

Draft MINUTES of the  
Town of Cross Plains Plan Commission Meeting

8:00 P.M.

February 2, 2015

PRESENT

Plan Commission:

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

Board members: Greg Haack

Staff: Mary Scott (PC Secretary/ Deputy Clerk)

4 interested citizens

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

**Approve Minutes:** Hyer moved to approve the January 5<sup>th</sup> minutes as corrected and Rhude seconded the motion. The motion was passed unanimously.

**Public Comments:** none

**Discussion:** Mike Nicholson (trustee) appeared on behalf of the Van Gorden's for the request of an additional 8 acres to the property located at 9262 Moen Rd. Hyer clarified the density study received by the County shows that the County will adopt the deeds as recorded returning one split to Esser's original home site. Grinley (the surveyor) appeared to note that the deed will reflect that there is no split on the Van Gorden home site when the sale occurs between Esser and Van Gorden. The split is returned to Esser's home site. Nicholson explained two lots are owned by the trust and two lots are owned by Esser at this time. Access to the Esser property would ultimately occur using land from the adjacent Garfoot property should Garfoot agree and would be requested with the split going to Garfoot for access to the property. This will appear at another time. Hyer further explained that the Commission will require the split to be pulled off of good farmland with a deed restriction protecting quality farmland and must be transferred to substandard farmland. Reviewing the soil quality information received, there does appear to be lesser quality farmland for the split for compliance. This will be resolved at another time. For this agenda topic, the request for a rezone for Van Gorden's property from A1 exclusive to RH 3 is acceptable to the Commission. Rhude motioned to approve the rezone provided that the deed will be restricted for the split. Coyle seconded the motion. The motion passed unanimously for approval to the board.

**Discussion/Review:** The Commission tabled the review of the existing Blasting and Extraction Ordinance 113.1 until March as no information has been received to date by the concerned

parties.

**Discussion/Action:** Scott Lee is requesting a CUP for agricultural land located at 9421 Union Valley Rd. However, the topic has been tabled as no application or fee has been received and Lee was not in appearance.

**Public Comment for Discussion:**

1. Louise Klopp informed the Commission that the Village of Cross Plains by a 6-0 vote has decided to annex township land bordering the Black Earth Creek Valley including land currently within the Town of Cross Plains. This annexed area will then be developed at the discretion of the Village. This decision passed without informing the Town. The original Water Quality Corridor Plan was a referendum to protect water quality by limiting development. Rhude clarified that our Comprehensive Plan does indicate protections for this water quality corridor by limiting development, but that the Village Board can annex Town land at will. Dane County Zoning and the DNR will have input if development is requested by the Village which may offer some protection for this corridor. Furthermore, the Commission will go on record that any development affecting this corridor would be in conflict with the Town's Comprehensive Plan. Hyer requested more information from the Village via e-mail during this discussion. The Commission will discuss the Village's response when it is received at a future PC meeting. Hyer exhibited the Village's Erosion Control Plan which appears to still be in place for any Village land and may be protective of this corridor should the Water Quality Corridor Plan be rescinded by the Village.
2. Rhude informed that there was a Channel 3 news segment detailing a serious accident on Stagecoach Rd. The DOT went on record during this segment that they will widen turn lanes, paint turn lanes and the median, construct rumble strips on the shoulder, and include a small acceleration lane in order to make this road safer. The DOT has allowed the Town permission to add flashing, solar-operated signs warning of the unsafe intersection. The DOT will pay for the installation. The Town will incur the cost of purchase and maintenance of these flashing signs. Hyer confirmed that the improvements promised by the DOT are a testimony to the tenacity of the Town to push for these improvements which the DOT had originally refused.
3. Amellia Williams reported that since the Commission has added arrowed signs indicating a sharp turn at Timberlane and Old Sauk Rd. there have been no accidents.
4. Hyer explained that all requests that appear the mandatory two times on the Commission's agenda and are approved by the Commission for recommendation to the Board will automatically appear on the Board's agenda the following meeting. He is proposing that the PC and the Board could possibly appear in the same week, two separate nights. This will be proposed to the Board at the Board's next meeting.

There being no further public comment, Rhude motioned to adjourn and Sherry Krantz seconded the motion. The motion passed unanimously. The meeting adjourned at 9:30 pm.

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Action Items

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Wayne Parrell (Acting Chair) and Secretary: Deadline for the March agenda is February 20, 2015.

*Submitted on February 16, 2015 by Mary Scott, TCP-PC Secretary/Deputy Clerk*