

The Town of Ashippun Planning Commission was called to order by Chairman George Monis on Thursday, January 5, 2006 at 7:30 pm. Members present were Don McCollum, Norm Greeb, James Koepke, Chairman Monis, Clara Birkel, Sheryl Jaeger, Bob Guenther, and Secretary Heidi Tunak.

Chairman Monis introduced and welcomed our new secretary, Heidi Tunak.

The minutes of the December 1, 2005 Planning Commission meeting were read and with the correction of "Honey Acres – rezone A2 to I1 – county denied, and Jodi Kehl – rezone A2 to I1 – county denied", the minutes stand approved.

Chairman Monis reported that there was no additional correspondence.

Town Chairman Schoenike report: received three written proposals and interests from planners. Hoping to have interviews with the planners the third week in January.

Building Inspector's Report:

December 2005: 2 miscellaneous permits and 2 homes with attached garages

In 2004 there were 46 new homes and in 2005 there were 21 new homes.

Christopherson received a land use permit for W1410 County Hwy O from Lyle Philips in Long Beach, CA. Chairman Monis noted that this was previously approved.

John Christenson was called forward to present. John has a Letter of Intent. Motion by Jaeger, seconded by Guenther, to have Chairman Monis sign the Letter of Intent. All in favor, motion carried. Instructed Christenson to get on the Town Board's agenda.

David Wendorf was called forward to present. Chairman Monis explained he had a conversation with Jay Goebel regarding the Letter of Intent for a land split by Walter Wendorf. The conclusion of their conversation was summarized on Attachment #1. Discussion followed. Guenther questioned where the fire number sign would go. Should it go next to the culvert? Guenther motioned to table the Letter of Intent until next month, so Wendorf can bring in the appropriate sketch map. Koepke seconded. Motion carried.

Bridgette Kehl was called forward to present. Not in attendance. Schoenike stated that it had been approved by Dodge County planning.

Dave Guckenburger made copies of the Land Division Ordinances that Syl Hoerth obtained from Washington County. The CD copies were handed out to Board members.

Guenther commented that the Planning Commission states we don't like easements or shared driveways, but there isn't an ordinance to that fact. Only information Monis found was regarding side lots.

The Planning Commission should look at revision some of the forms that are currently being used, especially the Letter of Intent.

Guenther looked through guidelines on farmland, open spaces, and clusters. Jefferson County preserves farmland by soil type, Dodge County is by zone.

Schoenike said that the planners he has spoken with have a three meeting concept (initial meeting, follow-up meeting and go public meeting). Wants to keep cost down, and expedite the process.

Public comment: Bill Brehmer – states that we should be consistent with share driveways. He noted that a shared driveway was approved for John Kuhn on Filmore Road. Monis said that he is not sure if the Planning Commission approved that.

Birkel motioned and Koepke scnded to adjourn at 8:17 pm.

Next Town of Ashippun Planning Commission meeting is on Thursday, February 2, 2006 at 7:30 pm.

Respectfully Submitted,
Heidi Tunak

Attachment #1

1-05-06 A conversation with members of the Dodge County Planning and Development Dept. concerning the Letter of Intent for a land split by Walter Wendorf.

Conclusion - In the best interest of all parties involved, ie. Walter Wendorf and the Town of Ashippun, the submitted documents should be "laid over" per Town of Ashippun Land Division Ordinance 3.2.B - Sketch Map.

quote - "Accompanying the letter of intent, the subdivider shall submit a sketch map at a scale of 1"=200' or other appropriate scale."

The submitted sketch map is clearly not to any scale as indicated.

The purpose for scale being to determine a correct view of the intended land split to assure that all minimum distances are observed to all existing buildings, water wells, sewage systems, setbacks or building lines, etc.

It was further concluded that at the next regularly scheduled Town of Ashippun Planning Commission meeting we recommend approval for the proposed land split of Walter Wendorf with the following conditions:

- a. a correct and to scale sketch map be submitted to assure all compliances with the Town of Ashippun Land Division Ordinance
- b. the land split be a minimum 5 acres in area and the road frontage a minimum 500' along the County Highway EE per Article V, 5.1.A.1.c of Land Div. Ordinance
- c. the side lot lines be parallel to each other
- d. the rear lot line be parallel to the front lot line or highway
- e. The divider would install a Dodge County approved driveway access and culvert on the remnant parcel from CTH EE to serve the existing farm buildings and residence at a future date.
- f. The Town of Ashippun would not approve any shared driveways or easements and as such they would not be indicated on the certified survey map.
per Town of Ashippun Land Division Ordinance 5.1.A.2 - Side Lots
quote - "Driveway access **shall not** be placed in a side lot"
- g. (any other pertinent recommendations as they may apply)