

Final Minutes of the  
Town of Cross Plains Plan Commission Meeting  
October 29, 2012

Present: Plan Commission: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer  
Board members present: Board: Greg Hyer (Chair), Greg Haack, Vera Riley  
Amelia Williams (PC Secretary)  
0 interested citizens  
8:05 PM – 9:00 PM

**Call to Order:** Parrell called the meeting to order and asked if there were corrections to the minutes of the two October 9th meetings. There being none, Hyer moved to accept the minutes as written, Krantz seconded, and the motion passed unanimously.

**TDR Amendment to the Comprehensive Land Use Plan:** Hyer presented Brian Standing's changes to the wording of Chapter 8 of the Plan. These changes had been made due to comments and requests at the previous meetings. The requirement for a Certified Survey Map for both sending and receiving areas assured the Town that users of TDRs could not "stockpile" development rights. The small change to the wording about class I, II, and III soils, which says that the TDR should have minimal impact on these soils, gives the town some discretion over acceptance or denial of proposals. He also clarified why the Sugar River might not be considered for protection. Unlike the Black Earth Creek, the Sugar River was not designated by any other governmental or environmental group as an area to be protected. Parrell then asked about the exact definition of the "conservation easement" put in place with the TDR; specifically whether the land must be accessible by the public once it has the easement. Hyer said he thought not, but would clarify this with the County before recommending the language to the Board.

Hyer further mentioned that the County will be reviewing zoning next year due to new State recommendations, and that the way the TDR mapping would work involved sending and receiving overlay districts.

With Hyer's assurance that the definition of conservation easement would be clarified before the Board meeting, Krantz moved to recommend passage of the TDR amendment to the Board, Parrell seconded the motion, and it passed unanimously.

Two further motions for recommendation to the Board were passed unanimously: The Ordinance for the TDR amendment (Hyer moved, Wayne seconded) and the Resolution for the TDR amendment (Parrell moved, Krantz seconded).

There being no further comments or questions, Krantz moved adjournment, Parrell seconded, and the meeting was concluded at 9:00 p.m.

Action Items

Parrell: Prepare and send Agenda for December 3rd meeting to Williams by November 23rd, noon.

*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

*Reviewed and accepted unanimously at the regular meeting of the Plan Commission, January 7, 2013*

Note: This meeting served as the November meeting. No meeting was held in December due to lack of business.