

MINUTES of the
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

February 1, 2016

PRESENT

Plan Commission: Wayne Parrell (Chair), Greg Hyer, Sherry Krantz, Mike Coyle, Tom Rhude

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

2 interested citizens

Board member: Greg Haack

Call to Order: Parrell called the meeting to order at 8:05 pm.

Approve Minutes: Sherry Krantz moved to approve the January 4th minutes as amended and Coyle seconded the motion. The motion was passed unanimously.

Public Comments: none

Discussion: Serena Charlton appeared with information regarding her request to rezone and re-draw the lot lines for her parcel on 3391 County J. Her house sits on just over 30 acres and she would like to reduce her parcel to 20 acres. She presented maps from Williamson Surveyors. Ten of the acres taken out of the 30 acres will become its own residence with a shared driveway which was previously permitted. The rest will go into the farmland that exists. There are splits available on her parcel, but she is not sure how the original splits will be allocated to the parcels. The small house on her property is currently R-1, but she would like it to become A-2 and incorporate it into the 30 acre parcel. Charlton would like to keep the 20 acre parcel her house sits on to remain A-2. Hyer commented that rezoning from R-1 to A-2 works with the Town's Comprehensive Plan. Charlton will need to submit her application and fees with the Town, yet, but she will only need to attend one more Plan Commission meeting for the PC to vote on her proposal.

Discussion: The Plan Commission viewed the Village of Cross Plains' annexation plan. The Village will be annexing 40 acres from the Town and adding 43 residences and a civic area to the Village. The Beuchner's and are allowed to choose if they want to be in the Village. But, the urban service area (sewer and water) needs to be approved. Hyer identified that the urban service area is not big enough, as it sits. So, in order for the Village to carry out its plan, The Village needs to annex more land. Hyer mentioned that the Town and the Village had a written agreement and a provision for the creation of a Joint Planning Committee with the Village for the purpose of reaching agreements with such annexations. It is unclear if this Committee was ever formally established in 2009 when it was proposed. In good faith, it is possible that the Village

may be amenable to resurrecting such a Committee as a forum for the Town to discuss issues and concerns for the Town. The Village has Extraterritorial Jurisdiction, but the Town would like to have input when possible. The Town will approach the Village with this proposal.

Discussion: The Blasting Ordinance 113.1 was discussed at the last Board meeting. Further clarifications are necessary and will be addressed.

Discussion: The Non-Metallic Mining Ordinance 500.4 was discussed at the last Board meeting. Further clarifications are necessary and will be addressed.

Public Comment for Discussion: Hyer commented that the engineering and RFP proposals are forthcoming for the renovations for Stagecoach Rd. Hyer applied for more funding for the project to help defer some costs and costs for such additions as bike lanes.

Garfoot asked the Commission if they know any more information about the latest Esser Trust request to connect to the Town road from Moen Rd. Hyer commented that the Trust will need to move some splits in order to do this. Garfoot commented that he was approached by a representative, as this connection would cut through his property. Garfoot is interested in receiving a split from the Trust as compensation, but has not heard back. The County commented to Hyer that the idea of this access is plausible. There have been no further developments known at this time, but Hyer will check with Brian Standing a ZLR.

There being no further public comment, Rhude motioned to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting adjourned at 9:50 pm.

Action Items

Wayne Parrell (Acting Chair) and Secretary: Deadline for the March agenda is February 26, 2016.

Submitted on February 1, 2016 by Mary Scott, TCP-PC Secretary/Deputy Clerk