

Final Minutes of the
Town of Cross Plains Plan Commission Meeting
July 2, 2012

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

Absent: Mike Coyle

Amelia Williams (Secretary)

Attending Board members: none

5 interested citizens

8:05 PM – 10:15 PM

Wayne Parrell called the meeting to order, then asked for any corrections to the minutes of the June 4th meeting. After one correction from Tom Adler, 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.

Adler Rezone Petition on Observatory Drive in section 16.

At the previous meeting, Tom Adler had presented a petition to combine four parcels on Observatory Drive into two parcels. This was for the purpose of selling one of the parcels for a building site. His home is the other site at 4062 Observatory Drive, and the total acreage of the parcels is c. 27 acres. He submitted the County Density Study, showing that the combined parcels would indeed be entitled to one more split, if not two. He sought only one split. Parrell reminded Adler to be sure that the deed mentioned the fact that the final split was being used when the deed papers were signed. Rhude moved to recommend passage of the rezoning combining the four parcels into two, with a split assigned to the parcel shown on the CSM map as Lot 1. Krantz seconded, and the motion passed unanimously.

Dane County letters concerning KJK Enterprises for the property at 3752 County Highway P.

The Commission members had received copies of letters from the County concerning code violations on this property. Hyer discussed a previous CUPs (Conditional Use Permits) which called for changes which had been initiated to create a duplex, rather than a commercial property. The letter also stated that the septic system needed to be inspected. The County requested that KJK submit the papers to and appear before the Town Board to petition for the CUP, else the CUPs presently in place would be revoked. Kit Kalscher had chosen not to appear or to submit the petition for the CUP. The County required an inspection of the septic system and a removal of the kitchen/bathing facilities on the lower floor. A public hearing on the matter is scheduled for August 14.

Arnold Harris spoke in defense of KJK on this matter, feeling that the Town government might be singling Kalscher out unfairly, and that the matter might be settled more amicably. He had not known that the County had helped KJK write the appropriate CUP, and that no representative from KJK had come to the meetings when the matter was on the agenda. After some discussion of the history of the bar, including possibility the Town might be asked to revoke the liquor license of the Red Mouse, the commission decided to keep the issue on the agenda for its next meeting. All hoped that representatives of KJK could attend.

TDR Discussion. (Transfer of Development Rights)

The Commissioners worked through a document kindly submitted by Brian Standing. This showed the changes which might be made in the Town's Land Use Plan if TDRs were to be incorporated into the plan. Hyer said that the changes were all in accord with the present plan and the ideas outlined at the last meeting. Since changes could be considered after a public hearing on the matter, the members worked on a timetable for the next steps:

August: Hyer and Williams craft a letter to the townspeople. The Plan Commission reviews and revises this letter, and it is sent out right away in August. The informational letter must be sent 30 days before the hearing. This includes submission to surrounding municipalities.

September 10th : Public Hearing on the changes to the Plan.

October 9th: Discussion and changes due to input at the public hearing. Possible recommendation to the board to incorporate the changes to the Land Use Plan.

November 12th: Possible board action on the changes and adoption.

After some figuring, the above timetable was approved unanimously by the commission members.

Discussion of the Capitol Area Regional Planning Committee (CARPC). The Towns Association (DCTA) had sent a letter describing a meeting with town chairs concerning the possible dissolution of CARPC. Hyer described the opinions at the meeting, including the conclusion of the chairpersons that structural reform, or better performance of the defined duties of the Committee's executive committee, rather than dissolution, might be the answer. After Hyer's explanation of the structural/political problems within the management of CARPC, several citizens spoke in favor of CARPC's dissolution. Arnold Harris thought it could be replaced by a specific computer program and the County government groups. (see his paper on the website). Louise Klopp felt that although it was established as a water quality agency, it had never stopped any development where town land annexations and sewer development were in question. Both felt that the agency, with a budget of over \$800,000 wastes taxpayer money. The Towns Association will continue to look at this issue, and citizens were encouraged to attend their meetings.

Tom Rhude mentioned the rush hour traffic on J and Military Road might be a good reason to lower the speed limit there.

As there were no other new issues to discuss, Hyer moved adjournment, Krantz seconded, and the meeting closed with unanimous approval.

ACTION ITEMS

Parrell: Agenda - due Friday, July 27 for meeting August 6th.

Hyer & Williams: Draft a letter for Town of Cross Plains citizens to be reviewed/revised by the PC on Aug 6th

All: Stay cool

Submitted August 10, 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.