

DRAFT Minutes of the
Town of Cross Plains Plan Commission Meeting
April 2, 2012

Present: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer
Absent: Mike Coyle; Tom Rhude
Amelia Williams (Secretary)
Attending; Board members: Vera Riley
6 interested citizens
8:00 PM – 9:40 PM

Wayne Parrell called the meeting to order, then asked for any corrections to the minutes of the March 5th meeting. After one correction, Parrell moved approval, Krantz seconded, and the motion passed unanimously.

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

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. The Haacks were not present, and since the required density study had not yet been received, the Commission wondered if it should go ahead. After some discussion, including Hyer's statement that this property was thought to have 5 splits remaining, Krantz moved to recommend approval to the board contingent on receiving the density study before passage by the board.

Sand Mining in the Town

The issue of sand mining for "fracking" brought several questions forward. First, since the Land Use Plan requires a Conditional Use Permit (CUP) for mining activities, does the town need an ordinance? Stefi and Arnold Harris felt that having a restrictive ordinance, perhaps more restrictive than State or County rules, would help keep such mines out of the town. They likened it to the problems the Town had removing the prospects of a gentlemen's club. Hyer commented that board member Jeff Baylis will be questioning the Town of Berry about its ordinance and permitting process. The CUP process would at the least make sure that the Town has a way of putting conditions on any mining proposals which might come before the Town. Some thought that there might possibly be potential "fracking" sand deposits, but the extent and worth were unknown.

TDR Discussion. (Transfer of Development Rights)

At the conclusion of the May 2nd discussion of TDRs, the commission hoped to look at several TDR plans. Parrell said that he was unable to find the Roxbury's TDR plan on the website. The reason for looking at this plan was that it did not assign mapped regions for sending and receiving areas, but rather outlined general criteria which could be used to permit or exclude TDR plans. In effect, the plan commission would look at proposals as they came, and approve if the fit with the land use plan. A discussion of the Springfield plan brought out its complexity. It involves different prices and weights given for class of soil, and fractional building rights. Arnold Harris asked if there were any costs to the Town, and Hyer said that it would be administered by the County, thus there would be no Town costs except those of review by the Commission and Board. The Harrises discussed their own situation in regard to a recent brush fire, giving evidence that a split should not be assigned to a hilly area like theirs. The discussion then turned to driveway permits and whether one was needed before or after rezoning for residential uses. Whether before or after, the new specifications for driveways must be met, and an inspection is required. Jim Garfoot asked about splits on government lands. Finding that the government usually removes any splits, the Commission felt that a landowner might sell the development right, then the land to the government to realize a great profit. The Commission resolved to look at the Roxbury plan before the May meeting.

Other Matters:

Krantz asked about rezoning for the apartment on the corner of Mineral Point and P. After reviewing the history of the property, Hyer said that the petition to make the house into a duplex would be coming. The County is helping to fashion the agreement, and it will most likely come before the Town as a CUP. Krantz then asked about a further problem – the illegal storage of boats from a farm. Hyer mentioned that this, too, was in the hands of the County and the courts at the moment.

Williams, noting that several citizens had contacted her, hoped that the Commission would put an item on the next agenda concerning the Ice Age Complex. A previous meeting on the Park’s “preferred alternative” brought out varied opinions, and she hoped that there could be more discussion of where the Town stands on the plans. Hyer thought the time for comment would be closed before the next meeting.

Krantz moved adjournment. Parrell seconded. The motion passed unanimously and the meeting ended at 9:40 PM.

ACTION ITEMS

- Parrell: Examine the TDR plan for Roxbury; write Agenda due April 27th for meeting May 7th
- Hyer & Williams: contact Pam Shuler (US Parks) about the closing date for comments on the Ice Age Plan
- Krantz: Call to make sure that Haack gets the density study to the Board before the meeting April 9th

Corrected and Submitted May 13, 2012 by Amelia Williams, Secretary TCP-PC
Please see maps, letters, and papers discussed on the website at

<http://www.plancommissionTCP.com>