

Town of Black Earth
DRAFT Minutes of Joint Plan Commission & Town Board Meeting
Tuesday, September 20, 2022

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:30 PM. Plan Commission members Peter Weil, Tony Danz, Chuck Bruhn, Bruce Johnson, Paul Wilichowski, Don Ripp; Town Board Chair Barb Parrell, Supervisors Don Ripp, Tom Turk, Treasurer Brenda Kahl and Clerk Stephanie Zwettler were present. Also in attendance: Fred Wolf.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Don Ripp moved and Bruce Johnson seconded a motion to approve the agenda. Motion carried. 7-0
4. Minutes of Previous Meeting – September 6, 2022. Don Ripp moved and Bruce Johnson seconded the motion to approve the minutes as presented. Motion carried. 7-0
5. Consideration of ordinances:
 - a. Transfer of Development Rights. Plan Commission Chair Steve Parrell introduced Fred Wolf, Town Chair of the Town of Mazomanie, who was invited to present various aspects of the current TDR program in the Town of Mazomanie. Mr. Wolf explained their process in developing the program, the frequency of transfers in 10 years, adherence to their Land Use Plan, transfer limits, and expressed the helpful assistance they receive from the County. Members reviewed the policy provided by the Town of Mazomanie and discussed additional questions and other details of the plan. No action was taken at this time.
 - b. Intensive Livestock Operation. Plan Commission members reviewed the draft Livestock Facilities Licensing Ordinance and proposed changes to the text. A revised draft will be presented at the next meeting.
 - c. Withdrawal from Dane County Zoning – discussion. Plan Commission members discussed the optional process that towns in Dane County have every 3 years to opt-out of Dane County Zoning. If towns choose to pursue this option, they are required to submit a Letter of Intent to the County at least 180 days prior to any Town Board action on withdrawing the Town from the coverage of the Dane County Zoning Ordinance. Sending a Notice of Intent to Withdraw is nonbinding and does not require the Town to withdraw.

Plan Commission Chair Steve Parrell conducted a straw poll (informal vote) of members to gauge interest in opting-out: Paul Wilichowski – no, Tony Danz – undecided, Chuck Bruhn – expressed concerns for potential legal liability, Bruce Johnson – no, Peter – no, Don – yes, Steve Parrell – undecided. Town Chair Barb Parrell agreed to place the item on the October 4th Town Board agenda.

6. Updating current Town Comprehensive Plan, Chapter 3-10 Land Use. No action was taken at this time.
7. Discussion of future agenda items. The next meeting is scheduled for Tuesday, October 18, 2022, at 6:30 PM.
8. Adjourn. Don Ripp moved and Peter Weil seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:12 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk