

The Town of Ashippun Planning Commission was called to order by Chairman George Monis at 7:31 P.M. on January 6, 2005. Members present were Tom Jordens, Chairman George Monis, Clara Birkel, Sheryl Jaeger, Bob Guenther, Don McCullom, and Secretary Tiffany Brewer. Absent was Norm Greeb.

The minutes of the December 2, 2004 meeting were read and stand approved.

Chairman Monis relayed the date of January 10, 2005 for a hearing at the county level regarding Alan and Linda Mertz Scribner creating a residential lot on the farm her parents own.

Building Inspector's Report - 3 miscellaneous permits in December 2004. In 2004, there were 46 new homes.

Town Chairman Report - There is a Smart Growth Regional Meeting on January 19, 2005 at 7:00 P.M. Timelines to develop land management tools will be discussed.

Jody and Tim Kehl were called forward to present regarding a landsplit. They have a letter of intent for a 12 acre landsplit on the south side of the current gravel driveway across from Honey Acres. It is almost a square piece - 650 feet on Hwy 67 and 800 feet back. Kehl was made aware once a split happens, they need to wait 5 years before another split can take place. Jordens motioned to approve the Letter of Intent for the landsplit. Jaeger seconded. 3 for. 1 opposed. 1 abstained. Motion carried.

Willard Oschman was called forward to present. Oschman has made an offer on the Ashippun School property. It has been accepted contingent on the town's approval of use ----- Oschman wants to build condominiums. He suggested donating the school to the town for use. He proposed 8 condos per unit/5 units/totalling 40 condos. They would be approximately 1700 square feet - 3 bedroom, 2 garage. The town does have an ordinance signed in December 1998, that reads not more than 4 multidwelling units are permitted. Also, the multidwelling needs to be on 1 acre with 180 feet of road frontage. With this in mind, Oschman could do only 8 4 family condos. Concerns addressed were: too many condos, too dense, survey results suggested no more multi-family dwellings, saving school may be too costly, zoning needs to be changed for it is currently R1 (single family residential). Oschman needs to go to the Town Board.

Jordens brought forth a concern regarding conditional use permits. Once given, the permits are in place forever. Should the Town have yearly reviews on conditional use permits? How many conditional use permits do we really have? (to find out through the county is very costly and time consuming) Should we pursue this in case we have problems with some permits in the future? After discussion, subject ended.

Commission Chair Monis thanked Dave Guckenberger for his time on the Planning Commission. Guenther and many others also thanked Dave and appreciated all of his efforts and time on the commission. Don McCullom will replace Dave. McCullom serves on the County Board of Adjustments.

Gunther related some concerns regarding the agenda and changes he would like made. Guenther suggested adding to each agenda a public participation part. He also suggested that after the person's name that is presenting should be the topic the person is presenting about.

Jordens motioned and Jaeger seconded to adjourn at 8:37 P.M.

The next Town of Ashippun Planning Commission meeting will be on Thursday, February 3, 2005 at 7:30 P.M.

Respectfully Submitted,  
Tiffany Brewer, Secretary