

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

Tuesday, June 12<sup>th</sup>, 2007

6:00 PM

**MINUTES**

1. **Call to Order** by Sayre at 6:00 pm. Present were Farrington, Sautin, Rebman, Teubert, Lichtfuss, Clift, Sayre, and Clerk Zimmerman
2. **Confirmation of Meeting Notice-** Zimmerman confirmed the notice was published in the Edgerton Report on 6/6/07, and posted at CKSD, Edgerton City Hall, and the Fulton Town Hall on 6/5/07.
3. **Approval of Agenda** – motion to approve agenda by Sautin. Second by Lichtfuss. Carried.
4. **Approval of May 8<sup>th</sup>, 2007, Meeting Minutes** – Motion to approve by Teubert. Second by Clift. Carried.
5. **Public Participation** - none
6. **Preliminary Certified Survey Map & Final Certified Survey Map, consolidation of 2 lots plus a vacated walkway – Randall Stipes – Blackhawk Dr.** – Dale Pope gave a brief overview from last fall when the public walkway was vacated. He advised the public walkway is now vacated from the process they went through in Circuit Court. He advised they petitioned the Rock Co. Board of Adj. for a variance to build on the two lots and walkway. He said under the county ordinance it would be creating a new lot, however it wouldn't be 40,000 sq. ft., which is why they petitioned for variance, and it was granted to allow the Stipes to build a home on the two lots combined with the walkway. Motion to recommend to TB to approve preliminary and the final certified survey map by Sautin. Second by Clift. Carried.
7. **Plat of Survey – Richard Leonhardt-transfer of land between adjoining owners – 7329 N Hwy. 51** – Ron Combs explained they are transferring .08 of an acre of the piece of property to the south. He indicated this clears it up so the driveway is all on one property. He also advised the county has granted the waiver. Motion to recommend to TB to approve the Plat of Survey, transfer of land between Leonhardt and Cunningham by Rebman. Second by Farrington. Carried.
8. **Request for lesser setback – Gene Falendez, 9576 E Badger Heights Dr.** Mike Guisleman explained the issue was looking at 5 structures within 500 feet. Falendez had already measured 4 of them. Guisleman advised the 5<sup>th</sup> measurement was more difficult, which came out to 13 feet. The average of the five similar structures was 32.6 feet. Guisleman said the question is, are those similar structures because some are with, some are without attached garages. Falendez said he wants to add 14' to the front of the house. Guisleman stated based on these averages, he could add 13.4'. Falendez said 14' would work because he needs a bedroom and bathroom for his handicap. Lichtfuss stated she doesn't remember ever coming so close, within inches. She stated 6" seems within reason. Sautin said it is reasonable to round up. Rebman made a motion to approve a lesser setback for Gene Falendez of 32'. Second by Sautin. Carried.
9. **Discussion re: Arnold Trust Property – consideration of removing property parcel off of the future development map and CKSD's service area map** – Lichtfuss recused herself

from some discussion. Zimmerman explained the memo included in the packet is a summary of her talking with Attorney Schroeder. She explained once they determined if they want the zoning changed and remove the property off the future development map, it is basically as simple as drafting a resolution. She explained P&Z is the only committee who needs to approve it. She explained she attached copies of the state statutes for review and explained if the Comprehensive Plan was already completed, we would have to follow the criteria listed in the statute. Zimmerman stated that Schroeder also stated we could wait to see if CKSD does purchase it, then when they get closer to the purchase, we could bring it up then and leave it as is for now. Farrington advised he felt A1 zoning would be the most reasonable. He asked if we took it off the future sanitary district map; and if it split into 3 parcels, would people still get sewer there or would you make them have their own septic. Lichtfuss mentioned just because you take it off the future development map, doesn't mean it is closed forever; people can petition to get back in. Motion to table until next month by Sautin. Second by Teubert. Carried.

**10. Discussion re: placement of connecting road for Goede Rd. and Hillside Rd.** – Combs showed arial photos of the way the McDonald's driveway is today. He explained the road where they designed the intersection was a requirement but they redesigned it so they have a right angle. He said there are still some concerns with McDonald's driveway and how the traffic circulates within the parking lot. Combs said they have been looking at designing a new driveway for McDonald's and spoke with a local representative; however this McDonald's is a corporate McDonald's. Combs stated they are requesting a letter be sent from the town board to McDonald's requesting they review the access and the driveway situation as it exists today in relationship to a new future road that is going to be built. He asked that we would request they review that driveway and do some reconstruction to make a right turn out of the parking lot that would be more suitable for large trucks. Rebman stated they really don't have any incentive to change the parking lot, other than our letter if we send one. Combs agreed and said to let them decide what form that would be. He said it will most likely come back, because they will be asking for another access point. He said they wouldn't be losing anything; they would be gaining an access point. Motion by Farrington to write a letter to McDonald's to try and meet with them to find a possible solution for widening the driveway for semi traffic. Second by Clift. Carried.

Combs stated he is also looking for input and suggestions from the board for the Dan Reuth property between Hillside and Goede Rd. and the connecting road which would go along the south property line. He stated about 1-1 ½ years ago they requested a zoning change for this property from Agricultural to R1, but at that time they got a negative recommendation from P&Z, and it was withdrawn at the board level. He indicated it isn't on any development map. He stated he is looking for input and suggestions on how to work this. He said they would like to petition the town board to change the development map to include this parcel as future development and then come back with a zoning change to R1 for phase 1 of the development. He said they could enter into agreement for 3 phases that would stipulate the number of lots that would be put on record in a year, and the third phase would connect to Maple Beech Rd. He said they would regulate with the town, and could give the town some direction.

Lichtfuss asked why it was turned down originally. Combs said he thought because there was a lot of development going on in that area, and also it wasn't on the future planning map. Combs again stated he is just looking for input.

Farrington advised he thinks Lakewood needs to get further along, before the township agrees, to make sure they don't make a mistake. He feels there needs to be traffic studies done. Combs stated that is why the connection road would be in the second phase. He said in the

second phase there are a lot of traffic improvements. Combs advised they would like to come in this summer for a change in the development map; but it could be 2008 or 2009 before the zoning change. He said the trigger point is when they have approval of 2<sup>nd</sup> phase of Lakewoods. Combs said once this is on the future map, then we would need to do a zoning change. Teubert said we could change the zoning in the phases, one phase at a time. Rebman asked if Combs knew when traffic ramp improvements were scheduled for. Combs said 2012, but he then heard it was pushed back to 2015.

**11. Report from adhoc committee reference review of new ordinance book** – Andy Walton advised they have completed the general ordinance book, but they still need to go over zoning ordinance. He advised they won't meet again for another couple of weeks, and hopefully will get it done by next meeting.

**12. Correspondence** - none

**13. Adjournment** – Motion to adjourn by Lichtfuss at 6:55 pm. Second by Clift . Carried.

Respectfully Submitted,

Connie Zimmerman  
Clerk/Treasurer

**\*\*NOTE:** These minutes are not official until approved by P& Z committee. **\*\***