DRAFT Minutes of the Town of Cross Plains Plan Commission Meeting

July14, 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: Nolan Stumpf from One Energy Renewables, no zoom participants

**Call to Order:** Wayne Parrell called the meeting to order at 7:02 pm.

**Approve Minutes:** Motion was made by Tom Rhude and seconded by Jim Schmitt to approve the June 9, 2025 minutes as written. The motion passed unanimously.

**Public Comment:** No public comment.

**Discussion/Action:** Dettmann Rezone Request. 4200 Co. Hwy P – 9.1 acres from FP-35 to RR-8. Parcel #0707-152-9670-0. No further discussion needed. Jim Schmitt motioned to recommend approval of the Rezone Request and Mike Coyle seconded it. All voted in favor; motion passed. It will go before the Board on Thursday.

**Discussion:** Larry & Betty Haack Rezone Request. 9210 Braun Rd - .6 acre from SFR-08 to RR-1 and .95 acre from FP-35 to RR-1. Parcels 0707-172-8790-4 and 0707-172-8501-3. This moves property lines between brothers. The Plan Commission will take action at the August 11th meeting, and it should go before the Town Board at the August 14th meeting.

**Discussion/Action:** Bob Brunner CUP. 6 megawatt, 32 acres solar farm at Pine Hill Road and County Hwy P. Parcels 0707-222-8170-3, 0707-221-8540-6, 0707-222-9500-1. Per Nolan Stumpf, no public comments were made at the County public hearing on June 24. After discussion as to conditions that need to be met, Greg Hyer motioned to recommend approval of the CUP with the following conditions:

1. One Energy Development LLC agrees to reimburse Town of Cross Plains for any road damage to Pine Hill Road from construction associated with the Pine Hill Solar Project. One Energy Development LLC and Town of Cross Plains will mutually review Pine Hill Road and agree prior to construction on current status of the road. Post construction, Town of Cross Plains will solely obtain, with reasonable discretion, a quote to repair any road damage. One Energy Development LLC will provide, within 30 days of receiving the quote, a check in the amount of the quote.
2. Madison Gas and Electric, an assignee of the lease between One Energy Development LLC and Robert Brunner, property owner, has an obligation to pay for the cost of removing Pine Hill Solar project improvements at the end of the lease and fund the Town of Cross Plains costs of repairing any road damage associated with removal of solar project improvements.
3. One Energy Development LLC will install and maintain a healthy vegetative screen of native conifer and deciduous trees and shrubs in the northeast corner of the Pine Hill Solar Project. Such initial screening materials will be a minimum of eight feet, in height and have a total of no less than 50 trees and shrubs.
4. The project’s pollinator ground cover will be regularly maintained to reasonably minimize noxious weeds. If site is not maintained, Dane County and Town of Cross Plains may contract for maintenance of noxious weeds and Madison Gas and Electric and One Energy Development LLC will cooperate and reimburse the town/county maintenance contract costs.

Tom Rhude seconded the motion for approval. Voting in favor: Greg Hyer, Tom Rhude, Wayne Parrell. Voting opposed: Mike Coyle, Jim Schmitt. Motion passed 3-2. It will go before the Board on Thursday, July 17.

**Discussion:** Discuss CUPs for possible new zoning categories. Greg Hyer stated that Dane County Townships Board meets tomorrow night. He will see what is said there. Energy development and non-mineral extraction may be two areas that could have new categories created.

**Discussion:** Substandard parcels and allowing development right transfers to other adjacent properties under same ownership. Discussion included the difference between the initial split and the bonus split, sub-standard parcels that would never be developable, and how to cover all the different contingencies.

There being no further items, Tom Rhude motioned to adjourn the meeting and Jim Schmitt seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:06 pm.

Secretary: Next meeting is Monday, August 11, 2025.