

Draft MINUTES of the
Town of Cross Plains Plan Commission Meeting
8:00 P.M.
September 02, 2014

PRESENT

Plan Commission:

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

Board members: Greg Hyer (Chair), Greg Haack, Vera Riley

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

2 interested citizens

Call to Order: Parrell called the meeting to order at 8:05 pm.

Approve Minutes: Hyer moved to approve the August 11th minutes as amended and Parrell seconded. The motion was passed unanimously.

Public Comments:

- 1.) Hyer presented a letter inviting the public to attend a Town Hall meeting hosted by the DOT on September 16th at the Town Hall from 5:30 pm to 7:30 pm. The purpose of this meeting is to inform the public of the DOT's reconstruction plans for the intersection of Hwy 14 and Stagecoach Rd. The residents of Oak Valley Estates are opposed to the DOT's proposed reconstruction plan and will be presenting these concerns.

- 2.) Vera Riley informed the PC that gun range-type activity has been identified on the Dettmann's property across from the Hilltop Restaurant. She is informing that this activity is unusually loud and long-lasting and is a nuisance and an irritant to the neighboring residents. Parrell clarified that the acreage and reasonable safety standards are present at this site and that there is no evidence of a commercial enterprise. Therefore, there is no way to legally regulate this activity. An e-mail at tonight's meeting was sent by Hyer to the Dettmann's for the purpose of exchanging information regarding this activity.

Discussion: Robert Alexander did not submit density study as requested at the August meeting. This information was re-requested by Hyer via e-mail at tonight's meeting. This information will need to be received for action at the October meeting.

Discussion: Jim Garfoot is informally requesting a TDR from his parcel on Apple Wood Dr. to his parcel on Jim Garfoot Cir. Garfoot received a letter from Dane County ZLR that has redirected him back to the Plan Commission. Hyer clarified that the County wants the PC to interpret the plan to determine if a TDR is possible. The TDR rules have changed since the Comprehensive Plan. Prior to that, there was no formal paperwork from Garfoot requesting the TDR which may have allowed such a request as a "grandfathered parcel". Hyer clarified that the parcel is not eligible for TDR from non-farmable land on Apple Wood Dr. to farmable land on Jim Garfoot Circle because it is contradictory to the Farmland Preservation Plan. Garfoot indicated that the County has inaccurate information regarding his ownership which is the reason

he delayed a formal request. Parrell clarified that the application could have been submitted prior to the adaptation of the FPP and that ownership could have been corrected after this submission. In addition, a TDR from a substandard plot is not allowed. Garfoot has a right to file the paperwork for a formal ruling with the submission of formal application and payment of fee. Garfoot is also requesting a driveway permit for his parcel on Apple Wood Dr. Hyer informed Garfoot that the PC would need a detailed engineer's plan. Also, the property would need to meet erosion and septic requirements if he plans to proceed with a driveway permit allowing a buildable site.

Discussion: The Dark Sky Lighting Ordinance within the Town of Berry regulates lighting in order to preserve dark skies over the Town. The public can access further information regarding such an Ordinance on our Town website. The PC is requesting that the persons interested in such an Ordinance for the Town of Cross Plains can present information for the PC's review.

Action: The PC will change the October 6th meeting to October 13th at 6:30. Rhude motioned to approve and Parrell seconded the motion. The motion passed unanimously.

Public Comment for Discussion: none

There being no further public comment, Parrell motioned to adjourn and Rhude seconded the motion. The motion passed unanimously. The meeting adjourned at 9:15 pm.

Action Items

Wayne Parrell (Acting Chair) and Secretary: Deadline for the October agenda is October 3, 2014
Submitted on October 14, 2014 by Mary Scott, TCP-PC Secretary/Deputy Clerk