

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, December 7, 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, Chuck Bruhn, Bruce Johnson, Paul Wilichowski, Peter Weil, Tony Danz, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Brenda Kahl, Mary and Garret Handel, Victoria Wood, Bill and Brenda Pulvermacher, Ted Marthe, Thomas Fogel, Mitch and Julie Seston, Elena and Michael Byrne, and Peter Wood via cell phone.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Don Ripp moved and Peter Weil seconded a motion to approve the agenda. Motion carried. 7-0
4. Approval of the Minutes of the September 7 and September 16 meetings. Tony Danz moved and Bruce Johnson seconded the motion to approve the minutes as presented. Motion carried. 7-0
5. Mary & Garret Handel, approx. 5100 John Wilkinson Rd – expand existing residential lot, from 4 acres zoned RR-4 to 10.47 acres zoned RR-8, DCPREZ-2021-11780. Applicants Mary and Garret Handel introduced themselves and their proposed plan. Chairman Steve Parrell opened the discussion to the participants at the meeting. Victoria and Peter Wood noted their objection to the proposed location of the house as it would create a disruption to their scenic view. Michael Byrne expressed concern for the slope of the proposed driveway and wetland at the bottom of the hill. Tom Fogel also questioned the feasibility of achieving a 10% slope. Ted Marthe expressed concern for the wetland at the bottom of the hill and potential steep grade of the driveway.

Plan Commission member Tony Danz commented that the Commission approved the original rezone with knowledge of the wetland; he noted that wetlands and long driveways can exist in the town providing they meet the required conditions of the Land Use Plan and Driveway Ordinance.

Steve Parrell moved and Don Ripp seconded the motion to table the application until an engineering plan for the proposed driveway is submitted. Motion carried. 7-0

6. Quarter Mile Drive, LLC, 4941 State Hwy 78 – correcting boundaries of an existing residential lot, 2.23 acres zoned RM-16 to FP-35, DCPREZ-2021-11785. The Plan Commission discussed the boundary correction to the existing lot. Don Ripp moved and Bruce Johnson seconded the motion to approve the zoning change of 2.23 acres from RM-16 to FP-35. Motion carried.
7. Public Comments – non-agenda items. Mitch and Julie Seston presented an update on the driveway approval process for their two lots.

8. Discussion of future agenda items. Updating the Town's Comprehensive Plan, Transfer of Development Rights.
9. Adjourn. Peter Weil moved and Paul Wilichowski seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:29 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk