

Town of Black Earth  
Minutes of Joint Town Board & Plan Commission Meeting  
Tuesday, July 14, 2021

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:30 PM. Town Board Supervisors Don Ripp and Tom Turk, Plan Commission members Tony Danz, Paul Wilichowski, Peter Weil, Chuck Bruhn, Treasurer Brenda Kahl and Clerk Stephanie Zwettler were present.
2. Proof of Posting. Affidavit of posting was provided.
3. Approval of the Agenda. Paul Wilichowski moved and Chuck Bruhn seconded a motion to approve the agenda. Motion carried. 7-0
4. Discussion/action re: Updating current Town Comprehensive Plan, Land Use Plan, and possible consideration of Transfer of Development Rights.

The Town Board and Plan Commission members discussed various possible amendments to the current Land Use Plan, including solar, windmill, and CAFO restricting.

Also discussed was a Transfer of Development Rights program. Comments shared included confining a TDR policy within the boundaries of the Town of Black Earth only. Members also expressed interest in not designating specific receiving areas but rather directing development to areas better suited for land divisions for residential purposes. Substandard parcels that have available density units were also considered. Members agreed that any TDR negotiations should be handled by the private property owners involved in the transaction, and if approved, a TDR should initiate a zoning change.

Town Board and Plan Commission members will continue to review plans from the TDR-participating towns to identify components that should be included for the next discussion. No action was taken and no meeting was scheduled at this time.

5. Adjourn. Tom Turk moved and Tony Danz seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:45 PM.

Respectfully submitted,  
Stephanie Zwettler, Town Clerk