

Final Minutes of the  
Town of Cross Plains Plan Commission Meeting  
January 7, 2013

Present: Plan Commission: Wayne Parrell (acting Chair); Sherry Krantz; Greg Hyer, Tom Rhude  
Board members present: Board: Greg Hyer (Chair), Greg Haack  
Amelia Williams (PC Secretary)  
1 interested citizen – Jim Garfoot  
8:00 PM – 9:20 PM

**Call to Order:** Parrell called the meeting to order and asked if there were corrections to the minutes of the October 29th meeting\*. There being none, Hyer moved to accept the minutes as written, Krantz seconded, and the motion passed unanimously.

**Jim Garfoot's proposal** to move a split from property at Apple Wood Drive to Jim Garfoot Circle: Garfoot had recently bought a 4.2 acre parcel on Apple Wood Drive and wanted to take one residential building site ("split") from this property (Parcel #020-0707-022-9360-3) to use on his 6.6 acre property on Jim Garfoot Circle (020-0707-173-9220-0). He said that he had talked to Brian Standing of Dane County Planning, who said under the current Land Use Plan, he should be able to do this. ). It seemed clear to all that the "sending" property on Apple Wood should be classified as a non-conforming legally created parcel. Its present zoning is A1-Ex. The "receiving" property's present zoning is RH-2. Greg Hyer presented the words of the Plan - Ch8, page 10 (I-D-3-e-f paragraphs 1,2, &3):

- "f) Limited transfers of density units between original Dec 26, 1981 farm units may be considered if
  - (1) all lands are in common ownership at the time of application and:
  - (2) such a transfer would further the goal of preserving productive agricultural lands
  - (3) Such transfers shall be considered on a case-by-case basis," etc.

Noting that it seemed as if Garfoot's proposal took land which is not farmland and put it on land which is farmland, the commission tried to clarify and suggest several alternatives. Through an extended discussion, several further problems/solutions came to light. It might be possible to reserve some of the receiving farmland as farmland with a deed restriction, thus furthering the goal of preserving farmland. Or a deed restriction might be put on the parcel to the south of the road, thus also preserving farmland. Both of these areas are presently farmed. The turn-around at the end of the road and possible driveway issues came up, including the remarkable fact that an easement for sewer maintenance for the house at the end of the drive would be required to cross the adjacent parcel which Garfoot intends to move to. As shown on the maps, the town owns the road leading up to the parcel and a portion designed for a cul-de-sac south of the present house. The commissioners asked Garfoot to do more planning to indicate where a house might be located and how he might reserve some of the land for farmland. Hyer indicated that the commission and board would consider his request as coming under the present Land Use Plan (without the new plan additions concerning TDRs). They encouraged Garfoot to get survey help for this "jigsaw puzzle" and to return with more complete plans at the February meeting.

**Transfer of Development Rights Discussion:** The TDR proposal as passed by the Board will be presented to the County board at their next meeting (Jan 10<sup>th</sup>). Hyer showed the language added to protect the land put in agricultural "conservation easements" from public access, hunting, wandering, etc. The final document can be found on the website.

There being no more questions from the public, Rhude moved adjournment, Krantz seconded, and the meeting ended at 9:20.

---

\* The meeting for November was held at the end of October. No meeting was scheduled for December.

---

Action Items:

Wayne Parrell and Secretary: Deadline for February agenda is January 25, 2013

---

*Submitted on February 9, 2013 by Mary Scott, TCP-PC Secretary*