

Town of Black Earth
DRAFT Minutes of Plan Commission Meeting
Tuesday, February 3, 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, Tom Ripp, Bruce Johnson, Pat Helmenstine, Chuck Bruhn, Peter Weil, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Jason Handel, Tom Turk, Brenda Kahl, Andrew Harris, Chris Knipfel, Kurtis Hahn, Brenda Pulvermacher, Peter Wood, Scott Parrell, Bill and Brenda Pulvermacher, Terry Frey, Lacey Green, and Pam Sutcliffe.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Tom Ripp seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – January 6, 2026. Peter Weil moved and Bruce Johnson seconded the motion to approve the minutes from January 6, 2026, as presented. Motion carried.
5. Andrew Mast, north of 5250 John Wilkinson Rd – driveway construction permit. The Plan Commission reviewed the application submitted by Andrew Mast. Tom Ripp said the map lacked detail and noted that the ridge could pose a water risk. Commissioners noted that a culvert and excavation are needed to redirect water.

Various public input comments were shared regarding whether the town’s Land Use Plan permits building on agricultural land, specifically land accepting a Transfer of Development Right. Terry Frey provided examples of other residences built on agricultural land in other areas of the town. Tom Ripp added that the property owners plan to farm the land, but that some of the agricultural land will have to be used. The discussion also included the possibility of sharing a driveway with the adjacent lot and moving the access point to the east.

Peter Weil moved and Pat Helmenstine seconded the motion to table the application until the applicant can resubmit an engineered driveway plan based on the discussed yellow line and should anticipate providing a future driveway to access Lot 2. Motion carried. 7-0

6. Land Use Plan amendments – updating language for Transfer of Development Rights program, Conditional Use Permits, Accessory Dwelling Units. The Plan Commission had a brief discussion regarding the revision. The Plan Commission Chair would like to invite Senior Planner Curt Kodl to the next meeting for further guidance. Discussion was tabled until the next meeting.
7. Discussion of future agenda items.
8. Adjourn. Bruce Johnson moved and Tom Ripp seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:12 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk