

Town of Black Earth
DRAFT Minutes of Plan Commission Meeting
Tuesday, August 25, 2026

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:31 PM. Plan Commission members Joann Bennett, Peter Weil, Tom Ripp, Bruce Johnson, and Clerk Stephanie Zwettler were present.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Peter Weil seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – July 20, 2026. Tom Ripp moved and Bruce Johnson seconded the motion to approve the minutes from July 20, 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:

Policies:

e. ~~The receiving parcel is limited to 2 acres for the residence; any additional acreage must be deed restricted to prohibit further development.~~ The lot size for the proposed residential development is not to exceed 3 acres.

g. ~~A maximum of (2) transfers can be received on an original farm or substandard parcel that existed on June 3, 1981, as defined in the Town's density policy, with a limit of (1) transfer per receiver every 5 years.~~ An original 1981 farm or qualifying substandard parcel, as defined in the Town's density policy, may receive no more than two TDRs, and the TDRs must be separated by at least five years.

h. ~~Potential TDR receiving parcels~~ Proposed development should minimize impacts on agricultural soils, ~~Proposed development must also~~ meet all applicable siting and driveway criteria in Policy 10 (Conservation Design and Development Siting Standards), ~~as well as~~ and all other relevant Town ordinances and Comprehensive Plan requirements.

Definitions:

Accessory Dwelling Unit – attached, as defined in Dane Co. Code of Ordinances 10.103(1).

(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.~~

Peter Weil moved and Joann Bennett seconded the motion to recommend approval of the Land Use Plan as amended. Motion carried. 5-0

6. Discussion of future agenda items.

7. Adjourn. Tom Ripp moved and Joann Bennett seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:41 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk