

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

Present: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer, Tom Rhude
Amelia Williams (Secretary)
Attending Board members: Vera Riley
4 interested citizens
8:05 PM – 9:25 PM

Wayne Parrell called the meeting to order, then asked for any corrections to the minutes of the August 6th meeting. With several spelling corrections, Rhude moved approval, Krantz seconded, and the motion passed unanimously.

Fessel Rezone Application: Mark Gerhardt of Badger Surveying and Mapping Service, LLC, speaking for Josef and Franziska Fessel presented a contour map showing the plan for the home and driveway. He mentioned that the slope of the drive from Braun Road would be between 11 and 11.5 percent. The plan commission saw no problem with moving the residential building right (“split”) from one parcel on their land to the presently proposed parcel. There will be no remaining building rights on the property, and a deed restriction to that effect will be written into the deed. These parcels are east of 9326 Braun Road. They would like to take the residential building right (“split”) from the RH-3 zoned 9.92 acre parcel to a new 2 acre parcel. The 9.92 acre parcel zoning would change to A-4 (unbuildable) and the new 2-acre parcel would be taken out of A1-Ex zoning to be given RH-1 zoning (see map). The Fessels had found that the building site they had developed previously was not as good as one closer to Braun Road, and because they own the land between the new parcel and the Road, no driveway easement would be necessary

Jerome Esser Rezone, Sections 14-15

Mr. Esser’s daughter Michelle represented this petition, due to the unfortunate death of Jerome Esser. Previously, maps of the desired rezone of the property off Pine Hill Road had been presented, and the Commission asked Michelle to fill out the Town’s application in preparation for the next Plan Commission meeting. She will be sending the paperwork to the secretary and meeting with the County to fulfill the CSM requirements.

Ripp/Doherty Property Rezone: Mike Doherty presented a map showing the Ripp farm and home off Airport Road. The family would like to divide the house property from the field to reflect the present usage of the field behind the home. It is used for grazing cattle and horses, and thus can be zoned agricultural and connected to the adjacent farm. The question arose as to whether the subsequent Rh-1 zoned home would be legal, since it would be less than two acres. After finding that the Comprehensive Plan only says new lots must be 2 acres or greater, and after examining the position of the septic systems, the commission generally agreed that it should support this change. Hyer offered to contact the County to let them know the Commission’s reasoning.

Gerald Haack’s Rezone in Section 17 is postponed

The Haacks were not present, thus not yet ready to submit a rezone proposal.

Upcoming Public Meeting on TDRs: After explaining that the upcoming “public meeting” on TDRs (September 10th) would be followed by the official “public hearing” on October 9th, discussion turned to what handouts should be available. The Commission suggested that the secretary make available the one-page outline and the formal Chapter 8 wording for the townspeople to have during the meeting.

Discussion of Dane County Ordinance changes for frontage required for driveways: Several changes loosening the requirements for driveways off town roads had been suggested for inclusion in the County Ordinances. The present 66 foot of frontage requirement may be avoided in cases where there are shared drives for several houses. The commission felt these changes were beneficial in that they might lessen the amount of farmland needed for driveways and enable easier clustering of homes.

Changes to Farmland Preservation Zoning: Since these changes had been discussed at the previous meeting, the Commission went on to questions from the public.

Questions from the public: Jim Garfoot asked about possible splits from the Weiss property off Apple Wood Drive. He had spoken to the County officials about the status of splits on this property, thinking that it might have two. If he bought the property, he might be able to transfer a split to another of his properties in the Town. He presented papers showing surveys and deeds for this property, but the fact that the parcel was not farmland in 1981 meant that the TDR potential of this property did not exist. The Commission advised Garfoot to start with the density study, but gave him little hope of being able to transfer splits from this property.

ACTION ITEMS

Parrell: Agenda for October 1st- due Friday, September 21st

Williams: Prepare handouts for the meeting on September 10th (TDRs)

Send letter to municipalities and to Town companies by September 9th)

All: Remind townspeople about the general meeting for TDRs on September 10th.

Submitted September 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.

For Transfer of Development Rights information, click “TDRs” at the top of the Welcome page