

MINUTES of the  
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

August 3, 2015

PRESENT

Plan Commission:

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

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

2 interested citizens

2 Board member: Greg Haack, Paul Carrell

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

**Approve Minutes:** Rhude moved to approve the June 1<sup>st</sup> minutes and Sherry Krantz seconded the motion. The motion was passed unanimously. There were no July minutes for approval because the meeting was canceled for July.

**Public Comments:** None

**Discussion:** Karl and Laura Dettmann were not in attendance. However, the Commission reviewed the latest correspondence from Hyer to Mr. Dettmann expressing concerns with current construction on the property. Hyer discussed that he conferred with Roger Lane from the County regarding the outbuilding that the County approved for construction as an ag accessory building. Both Lane and Hyer have discussed that it is apparent per the design of this building that the building is not intended for ag purposes. It is possible that this structure is intended as a visitor's area or tasting room rather than for farm implements, as was approved by the County as the building does not include overhead doors. If the building is intended for use for commercial purposes, the building is in violation of Dane Count Code of Ordinances and operations will be terminated. In addition, Hyer presented the Commission with the Dettmann's current website which clearly markets this building as a rental for occasions such as weddings and private events. Although this site is still under development, it is available for public review as well as contact information. Furthermore, there is a question as to whether an actual farm exists on the property. If this cannot be determined, Dettmann will not be eligible for 45 days of profitable tourism per year as he intends in order to accomplish the portion of the business plan of a winery with tasting room. Correspondence between Dettmann and Hyer since the June meeting was also presented for discussion. Dettmann indicated that he may be interested in rezoning to and A1 or A2, but a problem remains that the current business plan does not conform to these zoning parameters, either. Parrell commented that if the Commission ever

voted to make changes to the Town's Land Use Plan, any changes would ultimately have to be approved by the County. The Land Use Plan is reviewed every five years with approximately two more years remaining until the next review. Review may occur without changes being made to the Plan. Hyer confirmed that Dettmann was informed that he will need to address his plans with the County as of now. Jerry Thompson, owner of the Hill Top Restaurant, questioned whether the Dettmann's would need to apply for a liquor license in order to serve any alcohol on the property if the plan does forge ahead on the ag zoned property. The Dettmann's stated at a previous meeting that the venue will offer wine and cider, but that liquor and beer could be contracted via private caterers by the individuals renting the space, thus avoiding the need for a liquor license. Thompson also questioned whether the Dettmann's would need a CUP for each of the 45 days the Dettmann's are intending to be open for parties. Hyer stated that the need for a CUP will not be an issue unless the current property development is straightened out at the County level first. Paul Carrell questioned if they need a commercially zoned property in order to apply for a liquor license. The Commission concurred that license can be purchased by any business whether it is used or not. However, the Commission is unsure how many licenses remain for the Town at this time. The Town Board will make that determination, as well as determine a price for this license in the future. Rhude included that per Dettmann, the business will go forward as agricultural activities with ancillary tourism 45 days per year. Provided what is known at this time, the Commission concurs that this business plan fails to adhere to the definition of agricultural zoning.

**Discussion:** Hyer presented the latest draft of Ordinance 113 to regulate blasting within the Town as submitted by the Town's attorney Jeff Baylis. Parrell identified that some further amendments will be necessary. For example, this Ordinance includes information regarding fireworks permits that will be fast tracked through the Town Clerk. He suggested that the Commission consider separating this permit from the Ordinance. This current draft of the Ordinance will be discussed at a later date.

**Public Comment for Discussion:** Thompson wanted to know about the open house that the County's project developers will host regarding the construction and intersection improvements on Hwy P. Hyer confirmed the open house and gave a brief summary of the changes that will be presented at this open house. Hyer explained that the suggestions he made to the County regarding the plan design. The open house will take place at the Town Hall, Monday, August 10<sup>th</sup> from 6 to 7 pm.

Garfoot commented that he is having problems accessing the Town's new web site for agenda and minutes information. It was clarified that the agenda was posted the same day as the meeting though it was published in the paper timely.

Parrell commented that when the Land Use Plan was last discussed, there were seven members on the Commission, but that we have five currently. Rhude stated that five was a decision that appears to be working right now at a cost savings for the Town. Parrell included that in the future, if the Land Use Plan should need a major overhaul, seven members may be advisable.

There being no further public comment, Rhude motioned to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting adjourned at 9:05 pm.

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Action Items

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Wayne Parrell (Acting Chair) and Secretary: Deadline for the July agenda is May 22, 2015.

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