

MINUTES of the
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

May 1, 2017

PRESENT

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

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

16 Interested Citizens

Board member: Greg Haack

Call to Order: Parrell called the meeting to order at 8:00 pm.

Approve Minutes: Hyer moved to approve the April 3rd minutes. Coyle seconded. The motion passed unanimously.

Public Comments: none

Discussion/Action: Ken Schulenberg appeared for a third time regarding his request for a CUP to run a property maintenance business (lawn care, landscaping, and snow removal) from a parcel located at 3311 Hwy P. Schulenburg turned in a certified survey map and his application fee for the Town. Furthermore, he provided a list of conditions for the business including equipment, hours/days of operation for his business, and number of employees, etc. Coyle motioned to approve the CUP request. Sherry Krantz seconded the motion. The motion passed unanimously.

Discussion/Action: Mike Rossler appeared to request a rezone and a split for the Rhodenschmit property located at 8711 Stagecoach Rd. (parcel 070710292009). He has submitted a check for the Town Application. Hyer visited the site and determined that the access point is acceptable. He will have to revisit the site following the final design, but did not anticipate a problem. The rezone request is for A1-Ex to RH-3. Rhude moved to accept the request for rezone. Sherry Krantz seconded the motion. The motion passed unanimously.

Discussion: The Commission discussed amending the current Land Use Plan and the Town Transfer of Development Rights Program in order to create "super sending areas" that include inactive on non-conforming mineral extraction sites. Hyer explained that some benefits of this amendment may be in tightening the Town's regulation of the mining sites. For example, if one of the grandfathered sites gave up their rights for mineral extraction, they could receive additional splits. Coyle noted that any amendments should be created for the benefit of the Town as a whole versus protections that protect the few public that live directly around it. Coyle questioned if these transfer rights would be used only in the Town or to extend is to anywhere in Dane County, considering the size of the Town. Coyle would also like to know many sites

would be generated in the Town prior to further discussion of an amendment. Furthermore, Coyle questioned whether all the splits could be used at once. Hyer suggested that these incentives could be limited to TDR sites. Rhude suggested that the amount of development rights this would create is not in line with the Town's Land Use Plan and may have a negative environmental impact. Some public input included that she was not sure if a quarry was worse than an increase in houses in that area. Greg Haack suggested that the heavy machinery traffic would have an impact on the roads and that blasting may negatively affect water quality, etc. The Commission will research TDR 's from other Towns with super sending areas as examples. The Commission will add this agenda topic item to the June agenda as a discussion/action to keep the decision timely.

Public Comment for Discussion:

Michelle (Esser) Fuller appeared to inform the Commission that she will be requesting a rezone from RH-1 to RH-2 on two of the three reconfigured parcels located in this plot on Pine Hill Rd. She submitted a survey map for plots 0707-143-92200, 0707-143-92000, and 0707-143-90010.

Several residents questioned if Accurate Tree Service has the proper zoning because of the amount of trucks and equipment located on the property on West Mineral Point Road since Schulenburg needs LC-1 zoning. Hyer discussed the process that zoning concerns are directed to Dane County Zoning to determine if such a business is zoned correctly. Hyer agreed to email Dane County on the issue.

There being no further public comment, Rhude motioned to adjourn and Coyle seconded the motion. The motion passed unanimously. The meeting adjourned at 9:45 pm.

Action Items

Wayne Parrell (Acting Chair) and Secretary: Deadline for the April agenda is May 21, 2017.

Submitted on June 26, 2017 Mary Scott, TCP-PC Secretary/Deputy Clerk