

MINUTES of the
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

July 7, 2014

PRESENT

Plan Commission:

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

Board members: Greg Hyer (Chair)

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

5 interested citizens

Call to Order: Parrell called the meeting to order at 8:00 pm.

Approve Minutes: Hyer moved to approve the June 3rd minutes as amended and Sherry Krantz seconded. The motion was passed unanimously.

Public comment: none

Discussion/Action: Karl Dettmann and Ron Klaas appeared to explain that the recent density study for the acreage across from Hilltop Restaurant allows three splits not four splits as was assumed at purchase. Klaas confirmed that the majority of the land, roughly 78 acres will remain Ag 1 with no home site on it. Klaas acknowledged that to achieve three splits, the existing home site will need to be deed restricted. Dettmann would like to demolish the existing house after approval. Hyer suggested that the 3 splits would be approved on the condition that the existing house will be demolished or is included in one of the three lots. Klaas is asking the Commission to show support for the rezone as they are proposing with the agreement of the future removal of the existing house before they go in front of the County on July 22nd in order to avoid delay. As of now, only two of the lots can be rezoned until the house is removed off the third lot. Rhude suggests that the change of wording in the original application would need to show that the application is not approved by the Commission as is, but as modified as follows:

The Commission will support the creation of three homesites on the parcel as shown on Donofrio 14060216 48 07 provided that the existing house is removed and that the balance of the property is deed restricted to show that all the density units are exhausted. Furthermore, the motion will state that the Town is open to the County's determination of how to best accomplish this. Hyer motioned to approve the application and Parrell seconded. The motion was passed unanimously.

Discussion: The DOT submitted information regarding the reconstruction of Hwy 14 from Stage Coach Rd. to Twin Valley Rd. The inclusion of bicycle and pedestrian facilities are mandated by Act 28.01 (35) for all reconstruction, but the County has provided a waiver for the Town to sign to limit this inclusion due to the small size of this project. The Commission is awaiting a map of the proposed project.

Questions from the public: Patty Mullins and Jim Smith attended and clarified that they are completing a lengthy process of approval for several required driveway permits for their property on Lot 33 in Oak Valley Estates. The final driveway permit approval will be from the Town. Hyer explained that there is still information missing that he previously requested from the engineer in order for the Town to approve the permit.

There being no further public comment, Rhude moved to adjourn and Coyle seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:00 pm.

Action Items

Wayne Parrell (Acting Chair): Deadline for the August 4th agenda is July 25, 2014

Submitted on July 12, 2014 by Mary Scott, TCP-PC Secretary/Deputy Clerk