

Draft MINUTES of the  
Town of Cross Plains Plan Commission Meeting

October 10, 2022

7:30 P.M.

PRESENT

Plan Commission: Wayne Parrell, Greg Hyer, Tom Rhude, Sherry Krantz

Staff: absent

Interested Citizens: 5

Board Members: 0

**Call to Order:** Parrell called the meeting to order at 7:35 pm.

**Approve Minutes:**

Rhude motioned to approve the September 12th minutes as amended. Krantz seconded. The motion was approved by voice vote.

**Public Comments:** none

**Discussion/Action:** Schoepp – Sheryl Hankel appeared. This is a transfer of land from Schoepps to her of 1.89 acres that will be added to her existing lot. Parrell moved to recommend approval by the Board the rezone of 1.89 acres from FP1 to RR2. Krantz seconded the motion. Motion approved by voice vote.

**Discussion/Action:** Kermicle request to clarify Town Land Use Plan. Jerry Kermicle appeared. Kermicle received a density study from the County defining his property as a substandard parcel based on net acreage. Kermicle has 35.3 gross acres based on the tax bill. He has an interest in selling any existing development right and placing an agricultural and conservation easement on his property. This would not be possible if it is a substandard parcel. He asked whether gross or net acres is used by Town in defining development rights and substandard parcels. Hyer highlighted the portions of the land use plan. The Commission agreed that it is clear in the plan that gross acreage should be used to calculate development rights and substandard parcels. The Commission also agreed the intent in the TDR portion was to continue to use gross acreage for defining minimum acreage placed in a conservation easement for eligibility of the bonus entitlement. The Commission also agreed that the language in both sections should be further clarified during the land use plan update.

There was additional discussion around implementing a conservation easement. Parrell asked whether a house and barn could be part of a conservation easement. Hyer indicated it was

permitted as part of the Coyle transaction by the County and Hyer has seen it in conservation easements held by land trusts. Hyer suggested that if the revised County density study indicated Kermicle has a remaining development right on the property because it is 35.3 gross acres, Kermicle would be entitled to the bonus right under a conservation easement from the TDR Super Sending area. There could be two development entitlements to sell. Kermicle also expressed an interest under a conservation easement to protect the ability to rebuild the farmhouse on the existing site or relocated on the property to another site within the conservation easement. Hyer has had an email exchange with Allan at County planning. It appears the existing house is not within the road right of way and not too close to the intermittent stream and could be rebuilt in the existing location. Allan expressed some concern about intermittent stream protection and other conservation priorities on the property that may make it difficult to rezone a minimum of two acres to either relocate the existing house more than 100 feet from the existing location or rezone a location for any existing development rights. The Commission agreed that any conservation easement should accommodate a potential relocation of the existing house and that the County and Town land use plan conservation priorities should preclude the use of any existing development rights. Future agreements need to be binding on County and Town to accommodate Kermicle's priorities.

**Discussion/Action:** Hyer reported on Land Use Plan status. Andros and County Planning leadership have confirmed they will make completion of the land use plan a priority. Andros submitted a revised timetable to the Commission. The timetable indicated some written materials would be available at this meeting but are not yet available. The Commission will continue to push for completion by County.

**Public Comment for Discussion:** Hyer indicated that County Committee updating the farmland preservation plan is advocating for a County matching program for the purchase of conservation easements (PACE). There is an effort to amend the proposed County budget to begin the program. Hyer and Dane County Towns Association is supporting the effort. Parrell expressed that he doesn't think his tax dollars should be used for such a program. Hyer suggested they continue to discuss the PACE idea as part of the land use plan update.

There being no further public comment, Rhude motioned to adjourn and Krantz seconded the motion. The motion passed on a voice vote. The meeting adjourned at approximately 9:00 PM.

Submitted on October 11, 2022 by Greg Hyer, Plan Commission Member