

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, June 23, 2026

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:01 PM. Plan Commission members Joann Bennett, Peter Weil, Tom Ripp, Pat Helmenstine, Chuck Bruhn, and Clerk Stephanie Zwettler were present. Also in attendance: Brenda Kahl, Barb Parrell, and Jason Handel.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Pat Helmenstine seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – May 18, 2026. Peter Weil moved and Chuck Bruhn seconded the motion to approve the minutes from May 18, 2026, as presented. Motion carried.
5. Land Use Plan amendments – updating language for Transfer of Development Rights, Conditional Use Permits, and Accessory Dwelling Units. The Plan Commission discussed revisions to the draft amendments and suggested the following edits:
 12. Transfer of Development Rights Program:
 - Objectives:

“The purpose of the Town of Black Earth Transfer of Development Rights Program is to:”

 - Redirect non-farm development away from productive agricultural lands;
 - Policies:
 - e. The receiving parcel is limited to 2 acres for the residence; any remaining acreage on the certified survey map must be deed-restricted to prohibit further development.
 - f. Any transfer proposed under this policy shall be subject to the phasing limitation of no more than 1 split per 5 years.
 - h. A maximum of (2) transfers can be received per original 1981 farm, defined in the Town’s density policy. (See Policy 11, Determination of Density)
 - i. strike entirely
 - j. Potential TDR receiving parcels should minimize impacts on ~~Class I or II~~ agricultural soils, ~~under the Dane County Land Evaluation and Site Assessment (LESA) system.~~ Proposed development must also meet all applicable siting and driveway criteria in Policy 10 (Conservation Design and Development Siting Standards), as well as all other relevant Town ordinances and Comprehensive Plan requirements. ~~(See Map A)~~

The Commission will continue to review and edit the remaining sections at the next meeting.

6. Discussion of future agenda items. Limited Commercial rezone on Reeve Road.
7. Adjourn. Pat Helmenstine moved and Joann Bennett seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:00 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk