

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

Date: Tuesday, September 23, 2025

Time: 7:00 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Sheley Scallon

Joe Bauer

Jim Captain

Regrets:

Jeff Wright

1. Call to order: Ted Greenheck called the meeting to order at 7:00 p.m.
2. Verification of Notices: Ted Greenheck verified that all proper notices had been posted.
3. Ted Greenheck requested a motion to accept the amended agenda. Sheley Scallon made the motion, and Jim Captain seconded.
4. The meeting minutes from June 3, 2025 were previously distributed and reviewed. Jim Captain made the motion to formally accept the meeting minutes. Joe Bauer seconded the motion. Sheley Scallon previously sent the meeting minutes to the Town of Bear Creek Clerk, Sheila Carver, for the record.
5. Certified Survey Map (CSM) for Leo Perna / Kevin & Sandra Meise for one (1) lot of 15.66 acres on Kessinich Road
 - a. Ted Greenheck described the property. It is an existing agricultural field with road access, and a possible future home site.
 - b. The property exceeds the 2-acre minimum.
 - c. After hearing no other questions or concerns, Sheley Scallon made the motion to recommend approval of this CSM. Jim Captain seconded.
6. Certified Survey Map (CSM) for Aaron and Claire Wunnicke (brother and sister) for a three (3) lot land division of 2.49, 14.9, and 18.14 acres.
 - a. Ted Greenheck described the property and the location of the property on State Road 130, north of Bear Valley. Ted stated that the land south of the driveway easement will be Aaron Wunnicke's. The land north of the driveway easement will be Claire Wunnicke's. The existing house will be on the 2.49-acre lot. Ted stated that the existing well and septic fit on this lot. The existing out buildings will be on the 14.9-acre lot.
 - b. Sheley Scallon asked about the driveway easement. Ted Greenheck clarified that it is an existing easement and stated that Sauk County will require formal easement documentation along with this CSM.
 - c. These three lots exceed the 2-acre minimum.
 - d. After hearing no other questions or concerns, Jim Captain made the motion to recommend approval of this CSM. Joe Bauer seconded.
7. Open Plan Commission Discussion
 - a. Ted Greenheck stated that there may be a future CSM for Stan Mueller's property, which was purchased by Bill Brink. The majority of the property is in Richland County on County Highway N, but the septic is in Sauk County. Bill Brink would like to carve out a portion of the land for the septic that would be less than the 2-acre minimum, since the house is on a separate CSM in Richland County. The Plan Commission members agreed that we would not want to set a precedence of a CMS less than 2 acres. Two (2) acres is not an exorbitant amount of land, so it would not be a hardship.
8. The meeting was moved to adjourn by Sheley Scallon and seconded by Joe Bauer. Our next meeting will be on an as needed basis.

Respectfully submitted,
Sheley Scallon