

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, December 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, Pat Helmenstine, and Clerk Stephanie Zwettler were present. Also in attendance: Levi Yoder, Barb Parrell, Chris Knipfel, Scott Parrell, Kurt Hahn, Brenda Kahl, Jason Handel, and Brenda Pulvermacher.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Peter Weil moved and Bruce Johnson seconded a motion to approve the agenda. Motion carried. 6-0
4. Minutes of Previous Meeting – November 4, 2025. Joann Bennett moved and Tom Ripp seconded the motion to approve the minutes from November 4, 2025, as presented. Motion carried. 6-0
5. Levi Yoder, north of 5250 John Wilkinson Rd – driveway construction permit. Plan Commission members reviewed the proposed driveway plans as presented by Levi Yoder. Chris Knipfel noted that the Dane County zoning application was delayed due to opposition and reiterated his raised concerns about water runoff from the development. Plan Commission member Tom Ripp acknowledged the proposed driveway would cross valuable farmland and cited risks to land quality and potential water drainage issues. He proposed moving the driveway farther west so it curves around the hillside; this would prevent it from running through the bottom of the field, where it could create wet spots that don't currently exist. Commission member Pat Helmenstein suggested starting the driveway closer to where the adjoining property owner's land meets John Wilkinson Rd. Clerk Stephanie Zwettler presented an alternative location that was received from the engineering firm just prior to the meeting. Commission members reviewed the alternative plan and continued discussing the natural slope of the hill, culverts, erosion control, and water drainage. Levi Yoder expressed his concerns about the cost of the driveway construction with the alternative plan.

Peter Weil moved and Joann Bennett seconded the motion to table the application until further information can be obtained from the engineering firm. Motion carried. 6-0

6. Discussion of future agenda items. Rework the TDR language in the Land Use Plan; possible attendance from the engineer.
7. Adjourn. Tom Ripp moved and Pat Helmenstein seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:40 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk