

The Ashippun Planning Commission was called to order by Chairman David Guckenberger on Thursday, December 1, 2016 at 7:30 pm. Members present were Bob Guenther, Peter Klug, Jim Koepke, David Guckenberger, Judy Swanton and Syl Hoerth. Absent Jeni Norton and Secretary Heidi Tunak.

Motion by Hoerth, seconded by Klug to approve the November minutes as printed. All in favor, motion carried.

Lester Schuett N802 State Rd 67, PIN# 002-0917-3011-048 was called forward to present for discussion and possible approval of certified survey map. Schuett explained surveyor has not yet completed his work. Guckenberger stated there is a year time frame from the preliminary approval to completion. Will be held over to next meeting.

Discussion and possible preliminary approval of LOI Steve Rublee, agent for Margaret Van Beckum, Filmore Rd, minor land split between PIN# 002-0917-1111-000 and PIN# 002-0917-1112-000 in order to create one lot combining PIN# 002-0917-1112-000 with PIN# 002-0917-1113-000 for a total of 62 acres. About 5-6 years ago, approx. 28 acres were split and the county wanted a connector between west parcel & east parcel. PIN#1111 and 1112 are connected with a 33 ft. connector. Rublee wants to purchase the western piece and combine with southern piece to create one lot. Discussion included deed restrictions and that any future splits would be possible after 5 years. Hoerth motioned to provide preliminary approval and forward to the town board, seconded by Guenther. All in favor, motion carried.

Discussion only regarding tiny homes, Accessory Dwelling Units (ADU), RVIA and MHA standards for tiny homes, minimum housing design standards and the UDC (uniform dwelling codes) and any other modifications to the LDO concerning tiny homes and ADUs. Discussion included information from Oonomowoc's planner where they need to be on a separate lot, Madison has a special definition for a tiny house on wheels falling into the ADU category and most often require the units to be on a foundation, do we allow a second dwelling on a parcel. Guckenberger will call the County regarding restrictions of one dwelling on a lot and if there are site standards to campgrounds. Will ask our building inspector to attend our January meeting to discuss further.

Public Comment – Koepke commented on tiny homes that are used by deer hunters and the liability of homeowners if the hunter is injured; Panozzo asked about Town Attorney Macy's interpretation of tiny homes and policy; Bremer asked for a summary of all comments made on tiny homes; Meyer questioned if the number of dwellings per lot is a design standard or restriction on what a homeowner can do on their lot.

Future agenda items - Lester Schuett for final approval of a certified survey map, Town Building Inspector to attend January meeting, Update on the progress of the future land use map.

Hoerth motioned and Klug seconded to adjourn at 8:35 pm.

The next Town of Ashippun Planning Commission meeting is scheduled for Thursday January 5, 2017 at 7:30 pm.

Respectfully Submitted,
Judy Swanton