Draft MINUTES of the

Town of Cross Plains Plan Commission Meeting

February 13, 2023

7:30 P.M.

PRESENT

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

Staff: 1

Interested Citizens: 4

Board Members/LUP Consultant: 1

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

**Approve Minutes:** Sherry Krantz moved to approve minutes of the Decermber 12, 2022 as amended; Rhude seconded. The motion passed unanimously.

**Public Comments:** James and Brenda Schmidt are requesting status of bridge replacements or construction in the Town. They will need a driveway extension of a couple thousand feet and crossing of the Black Earth Creek in order to access the new location of their new-construction house placement that needs to be moved from the original build location due to the ATC power line placement through their property. Hyer explained that a resident is trying to replace an existing bridge that was built in the early 1900’s elsewhere in the Town. Is there a similarity that would be helpful to know for their own bridge plans? Pam Andros from Dane County Zoning recommends a CUP could be helpful to the process and Hyer reminded that there will be a need for a driveway permit. Hyer explained that the regulations regarding the crossing of a creek are very complex. There are financial and regulatory hurdles. DNR and Dane County will be involved for flood plain or neighboring properties and location of the bridge as it crosses Black Earth Creek. Hyer recommended that the Schmidt’s contact a civil engineer. The next step recommended by Hyer is to have a driveway permit completed.

**Discussion:** Shamrock Farms Rezone request for parcel #070734290001 for 16.999 acres. Shawn Farrell attended the meeting. He described that a buyer wants to purchase the wooded area that “horseshoes” one property and another property that will need two acres of farmland added to the rezone for this buildable site. There is one driveway that will be shared with three properties along a curved section of road. There are two acres of farmland that will be rezoned into a buildable site.

**Discussion/Action:** The PC discussed the Ordinance Amendment of the 2002 OA-57 regarding application requirements and setbacks for communication towers. Rhude moved to approve the recommendation OA-57. Sherry Krantz seconded the motion. The motion passed unanimously.

**Discussion/Action**: Committee reviewed the amended Chapter 8 of the plan drafted by Alexandra (Pam) Andros. The PC discussed Chapter 8 land use- Existing and Forecasted Land Use. Pam noted changes in new inclusions and modifications as discussed during this process such as for subdivisions. Pam included exceptions that can be allowed to provide the “wiggle room” for a case by case determination by the PC and Town Board. The Town will determine maximum lot sizes for “legacy owners” or existing owners as seven acres as long as the land developed is not farmable with the exception of wooded areas, and is contained within the current ownership’s super sending areas for TDR’s. TDR”s that produce land that stays within the “family” versus those sold for profit outside the family will be determined on a case by case basis by the Town. If some large property owner wants to use TDR’s to sell off some of their land, the maximum sales are four lots in five years. Conservation subdivisions are lots with a minimum and maximum lot size. The minimum lot size may be situationally affected by other ordinances such as for septic which can be affected by locate a field for the installation of septic, etc.

There being no further items, Rhude motioned to adjourn and Hyer seconded the motion. The motion passed unanimously. The meeting adjourned at 10:00 PM.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Action Items \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Wayne Parrell (Acting Chair) and Secretary: The December agenda is due March 9, 2023.

Submitted on February 13, 2023 by Mary Scott, TCP Secretary.