

Final Minutes of the
Town of Cross Plains Plan Commission Meeting
August 5, 2013

PRESENT

Plan Commission:

Wayne Parrell (Acting Chair); Mike Coyle, Sherry Krantz, Greg Hyer, Tom Rhude

Board members: Greg Hyer (Chair)

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

17 interested citizens and presenter, Brian Standing (Senior Planner, Dane County P & D).

Call to Order: 8:10 PM, Parrell called the meeting to order and asked if there were corrections to the June minutes. Krantz moved to approve minute as presented and Coyle seconded. The motion was passed unanimously.

Public Comment: none

Discussion/Action: The Commission reviewed all information regarding Dale Krantz' request for a variance for his property. The Commission concurred that the Krantz property would meet the criteria for a variance and will make a motion to pass at the September meeting.

Discussion/Action: Brian Standing was in attendance to address individual's questions and concerns related to the County's rezone. Standing stated that the goal of the County is to prevent any rezone from affecting current land use by the owner. He also assured that assessed values for these parcels will not be affected.

TOPIC: TDR

Question from the public: A parcel south of Deer Run Heights has 57 acres and is unclear if he is a receiver but he is designated a sending area. The Plan Commission recommended Rounds not be a sending area. Standing informed the constituent that senders and receivers cannot be assumed. If you are not a sender, you are not automatically a receiver. This constituent would like to be a receiver for the purpose of receiving splits, but Commission would need more information about the property to make further comment. A density study is recommended for plots to determine if they are eligible for a splits.

Question from the public: Oak Valley Subdivision resident, Mike Pfrang was assured that any parcel indicated as natural resource land shall remain as such as long as this land has no development potential. Pfrang wants to use this rezoning as a conservancy to protect land from possible impact of development by the DOT. All residents of this area would need to be informed of the rezone by the Board of this subdivision and would have to be in agreement for the rezone.

Question from the public: The Schoepp family owns a plot that has three splits and was recently annexed by village recently. There is more than one possibility for this rezone depending on how the Scheopp's want to use the land. This land is eligible as a sending area as an additional benefit.

Question from the public: Luann Zander appeared on behalf of Loretta Zander inquiring about Loretta's five parcels. It was determined that all five parcels are sending areas. Splits are a possibility as long as they meet the criteria. These parcels have a possibility of five splits.

Question from the public: The Laufenberg land in Pine Bluff is zoned A1 exclusive. Standing recommended a rezone to RH-1. A further review of the deed is needed to determine if additional splits are available on this parcel. A density study would be desired.

Additional Comment: Hyer indicated that the Deer Run Subdivision would be zoned Ag so that animals would be allowed.

Discussion/Action: September's meeting will be changed to Tuesday, September 3rd at 8 PM. Rhude made the motion to approve the change. It was seconded by Hyer. The motion passed unanimously.

Public Comment for Discussion: There being no further public comment, Rhude motioned to adjourn. It was seconded by Coyle. The motion passed unanimously. The meeting adjourned at 9:50 PM.

Action Items

Wayne Parrell (Acting Chair): Deadline for the September agenda is August 23, 2013
Submitted on August 23, 2013 by Mary Scott, TCP-PC Secretary/Deputy Clerk