

Draft MINUTES of the
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

March 6, 2016

PRESENT

Plan Commission: Wayne Parrell, Greg Hyer, Tom Rhude, Sherry Krantz

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

10 Interested Citizens

Board member: Greg Haack

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

Approve Minutes: Hyer moved to approve the February 6th minutes. Sherry Krantz seconded. The motion passed unanimously.

Public Comments: none.

Discussion/Possible Action: Mike Larson appeared a third time to present information regarding his property located at 3745 County Hwy P. Dane County indicated to Larson an A2-1 zoning would accommodate the addition of an accessory building of his preferred size. The Commission must determine if the Town's Land Use Plan would permit A2-1 rezoning. Parrell spoke with Brian Standing at County Zoning. Standing indicated that the RH-1 would be acceptable to the County if it is for personal storage, only. Sherry Krantz explained her concern that the shed is too large for the property and that a greater problem will be created with the additional runoff from this larger building. She questioned if he could go smaller. Larson indicated no. Sherry Krantz wants to know what he will store in the building to justify the size. Larson indicated that the size is justified and a list could be provided if necessary. Larson explained that the septic systems and drain systems are not actually in the same location as the building. Larson further stated that he is zoned to build a 20 sq ft. building (60% lot coverage ratio) which is far larger than the 9 sq ft. shed he is proposing. He will build the larger if the Town denies the smaller shed. Hyer explained that the Land Use Plan supports Ag and some business, but that the Town's view not to support the request may affect the County's approval based on the specifics of the setting for this lot and the Town's Land Use Plan. Rhude commented that B1 zoning would provide for a shed for a business if this would ultimately serve Larson's purpose. Hyer commented that the Town could still sway the County in support of the Town's Land Use Plan. Hyer explained that this would not be an Ag zoning, but that B1 or RH1 could work with restrictions, but that it comes down to adhering to the intention of the Land Use Plan. Hyer and Parrell explained that under the current Land Use Plan, the Town cannot support this size of building. Larson clarified that in order to get this shed, would he have to build a commercial building or a sole member private club? The Town will be willing to review

any application, but cautioned that the intention of the Land Use Plan will be the objective of the Town. Rhude stated that he was not comfortable to change the Land Use Plan unless there is a hardship, which is not this case. Larson wanted to know if he kept the business zoning, would he have to knock down the residence. The Plan Commission indicated that the building can stay, but that everything would be reviewed at that time. Rhude motioned not to recommend approval to the board. Hyer seconded the motion. The motion passed unanimously.

Discussion: Kenny Schulenburg appeared to present his application and plan to rezone 2 acres at 3311 County Hwy P (020/0707-334-8810-0) from RH3 to LC1 to run his lawn care business. Rhude noted that LC1 fits under our current Land Use Plan. Rhude inquired whether this business would create greater traffic than an operating farm. Schulenburg affirmed that it would not. Parrell inquired as to whether there will be substantial dirt piles, etc. on the property. Schulenburg will keep mulch in bins, only. There will be no excavating.

Discussion: The Plan Commission is awaiting further information regarding the matter to reopen a mine located on West Mineral Point Rd. There will be a public hearing in which information of the plan for mining impact to the Town's residents. This meeting will be April 6th, here at the Town Hall. Haack informed that Kipp Klalsheur (the owner of the plot) stated he would give up his mineral rights on that plot to Yahara Materials (the leasee) for three splits. Parrell stated that he believes the splits are already exhausted. Hyer and Parrell indicated that the Plan Commission may have to modify the Land Use Plan in order to protect the interests of the Town.

Discussion: Dettmann did not appear to discuss the County's decision to revoke his building plan at the Board meeting. Dettmann did not appear at the Board meeting, but a gentleman from County Zoning appeared and presented the actual building plan, as well as the information regarding the revocation of the building permit. He explained that the building plan submitted was not what was actually being built at the site. That is why the permit was revoked. Dettmann's next step is to appear in front of the County Board of Adjustments on March 23rd to request a review of the revocation.

Public Comment for Discussion: none

There being no further public comment, Sherry Krantz motioned to adjourn and Rhude seconded the motion. The motion passed unanimously. The meeting adjourned at 9:15 pm.

Wayne Parrell (Acting Chair) and Secretary: Deadline for the April agenda is March 24, 2016.

Submitted on April 3, 2016 Mary Scott, TCP-PC Secretary/Deputy Clerk