

The Town of Ashippun Planning Commission was called to order by Chairman George Monis on Thursday August 6, 2009 at 7:35 pm. Members present were Norm Greeb, George Monis, Sheryl Jaeger, Bob Guenther and Secretary Heidi Tunak. Absent Don McCollum, Jim Koepke, and Clara Birkel.

Since there was no meeting held in July, the minutes from the June 4, 2008 meeting were read. Greeb motioned and Jaeger seconded to accept the minutes as read.

The Town received a letter from Dodge County Land Resources and Parks Department regarding the new farmland preservation program that is being rewritten. Bob Guenther, Chairman Monis, and Town Chairman Panozzo will meet and contact Nate Olson or Dean Perlick from the County to discuss the new standards. Guenther will ask John Koepke, resident from Waukesha County, to join the discussion as well, since it's beneficial for mutual counties to work together with the program.

Town Chairman Panozzo Report – A meeting was held on July 28<sup>th</sup> regarding the overall condition of Amanda Street and to encourage communication between landlords, tenants and homeowners. The meeting was very productive. A Davy Creek meeting was held on August 8<sup>th</sup>. Working on obtaining permits and in the process of compiling information.

Building inspectors report – 8 miscellaneous permits and 7 inspections made.

Willard Oshman was on the agenda regarding the location of a driveway at the old Ashippun School location on County Hwy O. Property is on a County road so it should be a County decision. Oshman was not in attendance for the meeting. No formal action was taken.

Robert Jankowski was on the agenda regarding advice on a land split. He owns a 10 acre parcel with house on W952 Filmore Road. His daughter owns a 5 acre parcel with a house on it and his son owns a 5 acre parcel with no house on it. He was thinking of splitting the 5 acre parcel owned by his son; which does not meet the requirement of the LDO. Jankowski was not in attendance for the meeting. No formal action was taken.

Michael Stecker was on the agenda but not in attendance for the meeting. No letter of intent was taken out for a land split on Lincoln Road and it has not been 5 years since the last land split. No formal action was taken.

Discussion of possible consideration of updating or rewriting the multi-family zoning ordinance. The current ordinance was signed in 1998 but because the Town falls under County zoning, it should have been approved by the County. Discussion followed regarding density formula of the ordinance, looking at adjacent community ordinances for ideas, do we want to have standards for multi-unit housing, enforcement of the ordinance, and obtaining county approval for the current ordinance. Item will stay on the agenda for further discussion at next month's meeting.

Public Comment:

Don Kehl – two more lots may be available on Amanda Street for multi-family dwellings.

Dave Guckenberger – suggested the minutes reflect that there was no meeting held in July.

Also suggested we remind people on the agenda by mailing them a copy or calling them.

Bob Guenther – attended a recent planning commission workshop at the County and has the following recommendations:

- When the presenter comes forward, the Chairman should read aloud the items on the letter of intent checklist.
- Add the following to the checklist - Do all proposed lots conform to the Land Division Ordinance? and Was there a land split within the last 5 years?
- Develop a flow chart for how variances are granted.
- Do we want to do anything with commercial ordinances?
- The letter of intent should be available the Monday before the meeting so Planning Commission members can come to the Town Hall and review it before the meeting.

Greeb motioned and Jaeger seconded to adjourn at 8:30 pm. Next Town of Ashippun Planning Commission meeting is scheduled on Thursday, September 3, 2009 at 7:30 pm.