

The Town of Ashippun Planning Commission was called to order by Chairman George Monis on Thursday, November 3, 2005, at 7:30 P.M. Members present were Clara Birkel, Norm Greeb, Sheryl Jaeger, Jim Koepke, Don McCollum and Chairman Goerge Monis. In the absence of Secretary Tiffany Brewer, Clara Birkel will be acting secretary.

The minutes of the October 6, 2005, Town of Ashippun Planning Commission were read and stand approved.

Correspondence: Chairman Monis received the agenda for the Dodge Counting Planning, Development and Parks Committee meeting to be held on Monday, November 7, 2005, at 6:30 P.M.. Several items of importance: rezoning of Jody Kehl's property which had been laid over; the rezoning of Honey Acres which had been laid over; and rezoning of Willard Oschman's property which had been laid over.

Chairman Monis advised Commission that he had received a letter of resignation from Secretary Tiffany Brewer effective 1/1/06 stating family obligations, etc. were increasing. Tiffany has been our secretary for 8 years. The Town will be looking for a replacement if anyone has any thoughts and/or suggestions.

Town Chairman Schoenike not present.

Building Inspector Don Christopherson reported only 4 miscellaneous permits. for the month.

Jody Kehl called forward to present; not present.

Discussion: Sanitary District feels lots should not be bigger than $\frac{1}{4}$ acre in the District and not smaller than 18,000 square feet.

The majority of the people that attended the October joint meeting concerning minor subdivisions outside of the sanitary district felt that nothing was gained. Dave Guckenberger had taken minutes and given them to the Clerk.

Cluster Development: Jim Koepke checked into ordinances regarding Cluster Development in Waukesha County. Advised that it is treated on a case by case basis.

Sly Hoerth checked into ordinances regarding Cluster Development in the Town of Polk and the Town of Richfield and they do it on a case by case basis. Stated that in Cluster Development there is only one entrance, no separate exit. The development ends in either a cul-de-sac or a "T". Some are having one road in, built to the Town specifications, but the developer keeps it as a private road giving them more control; however, if the road is to Town's specifications, is paved, and the developer wants the Town to accept it as a Town Road, the Town must. Must be certain that if a cul-de-sac, it is big enough for school buses, mailman, and emergency vehicles.

Bob Guenther questioned if it would be legal to eliminate the ordinances regarding major subdivisions outside of the Sanitary District and only have Cluster Development in that area. Town Chairman should check into that.

Sheryl Jaeger questioned if we have no major subdivisions outside of the Sanitary District, will it create too many minor. A density formula tied to Cluster Development would possibly eliminate that.

Don Kehl felt that to save farmland, Cluster Development is the way to go.

Syl questioned whether if a first Cluster could be extended to a second or if each would be separate. Bob Guenther stated that when the developer came in, s/he should be asked for any future plans and how they would extend.

Bob Guenther was in favor of smaller lots and less road frontage in a Cluster. Dave Guckenberger advised that we should watch minimum of road frontage so we don't have long, narrow lots.

With a show of hands of Commission members, the consensus was for Cluster Development outside of the Sanitary District.

Town Chairman Schoenike should check into the legality of eliminating the ordinances for major subdivisions outside of the Sanitary District; then we should proceed to galvanizing our ideas, and then have a special meeting.

Norm Greeb and Syl Hoerth will give Commission and Board addresses of Cluster Developments that we can go see.

Motion by Jim Koepke, seconded by Sheryl Jaeger to adjourn. Meeting adjourned at 8:20 P.M.

The next Town of Ashippun Planning Commission meeting will be held on Thursday, December 1, 2005, at 7:30 P.M.

Respectfully submitted, Clara Birkel, Acting Sec.