

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, June 7, 2022

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, Tony Danz, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Brenda Kahl, Mary and Garret Handel, Al Schroeder, Todd Boutelle, Mike Foy, Jason Handel. Peter Wood and Adam Watkins attended via videoconference.
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. 5-0
4. Approval of the Minutes of the December 7, 2021 meeting. Paul Wilichowski moved and Don Ripp seconded the motion to approve the minutes as presented. Motion carried. 5-0
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, and driveway construction permit.

Applicants submitted a driveway construction permit application along with the engineering plan that was requested at the last meeting. Plan Commission member Tony Danz and Plan Commission Chair Steve Parrell conducted the site visit for the driveway at the property and observations were shared. A member stated he no issues with the engineering plan, noting that it includes runoff, culverts, and slopes. Commission members also discussed the emergency vehicle turnouts on the plan and agreed the plan meets all the requirements for driveways as outlined in the Town Road Ordinance.

Public comments included concerns with the driveway plan's quantity of disturbed land, grade, steep slopes, and safety. A representative for the applicant's engineering plan informed the Plan Commission that the plan's slope ratios meet typical town standards for slopes. Also discussed was a letter submitted in opposition to the rezone application citing inconsistencies with the town's Land Use Plan and policies in developing or crossing productive agricultural land, recognizing ridge tops, steep and wooded slopes.

The Plan Commission had further discussion of the rezone application and reviewed the Land Use Plan's policies for siting structures and home sites in sections 10 and 12. One member questioned the compliance with the Land Use Plan. Other members agreed that the zoning change complied with the policies in the Land Use Plan and the proposed area does not involve agricultural land.

Tony Danz moved and Don Ripp seconded the motion to recommend approval of the driveway construction permit contingent on approval of the Dane County Erosion Control Permit and including a stipulation that the driveway be inspected to verify grade. Motion carried. Vote 5-0

Don Ripp moved and Tony Danz seconded the motion to recommend approval of the zoning change from 4 acres zoned RR-4 to 10.47 acres zoned RR-8, DCPREZ-2021-11780. Motion carried. Vote 4-1. In favor: Parrell, Ripp, Danz and Wilichowski. Opposed: Weil.

6. Village Edge, LLC, 1704 Blue Mounds St. – Groundswell Conservation easement, resolution. Groundswell Conservancy representative Mike Foy presented information on the proposed easement and resolution to protect land for agricultural conservation. Tony Danz moved and Don Ripp seconded the motion to recommend approval of the resolution to support the purchase of an agricultural easement on the Village Edge LLC Farm by Groundswell Conservancy. Motion carried. Vote 4-0, Parrell abstained.
7. Discussion of future agenda items. Updating the Town's Comprehensive Plan, Transfer of Development Rights; next Plan Commission meeting scheduled for Tuesday, July 19, 2022, at 6:30 PM.
8. Adjourn. Paul Wilichowski moved and Tony Danz seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:10 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk