

TOWN OF FULTON
Planning & Zoning Committee
2738 W Fulton Center Dr.
Edgerton, WI 53534

Thursday, March 15, 2007
6:00 PM

MINUTES

1. Call to Order at 6:00 by Hull. Present were Hull, Guisleman, Clift, Sautin, Teubert, and clerk Zimmerman.
2. Confirmation of Meeting Notice – Zimmerman advised the agenda was posted at CKSD, Edg. City Hall, and Fulton Town Hall, and published in the Edgerton Reporter.
3. Approval of Agenda – motion to approve agenda by Teubert. Second by Guisleman. Carried 5/0.
4. Approval of February 8, 2007, Meeting Minutes –motion to approve minutes by Sautin. Second by Teubert. Carried 5/0.
5. Public Participation
A. None.
6. Certified Survey Map, 2939 Cox Rd. – Becky Anderson – Ron Combs handed out a copy of the final certified survey map. Combs explained nothing has changed from the preliminary map which was previously approved by the Town Board. Motion to recommend to TB to approve by Teubert. Second by Sautin. Carried 5/0.
7. Preliminary Certified Survey Map & Certified Survey Map, Ellendale Rd. – Peter Sisco – Ron Combs advised they are combining two lots and making one lot, and this would not be a substandard lot any longer because it meets the new subdivision ordinance requirements of Rock County’s of 1200 sq. ft. Motion by Sautin to recommend to TB approve the Preliminary Certified Survey map. Second by Clift. Carried 5/0. Motion to recommend to TB to approve Final Certified Survey map TB by Teubert. Second by Sautin. Carried 5/0.
8. Preliminary Certified Survey Map – Goede Rd. – Genesis 1 c/o Judy Nelson – Ron Combs explained one of the conditions that were set on the development of Lakewood Subdivision was the east/west corridor of the road between Hillside & Goede Rd. to be built in the next phase. He explained this is a portion of that connecting road. The CSM needs to be done to transfer the land to Roscoe Development, then turned around and dedicated back to the Town. He explained there will have a restriction on the out lot, to be used for road purposes only, not to be used for anything else. Ron Combs advised one of the conditions for the County is that they supply them with the intersection design, with the requirement of a right turn lane so through traffic and truck traffic turning left will be on the traveled way as it is today, and the people turning right onto the new road would have a turn lane for approximately 150’. Motion by Guisleman to recommend to TB approval of the Preliminary Certified Survey map for road purposes only. Second by Sautin. Carried 5/0.
9. Zoning change/lot division from A3 to RR – 7130 N US Hwy. 51 - Jerry A. Burdick - Ron Combs explained this property is currently zoned A3, and they are requesting to

change the zoning to residential, using the driveway as a shared access. Hull advised the application states they are dividing it off for a family member. Guisleman asked about the shared driveway. Combs advised this is not unusual on state highways because of limited access. Motion by Teubert to recommend to TB to approve the zoning change and lot division. Second by Sautin. Carried 5/0.

10. Zoning change Arnold Trust Property, Kidder Rd. – Development – Joe Keller – Hull explained their previous motion of recommending to TB to reject the zoning change at the 2/8/07 meeting still stood.
11. Correspondence – Harold advised he had a citizen call asking to put a stool and a lavatory in an accessory building. He explained it is basically ½ bath, and that they want to run a pump business out of the accessory building. Harold stated he thinks they would need a CUP. He advised he wanted to mention this to the committee because he had a request for it. Hull advised this will be put on next month's agenda.
12. Adjournment - motion by Clift to adjourn at 6:30 pm. Second by Sautin. Carried 5/0.

Submitted by,

Connie Zimmerman – Clerk/Treasurer

** These minutes are not official until approved by the P&Z committee.