

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, June 6, 2023

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Don Ripp, Peter Weil, Chuck Bruhn, Paul Wilichowski, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Tom Turk, Brenda Kahl, Dino Lukavackic, Heather Teale, David Lucey, Sharene Smith, Peter Wood, Al Schroeder, and Raphael Ripp.
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. Minutes of Previous Meeting – March 28, 2023. Peter Weil moved and Paul Wilichowski seconded the motion to approve the minutes as presented. Motion carried. 5-0
5. SRR Properties, 5076 Schultz Rd – zoning changes for (2) lots, from FP-35 to RR-4 and RM-16, and (1) lot from FP-35 to NR-2, DCPREZ-2023-11954. The Plan Commission discussed the application. Sharene Smith of Dane County Land & Water Resources is working with Wisconsin DNR and explained the proposed rezoning for the conservation lot. Applicant Jeff Rettenmund presented an overview of the proposed zoning changes - Lot 3 would create 14.93 acres in the NR-C district to protect the Black Earth Creek corridor; Lot 2 would rezone the existing farmstead on 21.31 acres to RM-16, and Lot 1 would create 7.9 acres in the RR-4 district and consume the remaining (1) density unit.

Don Ripp moved and Paul Wilichowski seconded the motion to recommend approval of zoning changes of 14.93 acres from FP-35 to NR-C, 21.31 acres from FP-35 to RM-16, and 7.9 acres from FP-35 to RR-4, on DCPREZ-2023-11954. Motion carried. 5-0

6. Pork-n-Pines Dairy, Inc, approx. 10500 Fesenfeld Rd – zoning changes for (2) lots, from FP-35 to RR-8 and RR-16, DCPREZ-2023-11956. Applicant David Lucey explained the zoning changes in creating two residential lots north of Fesenfeld Road that would consume (2) density units - Lot 1 would create 9.01 acres in the RR-8 district; Lot 2 would create 17.55 acres in the RR-16 district. The applicant also proposed utilizing a shared driveway for both lots to meet site line and grade requirements. The Plan Commission discussed the application.

Paul Wilichowski moved and Chuck Bruhn seconded a motion to recommend approval of zoning changes of 9.01 acres from FP-35 to RR-8, and 17.55 acres from FP-35 to RR-16, on DCPREZ-2023-11956. Motion carried. 5-0

7. Heather Teale, approx. 10400 Midland Rd – driveway construction permit. Applicant Heather Teale provided an overview of the driveway project and explained they had installed a culvert over the waterway. The applicant has been working with Wyser Engineering and has obtained Dane County Shoreland Mitigation and Erosion Control permits from Dane County. Plan Commission members

Steve Parrell and Peter Weil discussed the proposed driveway after visiting the location; they encouraged a culvert to be installed where the driveway meets the town road but noted it was not required. The Plan Commission had no issues with the proposed driveway. Steve Parrell moved and Don Ripp seconded a motion to recommend approval of the driveway construction permit application as submitted. Motion carried. 5-0.

8. Dino Lukavackic & Noely Pinedo, approx. 9730 Kahl Rd – driveway construction permit. Plan Commission members Steve Parrell and Peter Weil discussed observations from the site visit and commented that a culvert is necessary where the proposed driveway meets Kahl Road. The Plan Commission had no issues with the application. Peter Weil moved and Steve Parrell seconded a motion to recommend approval of the driveway construction permit application as submitted. Motion carried. 5-0
9. Discussion of future agenda items. Paul Wilichowski announced that he is retiring from the Plan Commission in July; a replacement commission member will be needed. Solar ordinance, soil classification.
10. Adjourn. Paul Wilichowski moved and Peter Weil seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:22 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk