

The Ashippun Planning Commission was called to order by Chairman David Guckenberger on Thursday, April 6, 2017 at 7:30 pm. Members present were Bob Guenther, Peter Klug, Jim Koepke, David Guckenberger, Jeni Norton, Judy Swanton, Syl Hoerth and Secretary Heidi Tunak.

Motion by Swanton, seconded by Guenther to approve the April minutes as printed. All in favor, motion carried.

William Guenther, W374 CTH P, PIN# 002-0917-3522-000, was called forward to present with a letter of intent to split 4.75 acres from exiting 40 acre parcel to create a non-farm residential parcel for the purpose of building a home. Bob Guenther abstained from any discussion and vote. A revised LOI was presented with a parcel split of 5.5 acres. The board's concern in April was the size of lot and configuration of the parcel. Matt O'Rourke from Landtec explained they reduced the lot 50' at the south line and made the parcel more square which increased the size to 5.5 acres. The home would fit best in this location, septic would be downhill from the home to the east and space in the south area of the parcel would be used for out buildings in the future. Parent parcel is a total of 80 acres so 1 additional split could happen in the future. Motion by Norton, seconded by Klug, to accept the LOI as presented with a modification to follow for lot size (5.1.A.1.b) of 5.5 acres before we can accept a final approval of the LOI per section 1.14 in the LDO. All in favor, motion carried.

Kris and Holly Phillip, Hwy O, PIN# 002-0917-1312-002, were called forward to present with a conditional use permit for preparing vacant property site for construction and driveway of a future home in 2018. They will be disturbing 35,000 sq. ft. of soil to level and grade where the proposed residence will be. Total lot is 21.74 acres. Guenther motioned, seconded by Hoerth to recommend to the Town Board to approve the CUP and erosion control plan as presented. All in favor, motion carried.

Public comment – Bob Guenther and Dave Guckenberger commented on the Westenberg/Wiser decision made at last month's planning commission meeting. Jeni Norton questioned the restrictions of no further splits verses add-ons.

Future Agenda Items – Review LDO and parcel sizes. Farmland Preservation Zoning presentation by the County.

Hoerth motioned and Klug seconded to adjourn at 8:32 pm.

The next Town of Ashippun Planning Commission meeting is scheduled for Thursday June 1, 2017 at 7:30 pm.

Respectfully Submitted,
Heidi Tunak