

The Town of Ashippun Planning Commission was called to order on Thursday, April 7, 2005 at 7:30P.M. Members present were Norm Greeb, Don McCollum, Tom Jordens, Chairman George Monis, Clara Birkel, Sheryl Jaeger, Bob Guenther, and Secretary Tiffany Brewer.

Minutes of the March 3, 2005 Town of Ashippun Planning Commission Meeting were read and with the correction it is the Ashippun 2030 Comprehensive not Comprehension Plan, the minutes stand approved.

Minutes from the March 15, 2005 Public Hearing of the Town of Ashippun Year 2030 Comprehensive Plan were read and stand approved.

Minutes of the March 15, 2005 Town of Ashippun Planning Commission meeting were read and stand approved.

County correspondence:

Gib Wiser - approve rezoning - remove lands from county's floodplain overlay district

Town Chairman Schoenicke:

The county was mistaken in regards to Mr. Philips - was in A2, not R2, so in compliance.

Mr. Oshman wants to rezone Ashippun School from R1 to R3. County layover to get more information from the town.

Building Inspector:

1 permit for dwelling with attached garage for March

Total permits for year - 4

Mark Powers was called forward to present regarding the final plat of Willow Creek Addition 1. Some road concerns were discussed, along with grading and retention issues. Jordens motioned to approve the final plat of Willow Creek Addition 1. Birkel seconded. All in favor. Motion carried.

Jody Kehl was called forward to present. This was to clarify a landsplit on Hwy 67. Kehl is asking to rezone the 12 acres only from A1 to A2 and get a conditional use permit of a nonfarm residential lot. The rezoning would only be for the 12 acres - not the whole farm. The landsplit was already approved. Shared driveway/access to property was discussed. Greeb motioned to agree with the rezoning of the 12 acres from A1 to A2. Jaeger seconded. Why is the change necessary? ---- county suggests it is to conform to lot size (12) and to get closer to density formula. 5 for, 1 opposed. Motion carried.

John Christenson called forward to present. This is in regards to a landsplit on Hwy O and Washington Rd. Christenson currently is operating a landscape business here. Currently, he has 39 acres. He wants to split off 10 acres, and out of the 10 acres, leave 7 for farm and 3 for the landscape supply business. No residence is planned. Christenson will need conditional use permit to run business, also certified survey. He wants to split for future planning for daughters, etc. Jordens motioned and Guenther seconded to approve the landsplit. All in favor. Motion carried.

Dave Lily was called forward to present regarding a landsplit on Franklin Rd - original off Belinski farm. He wants to divide 41 acres into a 16 and a 25 lot for 2 single family residences. This is 1/4 north of Roosevelt on east side of road. There are no deed restrictions. Meets town requirements. It is in A2. Jordens motioned and McCollom seconded to approve landsplit. All in favor. Motion carried.

Walter Wendorf was called forward to present regarding a landsplit on Hwy EE off his property for his daughter. The Dodge County Highway recommended a shared driveway and only gave one place for a drive. The town does not approve of shared driveways. Discussion took place. Jordens motioned to deny request because of shared driveway. Greeb seconded. Discussion - use common culvert, then split, build on north side of driveway. All in favor of denying landsplit.

The approval of the Smart Growth has been forwarded on to the state.

Public comment

Bill Brehmer - The Town not approving shared driveways should be dropped. Stated town gave shared driveway to John Kuhn 3 years ago. Stated not in favor of the 80%, 12%, 8%. Believes Oschmann's endeavor with condos is a good idea, but percentages won't allow it.

Steve Wagner - lives in Willow Creek, lot 41, North Ave. --- gets lots of run off. There is a swail

built right into his yard. His yard is extremely muddy and wet. The Town and other engineers, etc will do an on site investigation into this matter.

Dave Guckenberger - Stated the 80%,12%,8% rule does not have to be taken away - Oshman can get a variance to pursue the condo development.

Greeb motioned and Jordens seconded to adjourn the meeting at 8:55 P.M.

The next Town of Ashippun Planning Commission's meeting will be on Thursday, May 5, 2005 at 7:30 P.M.

Respectfully submitted,
Tiffany Brewer, Secretary