

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

Thursday, April 19, 2007
6:00 PM

MINUTES

1. **Call to Order** at 6:00 pm by Sayre. Present were Sayre, Lichtfuss, Clift, Sautin, Teubert, Rebman, Guisleman, and Clerk Zimmerman.
2. **Confirmation of Meeting Notice** – Zimmerman advised the agenda was posted at CKSD, Edg. City Hall, and the Town Hall, and published in the Edgerton Reporter.
3. Approval of Agenda-motion to approve agenda by Lichtfuss, second by Clift. Carried 7/0.
4. **Approval of March 15, 2007, Meeting Minutes** Sautin stated that possibly there is a typo on section 7 for subdivision setback and it shouldn't be 1200. Zimmerman advised she can check tape and make the correction. Motion to approve minutes by Sautin w/correction. Second by Teubert. Carried. 7/0.
5. **Public Participation**
 - A. **Gene Falendez**-here to ask questions about what he needs to do to remodel his home. He advised he would like to add a room that is more serviceable to handicap. Kathy stated it is hard to give advice without knowing exactly what he wants to do. Gene stated he has pictures and would like to go over them with someone. Discussion. Guisleman stated he would be willing to go out and check the area out. Rebman advised he could go along too. They decided to meet next Monday.
 - B. **Farrington** asked if he could poll the zoning board members about moving the meeting. The consensus from the members was to meet when the TB meets. Clift advised he thinks we should stay on Thursday.
 - C. **Marilyn Johnson** – explained she and her brother are splitting the family farm. She asked if she needed permission to split to the deed. Rebman advised an attorney can draw up a deed. Sayre asked if the zoning would be changed. Marilyn advised no, and asked a few more questions which were answered. She questioned about building a house, and then tearing down the old house. Lichtfuss stated we have had problems in the past with others not tearing down the old house. Rebman asked if there is a fine we can impose if the house isn't torn down. Marilyn Johnson stated she would be fine with receiving a deadline and if the deadline isn't met, then a fine sounds reasonable. Blaine Larson advised that language can be added in the permits that the current house needs to be down within a certain amount of time.
6. **Preliminary Certified Survey Map, Stone Farm Rd – Harold Long** – Steve Lathrop – Combs Associates, advised he is not proposing to add any new lots, just proposing to add a small piece. This is a transfer of land between adjoining owners, advising the owner wants his lot line to be a little bit further away from his house. Motion by Sautin to

recommend to the Town Board to approve the Preliminary Map. Second by Guisleman. Carried 7/0.

7. **Final Certified Survey Map, Goede Rd. – Genesis 1 c/o Judy Nelson** – Steve Lathrop handed out a copy of the final certified survey map. He stated the final map indicates an out lot being created, and there aren't any significant changes from preliminary map. Steve explained one of the conditions of the county approval was a vision easement. Guisleman asked if they were still agreeing with the county's suggestion as far as the intersection. Steve was unable to answer that, and stated Ron is the one who worked on this and was unable to attend the meeting tonight. Motion by Sautin to recommend to Town Board to approve the final certified map. Second by Clift. Carried 7/0.
8. **Final Certified Survey Map, lot combination – Patrick McGuire – Third St. Indianford** – Steve advised this is a lot combination, and the owner is proposing to combine it into 1 parcel, which will be 16,000 feet in size when they are done. Lichtfuss asked if there was a building on the lot, and Sautin advised he didn't think so. Lichtfuss also asked if there were laterals to the lots. Discussion about delinquent sewer charges on several lots, and Lichtfuss advised she didn't know if these were the lots. She suggested that this be brought back at a later date until sanitary fees are paid. Lichtfuss stated she wants to know exactly what we are dealing with here. Sayre suggested that we bring this back once we find out if all the financial obligations are met. Steve Lathrop clarified that this was for past sanitary fees in this area. Lichtfuss stated she wants to know what impact it has for the sanitary district, combining these lots as far as it could impact the fees we have. She advised she thought it was at the point where it went on the tax roll. Zimmerman advised she is almost certain that it is already on the tax roll. Lichtfuss made a motion that we carry this over until next month. Second by Sautin. Carried. 7/0.
9. **Correspondence** – there was none.
10. **Adjournment.** Motion by Lichtfuss to adjourn at 6:40 pm. Second by Clift. Carried. 7/0.

Submitted by,

Connie Zimmerman
Clerk/Treasurer

**These minutes are not official until approved by the Planning & Zoning Committee