Final Minutes of the
Town of Cross Plains Plan Commission Meeting
October 9, 2012

Present: Plan Commission: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer
Board members present: Board: Greg Hyer (Chair), Jeff Baylis, Greg Haack, Tom Anderson, Vera Riley
Amelia Williams (PC Secretary)
9 interested citizens
8:15 PM – 8:50 PM

Call to Order: Parrell called the meeting to order and asked if there were corrections to the minutes of the September 4th meeting. After noting three spelling mistakes, Hyer moved to accept the minutes as corrected. Krantz seconded the motion and the motion passed unanimously.

Fessel Rezone Application, Sections 14-15: This rezone application had been discussed at the two previous meetings. It calls for changing lot lines on parcels previously established and since there were no further comments, Hyer moved to recommend approval to the Board, Krantz seconded, and the motion passed unanimously.

Gerald Haack's Rezone in Section 17:
Haack's rezone application called for expansion of an existing parcel, involving parcel # 0707-171-9120 and 0707-171-8500-5. He is enlarging the parcel to 4.2 acres in order to sell it, thus rezoning from Ag-1EX to RH-2. Parrell moved to recommend approval to the Board, Krantz seconded, and the motion passed unanimously.

Questions from the public: Jim Garfoot asked about possible splits from the Weiss property off Applewood Drive. He had spoken to the County officials about the status of splits on this property, thinking that it might have two splits. 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. Garfoot had asked for the density study and received a "parcel status determination". This is the same thing as a "density study". The Plan commission felt that since the land was not prime farmland in 1981, the splits could not be moved from it to another location. It had been used for grazing cattle at some point, but Parrell stated that this proved it was not good farmland. If Garfoot bought the property, he would be able to put two houses on it (if suitable locations could be found), but could not transfer a split, either under the present plan or under the guidelines for TDRs.

Next meeting: After a discussion of members' schedules, the Commission decided that the November meeting would be moved up to October 29th at 8 pm.

Krantz moved to adjourn, Hyer seconded. This passed unanimously and the meeting ended at 8:45.
(This meeting was followed by a meeting of the Town Board)

_____Action Items_____
Hyer: Prepare final draft of the TDR plan
Parrell: Prepare and send Agenda for Oct 29th meeting to Williams by October 19th, noon. It should include a vote on the TDR proposal.

Submitted October 31, 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