DRAFT Minutes of the Town of Cross Plains Plan Commission Meeting

March 10, 2025 @ 7:00 PM

Agenda was posted on town hall/town garage bulletin boards and posted on the town website.

Present Plan Commission Members: Wayne Parrell, Jim Schmitt, Mike Coyle, Tom Rhude, Greg Hyer

Absent Plan Commission Members:

Staff in Attendance: Patty Hillebrand

Interested Citizens: Karl Dettmann

**Call to Order:** Parrell called the meeting to order at 7:01 pm.

**Approve Minutes:** Motion was made by Schmitt and seconded by Rhude to approve the February 10, 2025 minutes as amended. The motion passed unanimously.

**Public Comment:** Hyer stated that there is a Dane County Towns Association meeting April 3rd, 7:00 pm. The meeting is accessible by Zoom.

Parrell – If Tom Rhude is elected to the Board, two members of the Plan Commission will be on the Board. Should it be kept that way? Members agree that since the Plan Commission will not be comprised of a majority of Board members, it is okay that Rhude stay on the Plan Commission. However, the Plan Commission still needs more members.

**Discussion:**  Karl Dettmann would like to move a home site from his sub-standard parcel to his adjacent current property. He provided a map showing the parcels involved. Per Hyer, the town Land Use Plan would need to be amended as it does not currently allow this. We should find out how many contiguous sub-standard parcels there are with the same owner in the township. Also, if the plan is going to be amended, CUPs should be looked at for any necessary changes so only one amendment is necessary. Dettmann will submit a density study, and we will keep it on the agenda. He is hoping to have it resolved before the end of the year. Coyle stated that if there are two splits and you are moving one, you may need to give up the second split or move it to conservation as a type of penalty.

**Discussion:** Conditional Use Permits. Hyer provided a list of zoning districts which includes conditional uses for each district. The list was looked at and discussed. Hyer questions whether some CUPs should be pulled into a new zoning category. It was decided to go over the categories and conditional uses that affect our township at the next 3 Plan Commission meetings.

There being no further items, Rhude motioned to adjourn the meeting and Coyle seconded the motion. The motion passed unanimously. The meeting adjourned at 8:18 pm.

Secretary: Next meeting is Monday, April 8, 2025.