

FINAL MINUTES of the
Town of Cross Plains Plan Commission Meeting
November 4, 2013

PRESENT

Plan Commission:

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

Board members: Greg Hyer (Chair), Vera Riley

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

2 interested citizens

Call to Order: Parrell called the meeting to order at 8:08 P.M. and asked if there were corrections to the October meeting minutes. Rhude moved to approve minute as amended and Sherry Krantz seconded. The motion was passed unanimously.

Public comment: Vera Riley (TCP Board Member) commented she was receiving calls from the public regarding mining and railroad activity in the Town. Parrell indicated that there are opportunities for increased mining and railroad activity in the Town which would be regulated by the State and is beyond local control. Hyer commented that mining could only be regulated at the local level via conditional use permits if current mining areas were expanded or were newly acquired within the town. Frac sand mining in the area is a possibility, in any case. However, it has not been determined if the area possesses the desired type of sand according to Rhude. The mode of transportation would include railroad. This topic will again be discussed at the board meeting on November 11th.

Discussion/Action: Realtor Mary Whitcomb appeared on behalf of Anne Walden regarding a potential rezone of the property located at 4204 Hwy P. Ms. Whitcomb is informally proposing a rezone for the non-conforming parcel from A1-exclusive to probably A2-4. This rezone would make the parcel a conforming parcel. No application was submitted at this time. The Commission agreed that Ms. Whitcomb would not need to appear a second time for the PC to act on the completed application and that the application could be acted upon at the December meeting with prompt submission of required materials.

Discussion/Action: There is no discussion or action necessary regarding the removal of the Meier, Klopp, or Twin Valley parcels from the blanket rezone plan. These parcels were removed from the blanket rezone by the County.

Discussion: A request by the Hartungs for a split of their parcel located at lot 2 Celestial Circle was approved by the TCP PC at the June meeting and further approved by the TCP Board the following meeting. However, the County's ZLR Committee rejected 5-0 because the parcel has slopes that exceed

a 20% grade. Development is discouraged on steep slope topography. Furthermore, the County raised concerns about the proximity to Hyw P as it is a through street. Hyer commented that he does not think this request is in conflict with the Comprehensive Plan as the parcel contains ample acceptable topography for development. Hyer will e-mail Brian Standing and Roger Lane at the ZLR and inquire if it is possible to reconsider this determination. Otherwise, this decision is final and the parcel is not eligible for a split.

Discussion: Mapping proposals were received by the TCP PC from the American Public Service Commission of Wisconsin regarding the joint application from the American Transmission Company and the Northern States Power Company-Wisconsin for “authority” to construct and operate a new 345 kV transmission line from the La Crosse area in La Crosse County to the Greater Madison area in Dane County. This project will be referred to as the “Badger Coulee Project”. Per the Commission’s findings, the Town is one of three options and will be referred to as the “Southern Route”. The Town will have no ability to object to the installation of this line whether it replaces existing lines or adds new lines within the Town.

Discussion: Parrell requested the PC meetings change from 8pm to 7pm during daylight savings time. This will appear as an action item for December as a “special meeting” on the agenda. At this meeting this change will be motioned for approval.

Questions from the public: none

There being no further public comment, Sherry Krantz moved to adjourn and Rhude seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:20 pm.

_____ Action Items _____

Wayne Parrell (Acting Chair): Deadline for the December agenda is November 22, 2013

Submitted on November 13, 2013 by Mary Scott, TCP-PC Secretary/Deputy Clerk