

MINUTES of the  
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

June 1, 2015

PRESENT

Plan Commission:

Wayne Parrell (Acting Chair), Greg Hyer, Sherry Krantz, Tom Rhude

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

5 interested citizens

1 Board member: Vera Riley

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

**Approve Minutes:** Sherry Krantz moved to approve the May 4<sup>th</sup> minutes and Hyer seconded the motion. The motion was passed unanimously.

**Public Comments:** None

**Discussion:** Karl and Laura Dettmann were in attendance for a second appearance regarding the original request for a CUP for their property located on Hwy P across from the Hilltop Restaurant. It was noted by the Commission that most recent business plan received from the Dettmann's has expanded since the original submission in May. Hyer explained that his concern is in regard to a recent letter received by the Commission from Roger Lane at Dane County Zoning which specifies that the County will not approve this submission as an agricultural business, even though this business would be located on an agricultural zoning within the Town. The County stated that the current business plan has exceeded the parameters of a CUP allowed under A1 Ex. The County specified that this is a "commercial business venture primarily for social events" and that it will be considered a "conference/convention center for up to 250 people". Furthermore, the County's letter identified concern for lighting, hours of operation, parking facilities, storm water management, and ingress/egress on County Highway P. Hyer stated that this shift would require a process to amend the current Town Land Use Plan to permit Commercial or Business zoning. The Commission discussed the Dark Sky Certification Criteria and noise as concern that would have to be addressed in greater detail within the Dettmann's plan for the Commission's review if the project moves forward. Capacity for the event space is for 250 people with a provision for parking stalls of 100. The Dettmann's intend to minimize parking needs by providing shuttles from hotels, etc. for groups so that parking is not exceeded and prevent overflow parking onto the highway. The County is requiring that the plan for the driveway be modified with a turn lane

to accommodate parking and emergency vehicle needs. The Dettmann's changed the plan for the outdoor theater to limit noise. The theater is planned as an outdoor space that will not have speakers and will confine speakers to the buildings for entertainment. Hyer noted that the public will require some music in the theater to accommodate wedding processions, at the least. This will need to be addressed to determine noise during events. The Commission concurred that this plan as submitted now cannot remain a limited family business under agricultural zoning. Rhude stated that the Comprehensive Plan states that the Conditional Use Permit for a limited family business is for small business and that the current business plan exceeds the intent of a CUP. Similarly, the County has identified this business plan as a B1 rezone, not a CUP. The Commission defers to County on zoning. Hyer explained that for this current business plan to be approved by the Commission, the Commission would have to amend the Land Use Plan to allow for the B1 if there is any chance for the business plan to work within the Town. The Commission concurred that any modification such as this may not be in the best interest of the Town. Hyer acknowledged that the presence of the 2 acres of wine vines does have an agricultural element, but that the business aspect has become much larger than this. Dettmann stated that the business plan, the buildings and the vines, as originally presented will go forward regardless at a minimum of being open to the public 45 days per year with no more than 200 people to allow for Ag1 Ex zoning. Hyer clarified that if the business plan is not modified, the request for a CUP will need to be a B1 rezone to comply with what the County is recommending and the Town's Land Use Plan would have to be amended in advance to permit B1 zoning. A rezone request will need to appear two more times as a B1 rezone with a resubmission to the Commission for review. A land use plan amended would be a more lengthy process with public hearings and County Board approval.

**Discussion:** The Commission tabled amendments to the Blasting and Extraction Ordinance for the Town until next meeting. Mike Gallagher has submitted suggestions for amendment to the Commission.

**Public Comment for Discussion:** none

There being no further public comment, Rhude motioned to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting adjourned at 9:20 pm.

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Action Items

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Wayne Parrell (Acting Chair) and Secretary: Deadline for the July agenda is June 27, 2015.

*Submitted on August 24, 2015 by Mary Scott, TCP-PC Secretary/Deputy Clerk*