

TOWN OF BEAR CREEK PLAN COMMISSION MEETING MINUTES

Date: Tuesday, November 17, 2020

Time: 7:00 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Sheley Scallon

Travis Nachreiner

Others Present:

Samuel Borntrager

Wilbur Borntrager

Committee Members Regrets:

Jeff Wright

Joe Bauer

1. Call to order: Ted Greenheck called the meeting to order at 7:04 p.m.
2. Verification of Notices: Sheley Scallon verified that all proper notices had been posted.
3. The meeting minutes from September 15, 2020 were previously distributed for review. Travis Nachreiner made the motion to accept the minutes as written. Sheley Scallon seconded the motion. Sheley Scallon will send the approved meeting minutes to Eileen Eberle.
4. Conditional Use Permit (CUP) "Expansion" request for Samuel Borntrager
 - a. Samuel Borntrager plans to keep the same use, which is "Wood Fabrication", but would like to construct a 40' x 72' addition onto the current building. They are currently making wood pallets. Since they aren't making wood trusses as originally planned, Samuel requested that the condition regarding semi deliveries be changed. Raw materials come in on semis and finish product goes out on semis. Current production requires approximately 12 semis per month.
 - b. Ted Greenheck opened the floor for public comment. After hearing no public comment, Ted Greenheck closed the floor.
 - c. The Plan Commission members did not express any concerns for the building addition.
 - d. The Plan Commission members were not aware of any complaints from neighbors.
 - e. Gina Templin-Steward (Sauk County) will issue letters to adjoining property owners on December 1, 2020.
 - f. After no further discussion, Travis Nachreiner made the motion to recommend approval of the CUP Expansion and revising the condition for the number of semi deliveries not to exceed thirty (30) per month. The motion was seconded by Sheley Scallon. Motion carried.
5. A Certified Survey Map (CSM) for Michael and Katy Connors for a 2 Lot CSM
 - a. The purpose of the CSM is to split the land between Katy and her sister. Katy will keep Lot 1 with her current residence, and Katy's sister will get Lot 2. Lot 2 currently has a barn and an old house foundation. Both Lots have existing access off County Road N. Both Lots will be over the 2 acre minimum requirement.
 - b. After no further discussion, Travis Nachreiner made the motion to recommend approval of the CSM. The motion was seconded by Sheley Scallon. Motion carried.
6. A Certified Survey Map (CSM) for Bill Hetzel
 - a. The property is currently owned by Bear Valley Farm LTD. Bear Valley Investment Co. plans to purchase this property. The CSM is to make a 1 Lot CSM of approximately 6 acres where the farm buildings currently are located on McCarville Road. Bill Hetzel plans to live at this location.
 - b. Sheley Scallon expressed the concern regarding the easement through the 6 acres lot to the farm fields. Ted Greenheck stated that Sauk County will require a driveway maintenance agreement.
 - c. After no further discussion, Travis Nachreiner made the motion to recommend approval of the CSM. The motion was seconded by Sheley Scallon. Motion carried.
7. Open Board Discussion
 - a. Ted Greenheck stated that we would review the Comprehensive Plan closer to the time that the new census information comes out. There may be a delay in the census information being release, due to COVID-19.
8. The meeting was moved to adjourn at 7:36 p.m. by Sheley Scallon and seconded by Travis Nachreiner. Our next meeting will be on an as needed basis.

Respectfully submitted,
Sheley Scallon, Secretary