

MINUTES of the  
Town of Cross Plains Plan Commission Meeting

7:00 P.M.

February 3, 2014

PRESENT

Plan Commission:

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

Board members: Greg Hyer (Chair), Vera Riley

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

6 interested citizens

**Call to Order:** Parrell called the meeting to order at 7:00 pm.

**Approve Minutes:** Sherry Krantz moved to approve the January minutes as amended and Coyle seconded. The motion was passed unanimously.

**Public comment:** Jerry Kermicle wanted to know the location of the land purchased by the State in the Ice Age Reserve. Coyle indicated that this land is located at the top of the hill.

**Discussion/Action:** Marit Sathrum submitted paperwork for the rezone of her new home located at 4204 County P. She is requesting to have alpaca and chickens and has filed a CUP for a limited family business. She will be hosting yoga classes for up to 15 people. Hyer clarified that the rezone fee was previously paid by the Walden's and that there is an agreement between the parties that the Walden's will be reimbursed. Hyer requested that Sathrum pay the Town the fee directly and that the Town will reimburse the Walden's and Sathrum obliged. Hyer clarified that the CUP will accommodate 15 people and off street parking for 15 cars. Signage will need to meet the County standard. Parrell motioned to approve and Sherry Krantz seconded the motion. The motion was passed unanimously.

**Discussion:** Jerry Kermicle appeared to submit a density study for his property located at 4261 Cleveland Rd. Kermicle indicated he has no immediate plans to develop the property, but wants transfer rights for the property indicated. Coyle noted that Kermicle's computation of the acreage is not greater than 35 acres as of 1981, making it ineligible for transfer rights out, but that the County has the parcel indicated as 35 acres. The Commission is requesting Kermicle clarify with the County if the acreage was rounded up to the 35 acres necessary for transfer rights out.

**Discussion:** John Jones was denied development rights for his property located at 4190 Observatory Rd. No parties were present and there was no further discussion.

**Discussion/Action:** Steve Bowar appeared and presented additional information requested by the Commission in January. Coyle confirmed that in order to split parcel number 0707-252-8520-3 located on West Mineral Point Rd. into four, Bowar would need to transfer rights from the farm located at 8349 West Mineral Point Rd as a sending area. Hyer suggested Bowar request a deed restriction for the exact amount of acres needed from the sending area to the receiving area. TCP PC is requesting additional information on the soil for both areas to show accordance with Farmland Preservation. Bowar still needs a shared driveway easement for the four sites. Hyer is also requesting documentation to support that the slope at each site is less than 12%.

**Questions from the public:** Rhude requested clarification of the information received by the Commission from supporters for the preservation of the Lowe-Wilkie farm complex located in the Ice Age Trail. Hyer clarified that the Parks Service is not demolishing the historic house. The Parks Service will maintain the house to prevent further deterioration, and is discussing a future renovation of the property to serve as an interim visitor center.

There being no further public comment, Rhude moved to adjourn and Coyle seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:30 pm.

\_\_\_\_\_ Action Items \_\_\_\_\_

Wayne Parrell (Acting Chair): Deadline for the March agenda is February 28, 2014

*Submitted on March 14, 2014 by Mary Scott, TCP-PC Secretary/Deputy Clerk*