

Final Minutes of the
Town of Cross Plains Plan Commission Meeting
March 5, 2012

Present: Wayne Parrell (acting Chair); Sherry Krantz; Tom Rhude; Greg Hyer

Absent: Mike Coyle

Amelia Williams (Secretary)

Attending; Board members: Greg Haack; Greg Hyer

6 interested citizens

8:05 PM – 9:50 PM

Wayne Parrell called the meeting to order, then asked for any corrections to the minutes of the February 6th meeting. Suggesting one spelling correction, Hyer moved approval, Rhude seconded, and the motion passed unanimously.

Parrell asked for public comment on any agenda item. There being none, he proceeded to the next item.

David and Tammy Nelson’s Rezone of Linus and Donna Schoepp property in Section 4.

There were several questions about the requested changes, which David Nelson answered and illustrated on a projected map of the parcels involved. The Nelsons requested that a parcel of the Schoepp property which had mistakenly been annexed by the Village of Cross Plains be returned to the Town, and that several parcels of the original Schoepp farm be rezoned from A1-Ex to other agricultural zonings such as A2(8) and A-4. Some changes were made necessary when the DNR bought the corridor around Black Earth Creek, which runs through the property. Though the land had been one farm, the new parcels were necessary because the Black Earth Creek Corridor (DNR land) had split the previously contiguous property. Hyer had received help from the Towns Association on how to re-annex the 0.95 acres (0707-043-8002-1) back into the Township, and provided an ordinance for this purpose. There will be a deed restriction on this part of the land, such that no homes can be built on it, although the rest of the splits will not be affected by the rezones. There was discussion about the lots shown on the map as Lot 1 and Lot 3. Hyer moved to recommend approval with the understanding that Lot 1 will be combined with Lot 3. Rhude seconded, and the motion passed unanimously.

Gerald Haack – Rezone of 2.09 acres of parcel no. 0707-084-9000-4

This parcel is in Section 8 on Garfoot Road, to be rezoned from A1-Ex to RH-1 for the purpose of building a residence. Although a density study had not yet been completed, Haack thought that 5 splits remained on this farm. He intends to put his house on the edge of the woods (shown in the maps) with a driveway centered on the property for the sake of good visibility on the road. This driveway would follow directly across from the farm road on the east side of Garfoot Road. After commenting on the beauty of this area, the commission asked him to make sure that the density study would be brought to the next month’s meeting when a decision could be made on the rezone request.

Sand Mining in the Town

With the issue of sand for hydraulic fracturing for oil and gas exploration in the news, the Commission looked into the ramifications for the Town. With resources from DCTA and the example of an ordinance and permit from the Town of Berry, the Commission discussed whether such mining might be requested in the town. Several farmers in Berry had been approached by mining company officials on the topic, but no one had heard of similar events in TCP. A geologist was quoted as saying that the process would be difficult here because there is a layer of dense stone above the sand, and Rhude mentioned that some were mining the sand underground. With easy access to the rail, the town might be profitable for the mining companies. Others felt that the companies were looking for very large deposits, which the Town doesn’t have. Hyer projected the map of mineral extraction sites in the Town Plan, showing a number of

sites, mostly “non-conforming” abandoned gravel pits. If a company were to go beyond the borders of these old sites, they would need to obtain a CUP (Conditional Use Permit) from the Town, so the Town would have input into what was done. Jim Boland suggested that a permit and permit fee might be established for this and for all CUPs. In conclusion, the Commission decided that more research was needed to understand all the issues involved.

TDR Discussion.

Parrell summarized the input from the previous general meeting. A good turnout of 60 people brought out many questions and seemed to indicate that there were many for, many against, and many who had just come to be informed. There was a consensus that if the Commission wanted to go forward with the TDRs, the proposals should be fleshed out in more detail. Most saw it as a tool to retain good farmland, others felt that the farmers already were retaining the land, and that this wouldn’t help much. Jerome Esser suggested that the minimum 2-acre size for residences was too big, and that the 66 foot of road frontage might be too big to cluster houses in a way that would save farmland. He favored smaller lot sizes, as seen in the Town of Middleton. Others felt that these smaller lots might be more easily subject to ground water contamination. The problem of increasing the number of town roads came up, with the possibility that the number of new residences would not cover the cost of building new roads. The idea of setting very general criteria versus specifically mapped regions was a point of discussion. With so many questions still remaining, Rhude suggested asking the Board whether the Plan Commission should go ahead. Parrell offered to go to the meeting and ask this in an informal way at the Board meeting.

Other matters

The secretary mentioned papers which had come from the County concerning new zoning descriptions, CSMs, and Zoning Change applications. These were distributed to those who had not retrieved them from the website. New regulations were also introduced giving the towns more leverage over decisions about cell towers.

Ben Zander asked for discussion on the possibility of using the Dane County Garage on P, which is for sale, as a tire shop. Zander thought he might employ about four people. Tire shops in the Village have closed. Since this land is now zoned A-1 agricultural, it would probably have to be rezoned to commercial zoning. Commission members were in favor of delaying a discussion until Zander could be more specific about his plans. Hyer moved to adjourn, Rhude seconded, and the meeting ended at 9:50pm.

ACTION ITEMS

Parrell: ask Board about continuing work on TDRs, Agenda due March 23 for meeting April 2

Submitted after corrections on April 6, 2012 by Amelia Williams, Secretary TCP-PC
Please see maps, letters, and papers discussed on the newly named website at
<http://www.plancommissionTCP.com>