

TOWN OF BEAR CREEK PLAN COMMISSION MEETING MINUTES

Date: Tuesday, September 27, 2022

Time: 6:30 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Jeff Wright

Sheley Scallon

Joe Bauer

Travis Nachreiner

1. Call to order: Ted Greenheck called the meeting to order at 6:30 p.m.
2. Verification of Notices: Sheley Scallon verified that all proper notices had been posted.
3. The meeting minutes from June 28, 2022 were previously distributed for review. Jeff Wright made the motion to accept the minutes as written. Joe Bauer seconded the motion. Sheley Scallon will send the approved meeting minutes to the Town of Bear Creek Clerk, Sheila Carver.
4. CSM for Samuel Borntrager, Chapel Road
 - a. Ted Greenheck stated that the purpose of the CSM is to combine two lots into one larger lot, so that a shed can be constructed between the shop and the barn.
 - b. Sheley Scallon stated that the proposed CSM meets all our current criteria.
 - c. After no further discussion, Sheley Scallon made the motion to recommend approval of this CSM to the Town Board. This was seconded by Joe Bauer. All in favor.
5. Discussion on Bear Creek Comprehensive Plan update for population census (2020) and other mapping updates provided by Sauk County.
 - a. Ted Greenheck stated that Sauk County Conservation, Planning, & Zoning plans to update the census information in the Bear Creek Comprehensive Plan.
 - b. Ted Greenheck opened the discussion for the Plan Commissions concerns and possible updates for consideration.
 - c. Joe Bauer stated that small businesses need more than 2 acres, possibly 5 acres. Deliveries must be off the Town roads and highways. Small businesses should have a turn around that is off the Town roads and highways.
 - d. Sheley Scallon stated that there should be a definition for small businesses. Is this defined by the number of employees? If so, what is that number?
 - e. Jeff Wright stated that the majority of the Township is zoned agricultural. However, there is a subdivision on Strang Hollow Road. Ted Greenheck clarified that subdivision was established prior to the Comprehensive Plan.
 - f. Ted Greenheck questioned what triggers commercial use.
 - g. Travis Nachreiner asked if we should encourage solar. Does the Plan Commission have any authority? Ted Greenheck stated that we need an ordinance in order to have authority. Jeff Wright stated that the project should be bonded for removal after the life span for power generation that is above and beyond personal/business consumption. Sheley Scallon said that all large capacity for profit energy generation should be bonded for removal after the life span. Ted Greenheck said that projects should be inspected prior to completion.
 - h. Ted Greenheck stated there should be an ordinance for large farms (reference Chapter 5 in the Comprehensive Plan).
 - i. After hearing general concerns, Ted Greenheck opened discussion for specific updates to the Comprehensive Plan.
 - j. Chapter 1 – Introduction
 - i. Page 1 – insert information about the process of updating the Comprehensive Plan.
 - k. Chapter 2 – Issues and Opportunities
 - i. Page 6 – currently states that small businesses are 10 or less full time employees.
 - ii. Page 8 – under “Strengths”, Whitmound Park is listed. This is a recreational asset. A new horse barn was recently added.
 - iii. Page 8 – under “Strengths”, add the cave that is owned by the University of Wisconsin.

- iv. Page 8 – under “Threats”, strike through “not having a plan”.
- v. Page 8 – under “Weaknesses”, strike through “dialup”.
- vi. Page 8, 2.3 – Open House to address amendments/changes.
- vii. Page 9 – Visions Statements still seem applicable.
- l. Chapter 3 – Population Inventory & Analysis
 - i. This will be updated by census information.
- m. Chapter 4 – Housing
 - i. This will be updated by census information.
 - ii. Housing needs haven’t changed, therefore, there isn’t a need for a subdivision.
- n. Chapter 5 – Agriculture Resources
 - i. This will be updated by census information.
- o. Chapter 6 – Utilities and Community Resources
 - i. Page 45, 6.8 – strike through “Verizon”, and add “various providers”.
 - ii. Page 46 – update school information.
 - iii. Page 48, 6.11 – update Recreational Facilities.
 - iv. Page 50, UCRP-2A – delete last sentence.
 - v. Page 50, UCRO-3 – reword as follows: “Preserve local public facilities for use by local organizations and residents with consideration of Town Hall and St. Patrick’s Church as permissible by ownership.”
 - vi. Page 51 – Delete both UCRP-3A and UCRP-3B.
- 6. Open Board Discussion
 - a. Gina Templin from Sauk County Conservation, Planning, & Zoning, met Ted Greenheck at Paul Coblentz’s shop. Paul would like to add a restroom. Paul would like to amend the CUP next year, with hopes of an expansion in spring 2023. Considerations will be widening driveway entrance, trucking, and number of employees (currently 8 employees).
 - b. Plan Commission shall review the remaining chapters of the Comprehensive Plan (7 – 12) for the meeting in January 2023.
- 7. The meeting was moved to adjourn by Jeff Wright and seconded by Sheley Scallon. Our next meeting will be on Tuesday, January 24, 2023 at **6:00 pm**, unless a meeting is required prior to that date.

Respectfully submitted,
Sheley Scallon, Secretary