



VILLAGE OF BLACK EARTH PLAN COMMISSION MEETING & PUBLIC HEARING

1210 Mills St., Black Earth, WI 53515
Monday, August 29, 2022 at 6:00 p.m.

MINUTES

1. **Call Meeting and Public Hearing to Order.** Village President and Chair Hodson called the meeting and Public Hearing to Order at 6 p.m.
2. **Confirmation of Quorum upon Roll Call of Members of the Plan Commission.** Upon roll call present: Hodson, Louis-Reindl, Parrell, Munson and Patchin. Also present: ACT Benish and PWD Kahl. Quorum present.
3. **Confirmation of Public Notice and Compliance with Open Meetings Laws.** Proof of Posting. A copy of the notice was delivered on 08/12/2022 to the following: by fax to the Star News; posted at Black Earth Municipal Building, Black Earth Village Web Page, by fax for posting to the State Bank of Cross Plains Black Earth branch; Posted at the Black Earth Post Office. Duly noticed.
4. **Discussion/Action regarding re-zone of:**
 - a. Saeman Trust – Parcel #0806-261-9900-0 Location: Off Turkey Rd. Rockney Howard was present to discuss the need to rezone this parcel currently agricultural. Offer to purchase is contingent upon a re-zone to residential for this 5 acre parcel located at the top of the hill off Turkey Rd. New owners would like to build a house and out building on the lot. This property would need to have its own well and septic. Village services, other than electric, do not run this far out.
Patchin/Louis-Reindl motioned to approve a re-zone of the property from conservancy/ag to residential. Motion was approved 5-0.
 - b. Black Earth Elementary School – Parcel #0806-264-3025-1 Location: 1133 Center St. William Baney present. William is the prospective new owner of the school property contingent upon a re-zone. Re-zone request is for commercial for a planned antique mall. Property is currently zoned conservancy.

Discussion:

1. Patty Olson present to inquire about parcel that abuts hers and mowing. Baney will mow the lot
2. Gaila Olson inquired about the possibility of a bar at that location. ACT Benish brought up Village Zoning Code and commercial uses that did include a bar.

Louis-Reindl/Parrell motioned to approve a re-zone from conservancy to General Commercial- B1 for the property. Motion was approved 5-0.

5. **Discussion/Action regarding request of Mark Mecum, Precision Towing to alter existing Conditional Use Permit – 1117 State Street.** Mark present to discuss current situation with lot line discrepancy and neighbor to install fencing as instructed per his Conditional Use Permit. While there is a difference in the lot lines per surveyors each have hired, he is willing to utilize the survey from the neighbors to avoid further issues and be a good neighbor. He proposed an 8' height fence of galvanized metal construction on the lot line. Original CUP had a 6' height wood fence off the lot line with greenery to be placed on the lot line facing residential properties.

Discussion:

1. Don Ripp inquired about the old Mill Race that ran through the property years ago. ACT Benish explained the old plat map, mill race and ownership change possibly causing lot line discrepancy.

2. Trustee Munson inquired about moving fencing later on if lot line proven. It could but be challenging. Vegetation? Vinery on residential side possible
3. ACT Benish inquired about security and lighting of property. Security cameras are to be installed on corners of fencing; lighting on building.

Patchin/Parrell motioned to approve the 8' metal fence on lot line as presented. Discussion: Mark stated a retaining wall would be needed on the east end of property. Aesthetics of fence without vegetation a concern.

Patchin/Parrell amended the motion to include the painting of the fence to match the building. Motion was approved 5-0.

Mark inquired of timeline for fence installation. Should be right away as previous CUP had a June 30th deadline. Not amending motion for timeline.

6. **Discussion/Action on Beer Garden fence, patio and sidewalk to Webb Street for 1027 Mills Street: Black Earth Lanes/Orphic Gardens.** Kristen Evans and Troy Esser present to discuss the project at 1027 Mills Street for Orphic Gardens and Black Earth Lanes. Building inspector Tracy Johnson referred this request as part of the building permit process for exceptional use requiring Plan Commission approval.

1. **Beer Garden fencing:** Fencing is a 6 x 6' iron fence that would go within 3' of Webb St.
2. **Patio and sidewalk to Webb St:** concrete from back door and sidewalk to Webb St. Will make easier access, deliveries; 20' long, 4' wide. Patio approx. 52' x 28' by gate locations.

Munson/Patchin motioned to approve beer garden fence and sidewalk to Webb St. Discussion: Patio? Motion amended Munson/Patchin, to include patio as presented. Motion approved 5-0

7. **Next meeting date.** To be determined upon request.

8. **Adjournment of Plan Commission Meeting.** *Patchin/Munson motioned to adjourn. Motion approved 5-0. Meeting adjourned at 6:39 p.m.*

Respectfully Submitted,

Shellie Benish, WCMC
Administrator/Clerk/Treasurer

Plan Commission Members: Josh Wahl, Pam Louis-Reindl, Tyler Munson, Mitch Hodson, Tom Parrell Alternate: Scott Patchin
