

FINAL minutes of the Town of Cross Plains Plan Commission Meeting

July 8, 2024 @ 7 PM

Noticing was done by town clerk Nancy Meinholz. Agenda was emailed to Middleton Times Tribune & Mount.Horeb Mail 7/3/24, posted on town hall and town garage bulletin boards 7/3/24 and posted on the town website 7/6/24.

Present Plan Commission members: Greg Hyer, Wayne Parrell, Tom Rhude, Z (Zeshan) Usman, Mike Coyle and Jim Schmitt.

Absent Plan Commission members: None

Staff in attendance: Secretary, Jennifer Broberg

Interested Citizens: two were in attendance in-person (none appeared on zoom).

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

Approve Minutes: Motion was made by Schmitt and seconded by Coyle to approve the June 10, 2024, minutes as written. The motion passed unanimously.

Public Comment – Resident Jim Garfoot asked about rocks that are near his property on Applewood; Hyer advised to contact the Village of Cross Plains as they not located on town property. Member Rhude asked about the status of Valentine property; Hyer advised there were no updates at this time.

Action: Tim/Amy Kalscheur rezone: 6 of 36 acres from FP-35 to RR-4 (parcel 070731280010) to construct single family home on current property; driveway options limited (documentation of county discussion & pictures provided for review). Motion was made to approve by Coyle and seconded by Usman. The motion passed unanimously.

Discussion/Action: Kip Kalscheur rezones FP-35 TO RR-1 TD-RR OVERLAY (2.02 acres) FP-35 TO RR-2 TDR-R OVERLAY (4.76 acres) & FP-35 TO RR-2 (5.24 acres) which will in total create 4 new residential splits; parcels effected are 070720395004, 070720385024 & 070720290019. Mr. Kalscheur was present at the meeting. No concerns were raised. This will include an agricultural conservation easement on 35 acres and requires release of quarry rights. A motion was made to approve by Rhude and seconded by Schmitt. It passed unanimously.

Discussion/Action: Town of Cross Plains land use plan amendment to clarify how bonus development rights can be used. Motion was made to approve by Hyer and seconded by Usman. The motion passed unanimously.

Discussion: Email from Dane County zoning about questions relating to ATC parcels on Stagecoach.

There being no further items, Rhude motioned to adjourn, and Usman seconded the motion. The motion passed unanimously. The meeting adjourned at 8:03 pm.

Secretary: The August agenda is due by August 8, 2024.

Submitted on July 8, 2024, by Jennifer Broberg, Plan Commission Secretary