TITLE: Town of Berry Plan Commission Meeting Minutes
DATE: November 3, 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. The meeting was called to order at 7:00 p.m. Members present: Duane Haag, David Evert, Joe Kruchten, Chris Schwoerer and Travis Richards.

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

III. APPROVE MINUTES OF SEPTEMBER 8, 2025
Motion Schwoerer/Kruchten to approve the September 8, 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-2025-12) VanDenBerg Properties, 9190 State Highway 14, rezone 1 acre from B-1 to COM
Public hearing opened at 7:01 p.m. No public comments. Public hearing closed at 7:01 p.m
Motion Haag/Kruchten to recommend approval of VanDenBerg Properties' rezone of 1 acre from B-1 to COM for a general construction/general contractor plumbing business with an office building two or fewer stories in height conditioned upon:
1. Obtaining a driveway permit if required by changes to property.
2. Obtaining all required stormwater and erosion control permits.
3. Recording a deed restriction against the property in a form approved by the Town Attorney which restricts the use of the property to permit only a general contracting/trade business and an office building of two stories or less, and prohibiting all other permitted or conditional uses in the COM district without advance approval of the Town.
Motion carried. Vote 5-0

B. (R-2025-11) Mitchell & Julie Seston, Gorst Road, rezone of 5.69 acres from A-1EX to AG with a transfer of a development right
Public hearing opened at 7:04 p.m.
*Julie Seston commented that our zoning petition supports the Comprehensive Plan's goals by preserving rural character, open spaces and productive farmland; the parcel is located within an existing neighborhood on Gorst Road; is on our least productive acreage of farmland; we are working with an engineering firm to ensure compliance with Dane County water regulations;

Dane County determined that we are not subject to shoreland, floodplains, or wetlands zoning regulations.
*Christine Molling handed out a Google Earth map of an area of concern; the major concern is about the runoff that collects on her property; typically it is not a problem but during wet years that became a temporary wetland and went from becoming completely farmable to having a wetland inaccessible to farm traffic for three years in a row; she is not opposed to the rezone but concerned about a long driveway being installed; what could solve the problem is that the area she highlighted on the survey map be deed restricted to prohibit construction of any driveway.
*Jim Kuehn asked if the zoning application would be limited to one home.
Public hearing closed at 7:13 p.m.
Motion Kruchten/Richards to recommend approval of Mitchell and Julie Seston's rezone of 5.69 acres from A-1EX to AG with the transfer of a development right. Motion carried. Vote 4-0. Evert abstained.

VI. DISCUSSION/ACTION RE:
A. (D-2023-6) Clifford Zander, 6091 Ford Drive, final driveway approval
Motion Kruchten/Schwoerer to recommend approval of Clifford Zander's final driveway. Motion carried. Vote 5-0

VII. DISCUSSION/ACTION RE: SUNDANCE DEVELOPMENT PROPOSAL ON BREWERY ROAD
Sundance Development is proposing an equestrian rural subdivision with 74 lots on Brewery Road next to the Village of Cross Plains. This land is in the Town's Comprehensive Plan's possible rural development area. Items for future discussions include: an intergovernmental agreement with the Village of Cross Plains and annexation of the subdivision by the village; community or individual wells; sewer system options; improvement of Brewery Road and instead of cul-de-sacs make the new roads into loops.

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