

The Town of Ashippun Planning Commission was called to order on Thursday, May 5, 2005 at 7:30 P.M. Members present were Don McCollum, Norm Greeb, Tom Jordens, Chairman George Monis, Clara Birkel, Sheryl Jaeger, Bob Guenther, and Secretary Tiffany Brewer.

The minutes of the April 7, 2005 Town of Ashippun Planning Commission meeting were read and stand approved.

County Correspondence:

Joel Tesch - Public hearing on May 19 at 6:00 P.M. - variance to the terms of the Zoning Provisions of Dodge County Land Use Code to construct 60X120 machine shed within highway setback lines on MM.

D&S Construction - Agent for Leah Uttech - Public Hearing on May 19 at 6:00P.M. - variance to the terms of zoning to allow addition to tavern structure--- due to it being in R1

Building Inspector's Report

1 new home in April

1 home addition in April

3 miscellaneous in April

Mary Ann Powondra was called forward to present regarding a landsplit on Roosevelt Rd. Not in attendance. Jordens motioned and Jaeger seconded to deny the request due to the nonconforming size.

John Christenson was called forward to present regarding rezoning the land on Washington Rd. and Hwy O from A1 to A2. The rezoning is needed because a split of 10 and 29 acres was approved and that is under the 35 acre minimum ordinance in A1. Discussion. If change zoning, are we setting precedence or creating spot zoning. Greeb motioned to approve the rezoning from A1 to A2. Jordens seconded. 5 for. 1 opposed. Motion carried.

Dave Pfitzinger was called forward to present regarding a landsplit at W1019 Washington Rd. The split is for 14.5 acres out of 79.31. Jordens motioned to approve the landsplit and Jaeger seconded. He cannot make another split for 5 years. All in favor. Motion carried.

Willard Oschmann was called forward to present regarding the Oconomowoc/Ashippun School Property. Oschman is proposeing duplexes and/or 4 family condominiums (not apartments). There would probably be about 28 units. If single dwelling homes would be built there would probably be about 12 homes. Discussion and audience input. Does the Town want/support condominiums? The survey suggests Town people do not want more multi-family housing. The condos would hopefully draw in senior people. The fact that a through road would be preferred through the development instead of just a private drive or cul de sac. Willow Creek was intended to connect to the development. Some in favor of through road, some, including Oschman, are against it. To do condos, need zoning change. Town should not make zoning change until see the development plan - including the through road. Jordens motioned and McCollum seconded to approve the concept of condos on the Ashippun School property if Oschmann brings in plan with condos and the road connection. 3 for, 3 opposed. Chairman Monis broke tie voting for condos. The zoning change and the approval of the condo plan will be a package deal at a later date.

Walter Wendorf was called forward to present regarding a landsplit on Hwy EE. County agreed for 2 driveways with the 500 feet of road frontage. Wendorf wants to split 3 acre and 2 acre with the driveway in the middle. Each parcel needs to be 5 acre - not together equalling that. Jordens motioned and Greeb seconded to deny the split to separate into a 2 and 3 acre lot with the driveway in the middle. All in favor. Motion carried.

Smart Growth Issues

Lot sizes/particularly outside the sanitary district and road frontage discussed at June meeting.

Public comment

Bill Brehmer - east side of Bill Heinlein's farm up for sale --- Town should rezone it industrial or commercial.

Bob Guenther - The potential buyer should change zoning if he wants to. ----- in reference to Brehmer's comment

Ray Zercher- Town will need a water tower in the future.

Tom Jordens - Town needs time frame on building permits with a daily fine if delayed

Town needs to address issues that are not being followed through on when promised to Town by townspeople at the meetings.

Greeb motioned and Jaeger seconded to adjourn the meeting at 9:00P.M.

The next Town of Ashippun Planning Commission meeting will be on Thursday, June 2, 2005 at 7:30 P.M.

Respectfully submitted,
Tiffany Brewer, Secretary