

Final Minutes of the
Town of Cross Plains Plan Commission Meeting
June 4, 2012

Present: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer, Tom Rhude
Absent: Mike Coyle;
Amelia Williams (Secretary)
Attending Board members: Vera Riley, Greg Haack
9 interested citizens
8:05 PM – 9:40 PM

Wayne Parrell called the meeting to order, then asked for any corrections to the minutes of the May 7th meeting. After several corrections, Hyer 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.

Fran and Ethel Furry – Rezone of 10 acres of parcel no. 0707-361-8190-1 from Ag-Ex to two 5 acre parcels zoned RH-2.

Dane County had supplied a density study for this substandard, non-conforming property showing that the Furry family had a right to one split. The Furrys stated that the line drawn on the map splitting the parcel into two 5-acre parcels might be changed somewhat at the time of sale. After a short discussion of the future of such parcel splits, Hyer moved, and Rhude seconded recommending approval to the Board. This motion passed unanimously.

Application for a CUP from KJK Enterprises for the property at 3752 County Highway P.

The secretary stated that Kitt Kalsheur chose not to attend the meeting and wanted to withdraw his application for a rezone. Hyer said that because the necessity for the rezone had been initiated by the County, the County authorities might be sending a notice that the property is in violation of the zoning.

Adler Rezone Petition on Observatory Drive in section 16.

Tom Adler presented a petition to combine four parcels on Observatory Drive into two parcels for the purpose of selling one of the parcels for a building site. His home is on one of the sites, 4062 Observatory Drive, and the total acreage of the parcels is c. 27 acres. Adler thought that the four parcels were “substandard non-conforming” parcels, created before 1981, and would be entitled to a “split”. He had purchased three parcels in 1993, and the fourth in 2007. He intends to extend the existing driveway (to his residence) to the second site of about 15 acres, where a new house could be built. The question of changes to the driveway arose and Hyer thought some clarification might be needed to decide if the driveway needed to be approved or built before, or as part of, a building permit. A driveway permit is good for one year, so it might expire before a house plan is in place. Adler will also need a shared driveway agreement. The most pressing question, however, was the density study, which Adler had requested but not yet received from the County. Everyone hoped that the County would send the density study before the next meeting, when a decision on recommendation could be made.

TDR Discussion. (Transfer of Development Rights)

Hyer previously presented a paper with ideas for a TDR plan in the Town for consideration. The County had sent a series of questions to consider in developing a plan, so these ideas were incorporated into the document which Hyer showed the Commission. The “bullet point” ideas of this paper were up for discussion.

If two parties voluntarily agreed on a transfer, the Town would decide on each case individually, using general criteria. The parties could come before the Town to explain how their transfer fit the criteria. Examples of acceptable criteria: to keep good farmland (evaluated by LESA standards), to move towards larger blocks of farmland, and to cluster home sites. The TDR could be used for up to 5 acres. A density study would be required, plus the documentation of an easement in the deed of the sending property. For discussion purposes, Hyer included the siting standards now in the Land use Plan, such as minimum lot sizes of 2 acres for Agricultural Preservation zoning, 1.5 acres for Rural Residential zoning, and 20,000 square feet where County/State water and health requirements permit. Several issues arose which may be part of the general discussion when the plan comes before the Town meeting. These include lot sizes, water/sewer district possibilities, the rights of substandard parcels, Village agreements involved in TDR transactions, the county's 66-foot rule, and subdivisions.

After this discussion, Hyer agreed to ask Brian Standing to draft a proposal containing the criteria into a form for discussion by the Town. The Plan Commission would then be able to create a timeline to follow for possible incorporation of a TDR plan into the Comprehensive Land Use Plan. Krantz moved to pass this procedure, Parell seconded, and it passed unanimously.

County Farmland Preservation Plan

The county had asked for input to its DRAFT Farmland Preservation Plan, and since there were few changes from previous versions which would affect the Town, the Commission decided to forego any input.

As there were no more comments, Rhude moved adjournment, Krantz seconded, and the meeting's end was unanimously agreed upon at 9:40 p.m.

ACTION ITEMS

Parrell: Agenda - due Friday, June 22 for meeting May 2nd

Hyer: Contact Brian Standing about wording for TDRs for Town input

All: If we get it in time, read Standing's draft on TDRs. Be prepared to discuss detailed plans and a timetable at the July meeting.

Submitted June 6, 2012 by Amelia Williams, Secretary TCP-PC

Please see maps, letters, and papers discussed on the website at

<http://www.plancommissionTCP.com>

For the papers, select "Mtg Info Packets" at the top of the page.