19
Mazomanie, WI 53560

Re: Comparison of Pellitteri and Republic Solid Waste Proposals

Dear Chair Haag & Supervisors:

At your request, I reviewed the proposals from Pellitteri and Republic for waste collection services. I reviewed the entire packet, which contains a great deal of information about collection services and methods. Note that the information contained in the packets is just promotional information which is not a contract. For that reason, I focused on the proposed form of service agreement, to determine if either company had an unacceptable form of agreement.

My review led me to conclude that both companies' proposed agreements are acceptable. I would prefer that Republic include a "Fuel Surcharge Table" in its agreement similar to the table proposed by Pellitteri. The Republic Agreement simply indicates that Republic may increase its fees to reflect increases in fuel prices. It would be helpful to know the baseline fuel costs included in the proposal. If that is not provided, we have no way of knowing whether Republic's costs have actually increased. Some of my municipal clients have expressed concerns to me that large fuel adjustment increase are being imposed which they do not understand.

As between the two companies, as I'm sure you see, the Republic fees for weekly garbage pickup are significantly lower. Republic's charge is $4.88 lower for garbage. Although Republic is $1.28 higher than Pellitteri's on recycling, Republic's total charges will be lower.

It is not my role to comment on the proposals' elements concerning service, technology, complaint resolution or the like. Those are subjective decisions which the Board needs to make. I can tell you, though, that the two service agreements are both acceptable for negotiating a contract. In other words, I think you're free to make a choice between the companies based on price and your view of service quality. If you pick Republic, I would ask for a few changes to the Republic contract (notably the fuel charge provision), but nothing which would prevent me from recommending that the Town enter into the Agreement.

In conclusion, my recommendation is that the Town Board feel free to select the vendor which the Town Board believes offers the best value and service.

Very truly yours,

WELD RILEY, S.C.

Mark B. Hazelbaker

Mark Hazelbaker

Agenda Item #9, Amending Administrative Fees Policy 113.4

The highlighted fees were increased by $100 to cover the Town's costs. Town's costs include meeting per diems, postage and publishing fees.

113.4 Administrative Fees Policy

I Special Meeting of the Town Board
II Driveway, Field Road and Trail Permit Applications
III Zoning Change Applications
IV Liquor Licenses
V Dog Licenses
VI Document Copies and Searches

SECTION I – SPECIAL MEETING OF THE TOWN BOARD

The Town may engage the services of an engineer, attorney, planner or other expert to advise the Town on the merits of a petition or request, and the petitioner shall reimburse the Town for all such expenses incurred. If a special meeting of the Town Board is requested by a petitioner to meet a deadline, the petitioner shall pay a base fee.

	Base Fee
	$250.00

SECTION II – DRIVEWAY, FIELD ROAD AND TRAIL ACCESS PERMIT APPLICATIONS

	Base Fee
Driveway Permit	$400.00
Field Road Access Permit	$25.00
Trail Access Permit – When modifying right-of-way	$25.00
Fee for each subsequent inspection for non-complying driveways when more than 3 inspections are required	$200.00

SECTION III – ZONING CHANGE APPLICATIONS

	Base Fee
Pre Application Concept Review by Plan Commission	No Charge
Pre Application Site Visit *Credited against subsequent petition to amend	$100.00/Nonrefundable*
Petition to amend Zoning Maps in Industrial and Commercial	$900.00
Petition to amend Zoning Maps in All Other Districts	$850.00
Request to Rezone from the Exclusive Agriculture District (EA)	Base Fee plus $100.00
Application involving Shoreland-Wetland or Inland-Wetland Districts	Base Fee plus $125.00
Farmland Preservation Zoning Conversion Fee for Exclusive Agriculture Zoning District (EA) or A-3 (AG)	Base Fee plus $55.00/Acre
Petition to amend Exclusive Ag (EA) to Single Family Residential (SFR) or Agricultural (AG)	$265.00
Conditional Use for primary farm in Exclusive Ag District (EA)	$265.00
Residential Conditional Use	$550.00 plus $36.00 Digital Mapping Maintenance Fee
Communication Tower Conditional Use	$3,200 plus $36.00 Digital Mapping Maintenance Fee
Mineral Extraction Conditional Use	$1,200 plus $36.00 Digital Mapping Maintenance Fee

Variance	$700.00
Appeal to the Board of Adjustments	$700.00
Zoning Certificate under Wisconsin Farmland Preservation Act	$30.00/Each
Administrative Determination of navigability of any Lake, Pond Flowage, River or Stream	$125.00
Administrative Determination of Flood Plain Status	$125.00
Preliminary Density Study	$100.00
General Development Plan (GDP)	$500.00 plus $5.00/Acre
Amend previously approved GDP or for review of Specific SIP	$1,000.00
Rural Planned Unit Development District	$500.00 Initial GDP $500.00 Amendment or SIP
Additional fees to correct application errors or unusual application requests will be assessed to the application based on actual cost for the administrative services	Actual Cost

SECTION IV – LIQUOR LICENSES

	Base Fee
Class B Retailer's Fermented Malt Beverage (beer)	$100.00
Class B Intoxicating Liquor	$200.00
Operator's License	$5.00
Cigarette & Tobacco Products Retail License	$5.00

SECTION V – DOG LICENSES

	Base Fee
Neutered or Spayed Dog	$22.50
Un-Neutered or Un-Spayed Dog	$31.50
Neutered or Spayed Puppy (5 months old by July 1)	$21.00
Un-Neutered or Un-Spayed Puppy (5 months old by July 1)	$27.50
Multiple Dogs (Kennel) License (includes up to 12 dogs)	$58.50
Additional Tags (for dogs over the 12 included in the Multiple Dog License)	$31.50
Delinquent Fee	$5.00

SECTION VI – DOCUMENT COPIES AND SEARCHES

	Base Fee
Hard Copies: 8 ½ x 11, 8 ½ x 14, or 11 x 17	
Per Page (black and white)	$0.19
Per Page (color)	$0.24
Hard Copies: Larger than 11 x 17	Actual Printing Cost
Electronic Copies: DVD or Flash Drive	Actual Cost of Device
Audios	Actual Cost plus Device
Postage	Actual Cost
Research Time	First $50.00 is Free, $20.32/Hour thereafter
Title Searches	$25.00/Parcel Number

Agenda Item #10, Insight FS LP Contract

FS contract is proposing 1,400 gallons of propane at $1.699 per gallon for a total cost of $2,378.60.

Budgeted $3,060

Last year contracted for 1,700 gallons

6/9/2025		List of bills to be approved at the June 16, 2025 board meeting	
Date	**Check #**	**Payee**	**Amount**
6/17/2025	19802	Brenda Kahl	1,830.70
6/17/2025	19803	Lucas Danz	1,678.23
7/1/2025	19804	Void - printer misfeed	0.00
7/1/2025	19805	Void - printer misfeed	0.00
7/1/2025	19806	Brenda Kahl	1,830.70
7/1/2025	19807	Lucas Danz	1,678.23
7/15/2025	19808	Brenda Kahl	1,830.70
7/15/2025	19809	Lucas Danz	1,678.23
7/21/2025	19810	Alliant Energy	157.03
7/21/2025	19811	Black Earth Joint Fire District - 2% fire dues	5,155.73
7/21/2025	19812	Brenda Kahl - mileage	47.60
7/21/2025	19813	Chris Schwoerer - Plan Commission meetings	138.52
7/21/2025	19814	Dane County District 1 EMS - payment 3 of 4	6,181.73
7/21/2025	19815	Dane County Treasurer - 20% of mfl fees collected	72.60
7/21/2025	19816	David Evert - base pay and meetings	637.21
7/21/2025	19817	Derek Statz - base pay and meetings	577.18
7/21/2025	19818	Dresen Lawn Care - hall, garage, park and cemetery mowing	720.00
7/21/2025	19819	GFC Leasing - printer lease	178.37
7/21/2025	19820	Gordon Flesch - fee for copies printed per month	72.97
7/21/2025	19821	Joe Kruchten - Plan Commission meetings	138.52
7/21/2025	19822	Lake Ridge Bank - postage	60.96
7/21/2025	19823	Lucas Danz - cell phone	25.00
7/21/2025	19824	Mazo Hardware - supplies	4.28
7/21/2025	19825	Michael Statz - base pay and meetings	600.27
7/21/2025	19826	Momentum Computer Solutions - .gov email domain setup	76.00
7/21/2025	19827	MSA Professionals - Whippoorwill Rd	985.36
7/21/2025	19828	Nichaole Schwoerer - base pay and meetings	669.53
7/21/2025	19829	Niendorf Enterprises - chain and bar	70.98
7/21/2025	19830	Peterson Sanitation - garbage and recycling	7,430.55
7/21/2025	19831	Ritchie Implement - mower blade kit	677.82
7/21/2025	19832	Sloan Implement - tractor filters	144.18
7/21/2025	19833	Steve Goldberg- website and .gov domain	955.00
7/21/2025	19834	TDS Telecom	207.25
7/21/2025	19835	Travis Richards - Plan Commission meetings	138.52
7/21/2025	19836	TrollBytes - May IT services	60.00
7/21/2025	19837	Weld Riley - attorney fees for Matz service of complaint	380.00

Additional bills will be handed out at the meeting