

MINUTES of the
Town of Cross Plains Plan Commission Meeting

6:00 P.M.

November 9, 2015

PRESENT

Plan Commission:

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

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

7 interested citizen

2 Board members: Greg Haack, Vera Riley

Call to Order: Parrell called the meeting to order at 6:10 pm.

Approve Minutes: Rhude moved to approve the October 5th minutes as amended and Coyle seconded the motion. The motion was passed unanimously.

Public Comments:

Jim Garfoot commented that the Buechner property is being annexed by the Village of Cross Plains. Garfoot wanted to know what happens to the splits for this property. Parrell commented that once the property is annexed, the splits are lost. Also, Parrell noted that the Beuchner has not contacted the Town.

Garfoot also wanted to know why the money paid to the Town by various bicycle clubs does not go into the Town's road maintenance fund. He referenced a section in the Land Use Plan under section 6f. Hyer clarified after review of that section that the plan states that the Town may "explore ways" to have funds paid by such organizations go into road maintenance. Currently, the funds paid by these organizations go into the general fund for the Town which in turn goes into road repair and maintenance.

Discussion: Tyson Hall appeared asking for some guidance from the Commission regarding any alternative uses the Town would allow for the business property located at 4173 Hwy P, The Hilltop Restaurant. Hall explained that the current owners are interested in selling the property, but that he is not interested in a restaurant. Hall wants to convert the property into multi-unit rentals. The current property is zoned Ag1 and is approximately 3 acres. Currently, the Town does not allow multi-family units. Hyer noted that this would require a modification of

the Land Use Plan. Hall believes there may be a split for this property making the plot eligible to be parceled off into two lots. Hyer clarified that it could not be subdivided because there must be two acres for a parcel. However, Hall could purchase land from an adjacent property owner to make it eligible for lots.

Discussion: Hyer noted changes to the Blasting and Extraction Ordinance that involves deadlines for surveys and well tests. Currently, the blasting survey must be received in 24 hours of a blast. The argument against this may not be necessary in all cases and that this timeline is not enough time especially considering weekends. One suggested change is to change the wording to, "upon request from the village" or "two business days" which would appease the current concerns for the blasting portion of the Ordinance. The Commission can then focus on the extraction portion of the Ordinance. Hyer would like to discuss this further next meeting with a detailed presentation of the issues and modifications.

Public Comment for Discussion:

Amelia Williams wanted to know if the Town has a Dark Sky Ordinance. Parrell noted that the Town had a sample of an ordinance that appeared several months ago, but that the Town did not develop such an ordinance.

There being no further public comment, Hyer motioned to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting adjourned at 6:45 pm.

_____ Action Items _____

Wayne Parrell (Acting Chair) and Secretary: Deadline for the October agenda is November 20, 2015.

Submitted on November 20, 2015 by Mary Scott, TCP-PC Secretary/Deputy Clerk