

Town of Black Earth  
Minutes of Plan Commission Meeting  
Tuesday, September 2, 2025

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Peter Weil, Joann Bennett, Tom Ripp, Bruce Johnson, Chuck Bruhn, Pat Helmenstine, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Brenda Kahl, Jason Handel, Tylor and Alyssa Statz, Beth Marty, Doug Steege, Marion Otto, David Sutcliffe, and Mike Sutcliffe. Tom Turk joined at 6:25 PM.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Peter Weil moved and Tom Ripp seconded a motion to approve the agenda. Motion carried. 7-0
4. Minutes of Previous Meeting – July 1, 2025. Joann Bennett moved and Bruce Johnson seconded the motion to approve the minutes from July 1, 2025, as presented. Motion carried. 7-0
5. Tylor & Alyssa Statz, 5005 Reeve Rd – driveway construction permit. Bruce Johnson and Joann Bennett discussed their observations from the site visit, noting that a very sizable culvert would be needed to accommodate the driveway. Joann Bennett additionally stated that the town ordinance limits one driveway per property, citing section (r) in the “Driveways” section of Chapter 4 Town Road Ordinance, “The number of driveways to serve an individual residential or commercial property fronting on a street shall be one (1), except where deemed necessary and feasible by the Town Board or designee for reasonable and adequate service to the property, considering the safety, convenience, and utility of the street, and driveways may be approved for commercial and other use areas where deemed reasonable.”

A letter of concern was received from an adjoining property owner, Douglas Steege, who requested careful consideration of the proposed driveway, citing its proximity to the wetland and E Br of Blue Mounds Creek, a permanent conservation easement, and adherence to erosion control measures. Joann Bennett stated that there is an estimated 250 feet to the creek, and, according to the email correspondence submitted by Hans Hilbert at Dane County Land and Water Resources, the proposed area may need an erosion control permit and wetland delineation.

Tylor Statz described the current driveway and turnaround, noting that parking large excavators and dump trucks reduces the available space. Tom Ripp stated that, because installing a large culvert would be required, he recommended that the application undergo further review and discussion. The Plan Commission agreed to postpone the application until Dane County approves the wetland proximity.

6. Joas Bontrager, 10477 Midland Rd – informal discussion, land division. Marion Otto attended the meeting on behalf of Joas Bontrager. He discussed the proposed (2) lots and building plans on Levi Yoder and Joas Bontrager’s property.

7. Discussion of future agenda items.
8. Adjourn. Tom Ripp moved and Peter Weil seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:40 PM.

Respectfully submitted,  
Stephanie Zwettler, Town Clerk