

The meeting was called to order by Vice Chairman John Jung at 7:05 p.m. immediately following the Public Hearing.

Members Present: John Jung, Bill Ohm, Maurice Strupp, Sue Yogerst and Paul Bautzmann. Dave Kainz was absence. John Novak was excused absence.

Motion made by Maurice Strupp and seconded by Paul Bautzmann to approve the minutes of March 5, 2008, with correction to the vote on agenda item A. All voted in favor and the motion carried.

NEW BUSINESS, Review & Action Thereon:

A. Site Plan Review for mini-warehouses – Charles Langenecker, 4104 Hwy N, Sec. 7 zoned LI Light Industrial. Tax Key T6-0161.

Charles Langenecker stated that he would be going to the north of the storage buildings that are already there and putting in three more buildings, one this spring and the rest at a later date. Mr. Langenecker further stated that he would be rebuilding the retention pond and bringing it up to date per Washington County requirements and complying with the County stormwater and erosion control plan. He stated that the building would be 10 feet longer than the previous ones but would be the same design and color.

Motion made by Maurice Strupp and seconded by Sue Yogerst to recommend approval of the site plan for mini-warehouses for Charles Langenecker at 4104 Hwy N. All voted in favor and the motion carried.

B. Preliminary land division of 8.51 and 8.94 acres for Dennis & Rita Huber, Hwy K, Section 35, zoned Rural Residential. Part of tax key T6-0862.

Dennis Huber stated that the proposed driveway would be coming in on the edge of the hill and it is the site of a skidding trail used during a logging operation. He further stated that Washington County would only allow one driveway onto Hwy K so once into the parcel, there would be an easement across the north lot to access the south lot. Mr. Huber stated that an agreement would need to be drawn up. Discussion was held. Paul Bautzmann read Section 3.03 (3) of the Town of Hartford Zoning Ordinance which requires that the main body of a lot shall front on a public road by at least sixty-six feet or include an access strip which is at least sixty-six feet wide from its main body to the public road. Mr. Bautzmann further stated that this would require each lot to have access onto Hwy K. Further discussion was held.

John Jung stated that if the driveways split at the right of way upon entering off of Hwy K then a shared driveway could be avoided and would probably make the lots easier to sell. Bill Ohm stated that the shared driveway issue could be avoided by a different lot configuration. Discussion was held.

Motion made by Paul Bautzmenn and seconded by Bill Ohm to recommend to the Town Board that a Conditional Use Permit be allowed for a land division resulting in lots greater than 2 acres in a Rural Residential district. All voted in favor and the motion carried.

Motion made by Paul Bautzmann and seconded by Bill Ohm to recommend to the Town Board a condition of the Conditional Use Permit be that each lot be serviced by a separate driveway coming off the Hwy K right of way access point. All voted in favor and the motion carried.

C. Multi-jurisdictional Comprehensive Plan for Washington County.

Jim Bennett stated that the PCPC recommended to moved to forward the Plan to the County by a vote of 4 to 3.

D. Multi-jurisdictional Comprehensive Plan for Town of Hartford.

Jim Bennett stated that the Town would be developing its own Plan that would not necessarily follow the County Plan.

OTHER BUSINESS, Review & Action Thereon:

A. Communications – Jim Bennett stated that letters will be sent to Plan Commission members with membership terms after they have been discussed with the Supervisors.

Motion to adjourn made by Sue Yogerst and seconded by Paul Bautzmann. All voted in favor and the motion carried. Meeting adjourned at 8:30 p.m.

Judy Stephenson, Zoning Administrator

