Draft MINUTES of the

Town of Cross Plains Plan Commission Meeting

May 08, 2023

7:30 P.M.

PRESENT

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

Staff: 1

Interested Citizens: 1

Board Members: 1

**Call to Order:** Parrell called the meeting to order at 7:33 pm.

**Approve Minutes:** Sherry Krantz moved to approve minutes of the April 10, 2023 as amended; Coyle seconded. The motion passed unanimously.

**Public Comments: none**

**Discussion/Action:**  Gary Brunner is requesting a TDR from the Brunner farm to two other sites. The Brunner believes he has three splits available. The conservation easement would protect 53.98 acres of farmland plus Brunner would include 9 acres including the farmette. Hyer received the surveyor’s survey map, but there is need of increasing the two plot sizes to minimum of two acres, including the driveway and easements. Paul Correll appeared to provide input regarding the parcels that he annexes. Correll will need to research if his splits are attached to a particular area of his parcels or if the splits are able to be assigned to any area of his ownership. Corroell’s concern is that he cannot pick an area to assign it to because he will never sell in his lifetime, but his heirs may. The prudent choice may not be predictable this early on in this history. Another option noted by Hyer would be to make an exception to the 5 acre max provided in the ordinances and assign it to the rocky, non-farmable land.

Three motions:

1. Coyle made a motion to approve the TDR to the Board, the transfer right from Brunner to the Correll’s 14.2 acres either as a deed notice or rezone that would still allow Correll’s tree farm business. Sherry Krantz seconded the motion. The motion passed unanimously.
2. Hyer made a motion (Rhude seconded and the motion passed unanimously. The Plan Commission determined that the Brunner/Ziegler properties has two remaining density rights and is eligible for 1 more under the super sending areas because it is adjacent to the environmental corridor and easements and property owned by the Ice Age Trail. Brunner/Ziegler are permitted to transfer two rights to Barman and one right to Correll for a total of three density rights transferred on the condition that Parcel numbers 0707-349-2750 for 9.7 acres; 0707-034-92500 for 20.4 acres; 0707-101-83200 for 33.6 acres are placed under an ag conservation easement (a total of 63.7 acres). The Commission also recommends a waiver of the 70 acre minimum for the conservation easements.
3. Rhude recommends the motion to the Board allowing the Brunner farm to transfer rights to Barman as long as the minimum lot size increased from 5 acres. Coyle seconded the motion.

**Discussion:** Don Andrist appeared to request a rezone for 5 acres as a farmette or hobby farm. His parcel located at 4507 Hwy P. Hyer ascertained that RR-4 is the proper zoning to satisfy disclosed use. This item will be seen a second time on the June agenda upon receipt of the Town application.

**Discussion/Action**: Hyer is requesting a written update on the Land Use Plan for June.

**Comments: none**

There being no further items, Rhude motioned to adjourn and Coyle seconded the motion. The motion passed unanimously. The meeting adjourned at 8:45 PM.

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

Submitted on May 08, 2023 by Mary Scott, TCP Secretary.