

Town of Black Earth
DRAFT Minutes of Plan Commission Meeting
Monday, July 20, 2026

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Joann Bennett, Peter Weil, Tom Ripp, Pat Helmenstine, Chuck Bruhn, Bruce Johnson, and Clerk Stephanie Zwettler were present. Also in attendance: Tylor Statz, Barb Parrell, and Jason Handel.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Tom Ripp moved and Joann Bennett seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – June 23, 2026. Pat Helmenstine moved and Tom Ripp seconded the motion to approve the minutes from July 20, 2026, as presented. Motion carried.
5. Tylor & Alyssa Statz, 5005 Reeve Rd – zoning change for 1.5 acres from RR-4 to LC (Limited Commercial). Applicant Tylor Statz explained his landscaping business and the equipment used, stating that he does not anticipate the business growing. Resident Jason Handel expressed concern with traffic and equipment on the town roads, noting that Reeve Road is 16-17 feet wide with limited shoulders. He added that the town roads are not built to handle heavy equipment and that many of the guardrail posts are short. Commission member Joann Bennett noted that the Town's Land Use Plan also states that one of the criteria for rezoning to non-agricultural commercial uses is access to a state or county highway (Policy 13, b, ii). The Commission discussed imposing a road restriction. Tylor Statz responded that County K is nearby, frequently uses the county highway, and has no issue complying with a road restriction.

Peter Weil moved, and Joann Bennett seconded the motion to recommend approval of the zoning change for 1.5 acres from RR-4 to LC, and to add a deed restriction directing all business-related equipment and vehicles to use County Highway K instead of Reeve Road. Motion carried. 7-0

6. 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:

~~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 or substandard parcel, as defined in the Town's density policy, with a limit of (1) transfer per receiver every 5 years.

Definitions:

Accessory Dwelling Unit – attached.

- (a) A second dwelling unit, limited ~~in size~~ to 800 sq ft, which is physically attached to an existing principal dwelling.
- (b) Accessory dwelling units have their own entrance, and do not share a main entrance with the principal residence on the lot.

Accessory Dwelling Unit – detached.

- (a) A second dwelling unit, limited ~~in size~~ to 800 sq ft, which is in a freestanding accessory building, located on the same lot as a principal dwelling.
- (b) This definition includes accessory buildings constructed in connection with a private garage or a private garage converted into a dwelling unit.

7. Discussion of future agenda items.

8. Adjourn. Peter Weil moved and Bruce Johnson seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:17 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk