

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, August 3, 2021

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Don Ripp, Paul Wilichowski, Peter Weil, Bruce Johnson, and Clerk Stephanie Zwettler were present. Also in attendance: Mitch and Julie Seston, Trent Turk, Barb Parrell, Brenda Kahl and Al Schroeder.
2. Proof of Posting. Affidavit of posting was provided.
3. Approval of the Agenda. Don Ripp moved and Paul Wilichowski seconded a motion to approve the agenda. Motion carried. 5-0
4. Approval of the Minutes of the April 8 and July 14 meetings. Peter Weil moved and Paul Wilichowski seconded the motion to approve the minutes as presented. Motion carried. 5-0
5. Mitch & Julie Seston, 10301 County Road KP – zoning change for (2) lots from FP-35 to RM-8 and RM-16, DCPREZ-2021-11730. Commission members discussed the application to create two residential lots. The current ag field road accessing Lot 2 from County Road KP received approval from Dane Co. Highway to upgrade to residential use. Applicant explained that a shared driveway easement would be needed if any residence is built on Lot 1. The Plan Commission expressed no concerns with the application.

Peter moved and Steve Parrell seconded the motion to recommend approval of the zoning changes of 13.72 acres from FP-35 to RM-8, and 34.18 acres from FP-35 to RM-16. Motion carried. 5-0

6. Mitch & Julie Seston, 10301 County Road KP – driveway construction permit. Plan Commission members discussed observations from the site visit. The location and slope of the proposed driveway to Lot 2 are appropriate and meet the conditions of the Land Use Plan; no culvert is needed. The Commission noted that any future driveway extension to access Lot 1 will require a shared driveway easement.

Peter moved and Steve Parrell seconded the motion to recommend approval of the driveway construction permit as submitted by Mitch and Julie Seston. Motion carried. 5-0

7. Aaron & Ifeyinwa Walker, Blackberry Road – driveway construction permit. Observations from the site view were discussed. The proposed driveway was well-staked and commission members expressed no concerns with the site or application.

Steve Parrell moved and Don Ripp seconded the motion to recommend approval of the driveway construction permit as submitted by Aaron and Ifeyinwa Walker. Motion carried. 5-0

8. Paul Wilichowski & Erin Hanou, 5362 Mahocker Road – zoning change for existing residence, DCPREZ-2021-11738. The Plan Commission discussed the application to separate the existing residence and driveway. Applicant Paul Wilichowski explained that a shared driveway easement is planned if access to another residence is needed in the future. Commission members expressed no issues with the zoning change.

Don Ripp moved and Steve Parrell seconded the motion to recommend approval of the zoning change of 8.5 acres from FP-35 to RM-8. Motion carried. 4-0 - Paul Wilichowski abstained from voting.

9. Land Use Plan amendments – update. The Plan Commission set a meeting date for further discussion of amendments to the Land Use Plan – the joint meeting is set for Thursday, September 16 at 6:30 PM.
10. Adjourn. Peter Weil moved and Bruce Johnson seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:18 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk