

The Town of Ashippun Planning Commission was called to order by Chairman George Monis on Thursday, October 5, 2006 at 7:35 pm. Members present were Norm Greeb, Don McCollum, George Monis, Clara Birkel, Sheryl Jaeger, Bob Guenther and Secretary Heidi Tunak. Absent James Koepke.

The minutes of the September 7, 2006 meeting were read. Clarification of the motion regarding Hickory Ridge Estates, Addition #2 was discussed. Original motion read as "Motion by Jaeger and seconded by McCollum to approve the preliminary plat". Motion made by Jaeger, and seconded by McCollum to add "as presented by Keith Koppen" to the original motion. 4 in favor, 1 opposed. Motion carried. Minutes stand approved.

Town Chairman report – Hwy O, from 67 to Hwy P, was scheduled to be done in 2007, as well as Hwy P. Hwy O will be postponed to 2008 according to the County. Hwy P is still scheduled in 2007. The Hwy O project, from Ashippun to Lebanon is on schedule. Issue with storm sewer water flow will be addressed in the next few months.

Building inspectors report – 7 miscellaneous permits. A total of 14 new home permits since January 2006.

Leon Stecker was called forward to present with a certified survey map. County has noted on the map, the restriction on further development or division for 15 years from recording date and right to farm agreement. Motion made by Greeb, seconded by McCollum to approve and sign the certified survey map. 5 in favor, 1 abstained from vote. Motion carried.

Bernice Smithyman was called forward to present. Her grandson, Chad, was in attendance with a letter of intent for a proposed 5 acre land split on the corner of Harding Road and Resthaven Road. Although the land is zoned A2, it is in floodplain overlay district. If housing will be put on the property, the DNR will need to delineate the wetlands. Recommend they contact Joe Giebel at the County for information on contacting the DNR. No action was taken.

Jeff Senglaub was called forward to present. His is proposing a land split at W2164 County Hwy O, of approximately 2.8 acres and buildings, which is in the sanitary district. The balance of the land would be put into CRP (conservation reserve program). Lot does not have to meet 5 acre minimum because it's in the sanitary district. Recommended he come back to next month's meeting with a map to scale. Motion made by Guenther, and seconded by McCollum to table this until next month's meeting. All in favor, motion carried.

Dave Guckenberger, representative from the Fee Committee, presented the board with recommended changes to Sections 7.2, 7.3 and 7.6 of the Land Division Ordinance. The goals of the Fee Committee was to get consistent enforcement of the fees, combine letter of intent and plat review fee into one fee, set fees in line with what our neighboring towns are doing, and set fees so cost is borne by petitioners and not the Town. Discussion followed. In order to make changes, the Planning Commission must recommend the changes, a public hearing must be held and then the Town Board must act on the changes. Motion made by Guenther to revise the Land Division Ordinance to reflect the recommendations from the Fee Committee and strike the line in both 7.3 and 7.6 that reference the reapplication fee of \$20, combine the letter of intent fee and preliminary plat fee into one fee and increase the amount to \$150. An additional line will be added to the ordinance so that any action required by another governmental agency

would require a fee of \$50. This would include conditional use permits applications, rezoning requests, and other opinions for which the Town of Ashippun is expected to render an official opinion. The \$50 fee would not be charged if the rezoning request or conditional use permit are required as part of the approval of a preliminary plat. Seconded by Birkel. All in favor, motion carried. Guidelines will be given to Town's attorney for drafting of language for the ordinance. A public hearing will be scheduled. Schoenike recommended having an expiration date on the application.

Dave Guckenberger also handed out a summary of recommendations to be addressed by the Planning Commission from the Town's Comprehensive Plan. Recommendations should be reviewed and addressed within 1-2 years or the Comprehensive Plan can be challenged.

Schoenike mentioned that it was recommended by the Town's attorney that each committee member review the follow-up information from the meeting with MSA, and apply it to a real-world scenario. Was it what you intended? If not, why?

Guenther reviewed the main points from a public session he recently attended on Ag preservation.

Greeb motioned and Jaeger seconded to adjourn at 8:55 pm. Next Town of Ashippun Planning Commission meeting is on Thursday, November 2, 2006 at 7:30 pm.

Respectfully Submitted,
Heidi Tunak