

Town of Black Earth
DRAFT Minutes of Plan Commission Meeting
Monday, March 9, 2026

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:02 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: Curt Kodl, Barb Parrell, Tom Turk, Brenda Kahl, Andrew Harris, Chris Knipfel, Kurtis Hahn, Peter Wood, Scott Parrell, Bill and Brenda Pulvermacher, Terry Frey, Joas Bontrager, Levi Yoder, Pam Sutcliffe, Michelle Zwettler, Troy Brunner, Robert Agee, Marion Otto, Robert Brock, Pam Sutcliffe, Mark Streight, Adam Watkins, Vern Wendt, Dean Vogel, Bird Cupps, Jeff Anderson, Kevin Hefty, and Phoebe Blackman. Andrew Mast and Tom Flogel attended via teleconference.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Tom Ripp moved and Joann Bennett seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – February 3, 2026. Pat Helmenstine moved and Tom Ripp seconded the motion to approve the minutes from February 3, 2026, as presented. Motion carried.
5. Andrew Mast, north of 5250 John Wilkinson Rd – driveway construction permit. Plan Commission members reviewed the engineering plans prepared by Wyser Engineering and submitted by applicant Andrew Mast. Adam Watkins of Wyser Engineering discussed the plans, existing slopes, and elevation, and answered questions from the audience. Commission member Tom Ripp inquired about the proposed culvert capacity and detention pond, and neighbor Chris Knipfel asked about the potential location and depth of the detention pond.

Applicant Andrew Mast also submitted an Agreement of Intent prepared by his attorney, granting a right-of-way easement for ingress and egress over Lot 3, connecting to the driveway on Lot 3 and extending to Lot 2, owned by Levi and Lydia Yoder. The Agreement of Intent was signed by both parties. The driveway to Lot 2 will be considered upon submission of an application.

Joann Bennett moved and Pat Helmenstine seconded the motion to recommend approval of the driveway construction permit as presented. 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 discussed attached and detached Accessory Dwelling Units (ADUs) with Dane County Senior Planner Curt Kodl and agreed that detached ADUs should count as using a density unit, while attached ADUs would not. Commission members also reviewed proposed modifications to the Transfer of Development Rights program and amendments to the language describing density determination. Curt Kodl and the commission members answered questions from attendees. No agreement was reached on how to address the limitations, but suggestions included contacting nearby towns with TDR programs for advice. Conditional Use Permit amendments were not discussed.

Pat Helmenstine moved, and Joann Bennett seconded the motion to place a moratorium on the TDR program until more research on establishing limitations can be conducted. Motion carried. 7-0

7. Discussion of future agenda items.
8. Adjourn. Chuck Bruhn moved and Bruce Johnson seconded a motion to adjourn. Motion carried. The meeting adjourned at 7:29 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk