

From: Chris Knipfel <chris.knipfel@iconiccreates.com>
Sent: Monday, October 13, 2025 12:46 PM
To: Planning & Development <plandev@danecounty.gov>
Cc: Chris Knipfel <chris.knipfel16@gmail.com>
Subject: Town of Black Earth Re-zoning petition concerns: DCPREZ-2025-12211

Attachments: Levi Yoder - Notification List 2025.pdf; Purchase Agreement (1).pdf; Terry Frey (1).pdf; Bontrager density (1).pdf; Levi Yoder 2 lot rezone application (1).pdf; 12211 Density (1).pdf; 12211 BLACK EARTH (1).pdf; Harris Questions about Yoder rezone permit Oct 2025.docx; Rezone_Permit_Concerns_Levi_Yoder 2.pdf; Kurtis Hahn Concerns.pdf; Petition to stop Rezoning.pdf; Black Earth Land Use Plan 2023.pdf

Dear: Dane County Zoning Committee

Good afternoon,

I am writing on behalf of the residents of John Wilkinson Road in the Town of Black Earth regarding the rezoning request recently brought before the township and currently under consideration. We respectfully ask that you take our community's concerns into account when the matter reaches the County Zoning Board for review.

The Town of Black Earth issued a letter dated September 30th informing residents of the proposed zoning change. We received the notice on Saturday, October 4th, and many of us attended the Town Board meeting held on Tuesday, October 7th. At that meeting, there was productive and respectful dialogue among concerned residents, town board members, and the applicants. Topics discussed included the proposed land use, driveway placement, and impact on the surrounding area. Ultimately, the Town Board voted to table the decision until the next meeting, scheduled for Tuesday, November 4th, to allow time for further review and community input.

We, the residents of John Wilkinson Road, remain strongly opposed to the proposed zoning change and wish to formally submit our concerns for your consideration. Attached are letters written to the Town Board as well as a petition signed by local residents opposing the rezoning.

Our primary concerns include:

1. Road Safety and Access

The proposed driveway would enter from John Wilkinson Road, a narrow dead-end road with limited capacity for increased traffic. This presents clear safety concerns for existing residents and emergency vehicle access. We urge the county to consider relocating the driveway access to **Midland Road**, where there is an existing homestead and more appropriate infrastructure for traffic.

2. Impact on Property Values and Neighborhood Character

The introduction of multiple new homes in this area could significantly affect neighboring property values and alter the quiet, rural character that current residents value.

3. Environmental and Erosion Risks

Development of this parcel raises concerns about long-term environmental impact, including **potential erosion**, loss of natural habitat, and disruption to the existing landscape.

We are not opposed to responsible development, but we believe this proposal—particularly in its current form—poses too many risks and disruptions to the existing community. We respectfully ask the Zoning Board to consider these points seriously during the upcoming review process.

Thank you for your time and attention. Please feel free to contact me should you have any questions or require further information.

Sincerely,
Chris Knipfel
On behalf of the Residents of John Wilkinson Road
Chris.knipfel16@gmail.com

[Attachments: Notification list, Purchase agreement, TDR transfer, Bontrager density, Levi Yoder Rezone application, 12211 Density, Black Earth Rezone Petition, Letters of Concern, Community Petition, Town of Black Earth Land Use Plan,
]

**PETITION TO STOP REZONING OF PARCELS ON JOHN WILKINSON RD,
MAZOMANIE, WI (TOWN OF BLACK EARTH)**

Affected parcels (0806-282-5801-0; 0806-291-8001-0; 0806-213-9052-0; 0806-204-9501-0)

We, the undersigned residents and concerned citizens, respectfully petition the Town of Black Earth and the Dane County Zoning and Plan Commissioning Committee to **deny the proposed rezoning of the two parcels located on John Wilkinson Rd in Mazomanie, Wisconsin.**

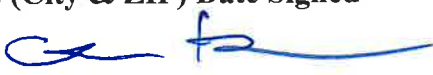
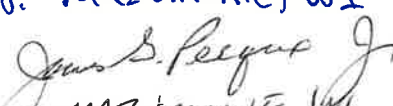
We believe that this rezoning is **not in the best interest of the community** due to potential impacts on:

- Rural character and land use consistency
- Environmental and water management concerns
- Increased traffic and safety issues
- Inconsistency with adopted Town Comprehensive and Land Use Plan
- Lack of public support or benefit
- Negative impacts on neighboring home values

We urge decision-makers to preserve the existing zoning and protect the long-term interests of the community.

**PETITION TO DENY APPROVAL OF REZONING – TOWN OF BLACK EARTH,
MAZOMANIE, WI**

Name (Printed) Signature Address (City & ZIP) Date Signed

- 1 Chris & Tina Knipfel  10/6/25
5250 John Wilkinson Rd. Mazomanie, WI 53560
- 2 Jim + Marie Pecquey  10/6/25
5208 JOHN WILKINSON RD, MAZOMANIE, WI 53560
- 3 Bill + Brenda Pukermacher-
5300 John Wilkinson Rd Mazo WI 53560 10/6/25
- 4 Andy & Michelle Harris 5228 John Wilkinson Rd MAZO 53560
- 5 Lacey & Ross Green 5231 John Wilkinson Rd / Mazo 53560
- 6 KURTIS HAHN
5240 JOHN WILKINSON ROAD MAZO 53560

Chris Knipfel

From: Chris Knipfel <chris.knipfel16@gmail.com>
Sent: Tuesday, October 7, 2025 11:27 AM
To: Chris Knipfel
Subject: Fwd: Plan Commission Agenda - October 7

CAUTION: External Email

Forwarding

Hello Stephanie,

I second what chris has laid out in his email. I would also like to add to this. I apologize for responding in this manner but I am only able to respond on my phone currently so this is easiest for me.

- I believe allowing this rezone is in violation of comprehensive plan and long range planning. Allowing this rezone will redefine the type of homes and lots that are located on John Wilkinson Road.
- This rezone is inconsistent with the adopted comprehensive plan or master plan of Black Earth township. To my knowledge, all the lots on John Wilkinson Road are either zoned RR or FP. A zoning of RM will allow the Yoders almost unlimited freedom to construct buildings or have livestock and animals exist that will not match our existing homes or lots.
- This spot zoning or arbitrary zoning would give special privilege to this parcel that the rest of us do not have.
- This rezone and addition of buildings, livestock and homes will SIGNIFICANTLY impact the value of my home and my ability to resell.

To Chris's point, this road has been split up with no additional rezones since 2008 with an idea or plan in mind that we would preserve the existing farm land.

An addition of a home is one thing but additional of homes, barns, livestock and additional outbuildings is another. Allowing this rezone will only lead to more deviation from our current long range plan.

Thank you,

Kurtis Hahn.

608-438-3321
5240 John Wilkinson Road

Questions & Concerns

Re: Rezone Permit application for Levi Yoder, 5250 John Wilkinson Road, Mazomanie

October 6, 2025

Dear Town of Black Earth Plan Commission & Town Board members,

We have questions and concerns about the Yoder family's rezone permit application for 5250 John Wilkinson Road. We live on John Wilkinson Road and the two requested building sites would be in close proximity to our home.

1. How many building sites can be put on this property? We understand that the current request is for two building sites, but is it possible for the Yoders to request even more building sites in the future?
2. Why does the driveway for the two new building sites have to come off of John Wilkinson Road? This would increase horse and buggy traffic on the dead-end John Wilkinson Road, which already has 11 residences on it. For example, school buses make 4 trips each day to our neighborhood (two morning buses and two afternoon buses, which must turn around and retrace their route. This means that we have school buses traveling past our driveways 8 times each day). These buses travel at high speeds down John Wilkinson Road, especially when they reach the straightaway where the Yoders plan to put their driveway entrance. We cringe at the thought of horse and buggy traffic being added to the traffic pattern from residents in motor vehicles. Could the Yoders instead access the requested building sites via the existing farm road that is near the back of the rezoned areas, on the north side. This existing farm road can be accessed via the driveway of the Bontrager family?

Respectfully,

Michelle and Andrew Harris

5278 John Wilkinson Road

Mazomanie, WI

mhmaharris@gmail.com

Questions & Concerns

Re: Rezone Permit Application for Levi Yoder, 5250 John Wilkinson Road, Mazomanie

Date: October 6, 2025

Dear Town of Black Earth Plan Commission & Town Board Members,

We are writing to express our concerns regarding the Yoder family's rezone permit application for their property on John Wilkinson Road. We live at 5250 John Wilkinson Road, directly across from the two proposed building sites.

1. Previous Land Split Restrictions

When the Halvorson family split the Wilkinson farm around 2008, it was discussed by the Town Board that no additional splits would be permitted with access from John Wilkinson Road. We purchased our property shortly thereafter with this understanding, with the intent of preserving the area's natural farmland views.

2. Proposed Development Density

Our understanding is that the Yoders are seeking to divide the property into three additional parcels, one of which would require a transferred development right purchased from the Frye property. This would result in two additional homes being constructed. We are also concerned this could set a precedent for further splits in the future.

3. Town Comprehensive Plan

The Town of Black Earth Comprehensive Plan emphasizes preserving farmland and maintaining the scenic rural character of the community. Allowing additional homes and a new driveway would diminish valuable agricultural land and disrupt the area's natural beauty. Such development risks long-term impacts including erosion, road safety concerns, and higher township maintenance costs.

4. Erosion & Water Management Concerns

Over the past 17 years living directly across from the proposed sites, we have repeatedly witnessed significant erosion and drainage problems in this area.

- Each spring, runoff from the valley floods the roadside field, extending to Midland Road. Culverts are already unable to manage the flow, at times flooding the roadway and even reaching our lawn.

- Adding another driveway would worsen these issues by impeding water flow and increasing erosion risks, potentially damaging the road and neighboring properties.

- The proposed RM8 property lies on a hillside with slopes appearing to exceed 10%, further raising concerns about soil displacement and sediment runoff into the ditches and roadway.

5. Property Value Impacts

It is the responsibility of the Town Board and Plan Commission to prevent property misuse or zoning changes that could negatively affect neighboring property values. The addition of two homes would alter the rural aesthetic that current residents value and have invested in. Our property, located directly across from the proposed sites, would lose the open, scenic views that were a primary reason for our purchase.

6. Road Safety & Traffic

John Wilkinson Road currently serves 11 residences, in addition to three field access points, on a dead-end road. Increased daily traffic from new homes will cause congestion, accelerate road wear, and increase maintenance costs for the township and residents alike. The existing farm (Bontrager family) already has adequate access via Midland Road, making any new driveway on John Wilkinson unnecessary and unsafe.

7. Recommendation

We respectfully recommend denying the rezoning request and maintaining the parcels as agricultural land. This aligns with the Town's long-standing goals of preserving farmland, maintaining scenic views, and protecting rural character.

Thank you for your time and thoughtful consideration in maintaining the Town of Black Earth as it was intended—rooted in its farming heritage and rural integrity, not as another country subdivision.

Sincerely,
Chris & Tina Knipfel
5250 John Wilkinson Road
Mazomanie, WI

TOWN OF BLACK EARTH

RECORD OF LAND DIVISIONS SINCE 1981

Name	Year	Section #	1981 Acres	Current Acres	Home Sites Allowed-Remain		Home on Property in 1981?	Comments
Bongers, Kay & Anna Doudlah	1990	20		18.1	1	1		purchased from William Bush - lot 1 csm 4799 received 1 home site - built 1 home sold 18.1 acres to Robert Paiva - lot 1 csm 4799
Bonine Tr, John & Eileen	2003	20		0.0	0	0		
Bonneville, Craig & Jennifer	1981	26	7.4	7.4	1	1	Yes	
Bontrager, Joas & Rachel	2001	25		5.5	0	0		purchased from Leslie Post - lot 1 csm 10257
	2025	20, 21, 28, 29		122.366	1	1		purchased 122.366 from Fogel Survivors – homestead - received 1 homesite
	2025	28		91.97	1	1		sold 30.72 acres to Levi Yoder
Booth, Susan & Eric Nelson	2007	19		2.0	0	0		purchased from Stephen Wolenece lot 2 csm 3651
	2023	19		0.0	0	0		sold 2.0 acres to Rising Tide WI, LLC – lot 2 csm 3651
Bormann, James & Debra	2003	33		7.958	1	1		purchased from Randy Laufenberg lot 1 csm 10852 - vacant land received 1 home site
Bormann Rev Tr, Debra (updated 2025)								
Born, David & Cecilla Georgiles	2006	19		17.02	1	1		purchased from Chandler Fritz lot 1 csm 10688 – 4.15 acres - vacant land received 1 home site lot 2 csm 10688 – 12.87 acres
Borodinlaan, LLC (Sinon Galvin)	2024	28		53.84	4	4		purchased 53.84 acres from Pork-N-Pines – received 4 home sites – vacant land
	2024	32		73.84	4	5		purchased 20 acres from Terrill Frey – received 1 home site – vacant land
	2024	28		73.84	5	4		created lot 1 csm 16664 – built 1 home in 2025
Bourquin Rev Living Tr, Jerry	1993	33		21.6	0	0		purchased from Richard Meier - lot 1 csm 3766
Boutelle, Todd & Donna	2014	25		6.1	1	1		purchased from Tenley Boutelle received 1 home site
Boutelle, William, Tenley et al	1981	25	6.1	6.1	1	1	Yes	
	2014	25		0.0	1	0		sold 6.1 acres to Todd Boutelle received 1 home site
Branan, Jeffrey	2008	23		12.62	0	0		purchased from Kathleen Juneau - lot 2 csm 6455
Brewster, William & Jennifer	2002	29		1.6	1	1		purchased from Eric Mau - received 1 home site
	2010	29		0.0	1	0		sold 1.6 acres to Nation Star Mortgage received 1 home site
Bruhn, Charles & Connie	1992	23		11.0	0	0		purchased from Lee Kelter - lot 1 csm 6455
	1998	33		15.5	1	1		purchased 4.5 acres from Randy Laufenberg lot 1 csm 8572 - vacant land received 1 home site
Brumley, Robert & Kathleen	2001	21		35.189	1	1		purchased from Donald Meixelsperger received 1 home site - vacant land

TOWN OF BLACK EARTH

RECORD OF LAND DIVISIONS SINCE 1981

Name	Year	Section #	1981 Acres	Current Acres	Home Sites Allowed-Remain	Home on Property in 1981?	Comments
	2022	29		35.683	1	1	purchased 20.84 acres from William Hellenbrand received 1 home site
Forseth, Melvin & Katie	2016	31		47.62	1	1	purchased from Forseth Rev Living Tr homestead – received 1 home site
Forseth et al, Timothy Susan Voigts et al	2004	31		66.7	2	2	purchased from Vernon Forseth received 2 home sites
Forseth Rev Living Tr, Harold	2003	31		48.8	1	1	purchased from Vernon Forseth homestead - received 1 home site
	2013	31		47.62	1	1	acreage adjustment in assessment roll
	2016	31		0.0	1	0	sold 47.62 acres to Melvin Forseth homestead – received 1 home site
Forseth, Vernon & Mary	1981	31	115.5	115.5	3	3	Yes
	2003	31		66.7	3	2	sold 48.8 acres to Harold Forseth homestead - received 1 home site
	2004	31		0.0	2	0	sold 66.7 acres to Forseth et al received 2 home sites
Foster, Mark & Kathleen	1992	35		4.05	0	0	purchased from Christopher Quandt lot 1 csm 4681
	1995	35		0.0	0	0	sold 4.05 acres to Jeffrey King - lot 1 csm 4681
Foxen, Jeremy & Gilbertson	2007	23		1.03	0	0	purchased from Michael Lazendorf lot 1 csm 7353
	2014	23		0.0	0	0	sold 1.3 acres to Stefan Strandberg lot 1 csm 7353
Frey, Terrill & Jody	1981	29	4.7	4.7	1	1	Yes
Frey Rev Tr, Terrill & Mary Anderson (updated name 2022)	1988	29		9.565	1	1	purchased 4.865 acres from Helen Johnson lot 2 csm 4790 – vacant land (1/9/24: note on CSM 4790, “Lot 2 is to be attached to Lot 1 CSM 2954 and shall not be conveyed or utilized as a separate building site prior to complying with the appropriate codes.” Per Dane County, there are no splits for Lot 2.)
	1990	32		29.565	1	2	purchased 20 acres from George Dickinson received 1 home site
	2024	32		9.565	2	1	sold 20 acres to Borodinlaan – included 1 home site – vacant land
Friedrichs, Charles	2021	25		10.1	0	0	purchased 10.1 acres (9.33) from Richard Scott
Fritz, Chandler & Charlotte	2002	19		18.3	1	1	purchased from Todd Zeuske received 1 home site
	2002	19		17.02	1	1	acreage adjustment in assessment roll
	2002	19		17.02	1	1	created lot 1 csm 10688 - 4.15 acres