

Town of Black Earth
Minutes of Plan Commission Meeting
Monday, May 18, 2026

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:31 PM. Plan Commission members Joann Bennett, Peter Weil, Tom Ripp, Pat Helmenstine, Chuck Bruhn, and Clerk Stephanie Zwettler were present.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Pat Helmenstine seconded a motion to approve the agenda. Motion carried.
4. Minutes of Previous Meeting – April 9, 2026. Tom Ripp moved and Chuck Bruhn seconded the motion to approve the minutes from April 9, 2026, as presented. Motion carried.
5. Land Use Plan amendments – updating language for Conditional Use Permits and Accessory Dwelling Units (possible action for revisions to the Transfer of Development Rights program). The Plan Commission reviewed and discussed proposed changes to Conditional Use Permits – no changes. For Accessory Dwelling Units, the Commission agreed to relocate the sentence regarding zoning districts to the introduction and to recognize that detached ADUs will consume a density unit – changes as amended. Commission members compared the details of the TDR programs in Dane County and suggested various amendments. Clerk Stephanie Zwettler will revise the draft for review and further discussion at the next meeting.
6. Discussion of future agenda items. Limited Commercial rezone on Reeve Road.
7. Adjourn. Joann Bennett moved and Pat Helmenstine seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:42 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk