

**TOWN OF BEAR CREEK  
PLAN COMMISSION  
MEETING MINUTES**

Date: Tuesday, July 27, 2021

Time: 6:30 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Jeff Wright

Sheley Scallon

Joe Bauer

Others Present:

Robert Hare

Committee Members Regrets:

Travis Nachreiner

1. Call to order: Ted Greenheck called the meeting to order at 6:34 p.m.
2. Verification of Notices: Sheley Scallon verified that all proper notices had been posted.
3. The meeting minutes from June 29, 2021 were reviewed. Ted Greenheck requested a correction on line 5a. Joe Bauer made the motion to accept the minutes with the correction. Ted Greenheck seconded the motion. Sheley Scallon will send the approved meeting minutes to the Town of Bear Creek Clerk, Sheila Carver.
4. Conditional Use Permit (CUP) for Mary Nachreiner at E3346 Kessinich Road for Agricultural Tourism (winery)
  - a. Robert Hare described the CUP on behalf of Mary Nachreiner.
    - i. Their intent is to have wine tasting and wine sales. There will be no weddings or similar events at this time, but possibly in the future. Weddings would require a separate CUP approval process.
    - ii. Selling pre-packaged snacks is acceptable by Sauk County, but outside vendors are not acceptable by Sauk County.
    - iii. After approval of the CUP, they will request a liquor license.
    - iv. Event parking consists of 100' long area of grass, plus an area next to an 80' long building. There is additional parking behind the house. The farm field could also be used for overflow parking. There will be no parking on Kessinich Road.
    - v. Sauk County requested two lane traffic.
    - vi. They may have a tent on site.
    - vii. Portable toilets will be used for now. Mary Nachreiner may wish to expand the septic system in the future.
    - viii. Electrical and water is not an issue per Robert Hare.
    - ix. Narrow Creek Winery will bottle the wine. Mary Nachreiner will supply Narrow Creek Winery the elder berries and the dandelions, along with her family wine recipe.
  - b. Sheley Scallon stated that this CUP matches the intent of the Town's Comprehensive Plan, and the applicants address the concerns of parking and toilets.
  - c. Jeff Wright made the motion to recommend approval of this CUP to the Town Board. This was seconded by Joe Bauer. All in favor.
5. Open Board Discussion
  - a. Ted Greenheck stated that Dick Powell has continued concerns regarding the illegal mobile home on Marble Quarry Road. The mobile home is in violation of Sauk County's zoning ordinance. There is a parked vehicle that hasn't moved. Dick Powell did put in a septic system at the adjacent property.
6. The meeting was moved to adjourn by Sheley Scallon and seconded by Jeff Wright. Our next meeting will be on an as needed basis.

Respectfully submitted,  
Sheley Scallon, Secretary