

The Ashippun Planning Commission was called to order by Chairman George Monis on Thursday, December 1, 2011 at 7:30 pm. Members present were Norm Greeb, Jim Koepke, George Monis, Jeni Norton, Sheryl Jaeger, Bob Guenther and Secretary Heidi Tunak. Absent Don McCollum.

The minutes of November 2011 Planning Commission meeting were read and stand approved. The minutes from the special Planning Commission meeting on November 16, 2011 were read and stand approved.

Town Chairman Panozzo's report – The Town of Ashippun Christmas tree lighting will be on Sunday December 4<sup>th</sup>.

Discussion regarding the appeal for variance to Section 5.1A.2d.2 of Article V, Designs Standards, of the Town of Ashippun Land Division Ordinance in order to allow for the creation of a lot of approximately 1.793 acres on the Tim and Jody Kehl property on Cleveland Road. The lot contains Class I soil types. The lot will allow construction of a 318 feet communications tower to improve radio communications infrastructure within Dodge County, specifically the southeast corner of Dodge County. Motion made by Koepke, seconded by Jaeger with the following: I move that in the judgment of the Planning Commission, it would be inappropriate to apply literally the provisions of the Town of Ashippun Land Division Ordinance because exceptional or undue hardship would result, to waive the requirement set forth in section 5.1.A.2d.2 that Class I and II soils on the proposed site be preserved for farming activity and move for the approval of the requested variance as allowed by section 1.14 in the matter of the land split of the property located near W2365 Cleveland Road for the following reasons:

- A. The ultimate purpose of the land split to erect a communication tower is in accordance with the purpose and spirit of the Town Land Division Ordinance which is to promote the public health, safety, morals, prosperity, and general welfare of the community. The proposed tower at this location will provide vastly improved first responder radio communications within the Town of Ashippun.
  - B. The project is consistent with the intent of the town ordinance which is to ensure prudent use of the town resources and to minimize the amount of farm land that will be taken out of production.
  - C. The proposed project is consistent with the Town's 2030 comprehensive plan which stipulates a minimal amount of land will be used for uses other than agriculture as the proposed land split will be used for the erection of a tower for the purposes of wireless communications.
  - D. The proposed project complies with the lot size area requirements of the land division ordinance, and minimizes the amount of Class I type soils being included in the lot.
- All in favor, motion carried.

Review of option #2 of the survey map of Tim and Jody Kehl property on Cleveland Road for approximately 1.793 acre lot for construction of the Dodge County Radio Communications tower. Discussion followed. Motion by Jaeger, seconded by Koepke to accept option #2 as the proposed site and make the recommendation to the Town Board. All in favor, motion carried.

The certified survey map for the construction of the Dodge County Radio Communications tower will be provided by the County before the Town Board meeting on December 8<sup>th</sup>.

Motion was made by Jaeger, seconded by Koepke, to authorize Chairman Monis to review and sign the certified survey map when it is brought to the Town before the Town Board meeting. All in favor, motion carried.

Discussion of the memo received from Dodge County advising of changes to Chapter 236 of the Wisconsin State Statutes. Chairman Monis and Town Chairman Panozzo will set up a time to meet with Dean Perlick at the County.

Public comment –

Ernie Borchardt thanked the Town and Planning Commission members for their time and service in 2011.

Koepke motioned and Monis seconded to adjourn at 8:00 pm. Next Town of Ashippun Planning Commission meeting is on Thursday, January 5, 2012 at 7:30 pm.

Respectfully Submitted,  
Heidi Tunak