

Town of Union

PLAN COMMISSION MEETING

Minutes of February 26, 2009

The Town of Union Plan Commission regular meeting was called to order at 7:12 pm on Thursday, February 26, 2009 at the Evansville Fire Department, 425 Water St., Evansville, WI by Chairman Alvin Francis. Members in attendance included Doug Zweizig, Doug Lee, Dave Pestor, Building Inspector Bob Fahey, Town Engineer Greg Hofmeister, Town Attorney Matt Dregne, and Clerk Regina Ylvisaker. Town Chairman Kendall Schneider and Town Supervisors Don Krajeck and George Franklin were also in attendance.

Approve January 29, 2009 Plan Commission Minutes

Motion to approve minutes of the January 29, 2009 Plan Commission meeting as written made by Doug Zweizig. Second by Doug Lee. Motion carried by unanimous voice vote.

Review and discussion of possible amendments and updates to the Town of Union Comprehensive Plan, including Ag, Economic Development, and Intergovernmental Cooperation sections.

UCF-1 and supplements to the Transportation section of the Plan were distributed by Greg Hofmeister.

"Ag" Section:

Page 6: Lee asked about the statement at the bottom of page 6 of the Agriculture section which states that "in Rock County, units 1, 2 & 3 are generally considered to be prime agricultural soils" however on our scoring sheets we only consider types 1 & 2 prime soils. Lee believes it makes sense to change one or the other to maintain consistency. Motion to incorporate grade 3 soils into our scoring sheets as prime agricultural soil made by Doug Lee. Second by Doug Zweizig. Motion carried by unanimous voice vote.

Pages 2-3, Tables ANC 1-4: Zweizig felt that the tables on pages 2 & 3 should be updated (ANC 1-4). Regina Ylvisaker will send copies of the tables to Zweizig for updating. A notation will be made at the bottom of each table reflecting the date they were updated. Overall, the issue of dating changes in the Plan needs to be revisited and decisions made, specifically regarding issues such as footer dates, cover page dates, and dates on each table updated. Bob Fahey suggested underlining or highlighting new information in the new copy; Matt Dregne felt it would be an administrative nightmare. Ylvisaker will consider feasibility of the options, and the issue will be revisited.

Page 5: Zweizig stated page 5 of the Ag section needs to be revisited when Land Use is discussed.

Zweizig noted that the last two items on page 5 are still on the to do list: "develop a farming operation disclaimer and require the Agriculture Use Information form be used for all real estate changes in the township" and "establish a Right-to-Farm ordinance to protect farmers."

Dregne stated that an item such as the disclaimer could be required to be attached whenever a land division that would create a developable lot is approved by the Town; the document would then come up automatically on a title search. It was agreed that this issue could be addressed the next time a land division request comes before the Plan Commission, and examples of the disclaimers in question should be researched as well.

Livestock facility siting information should be included in this section. Renee Exum provided suggested language to use to incorporate the information into the Plan; it was suggested by Dregne that the statement be changed to read that “the Town has accepted state standards of the livestock facility siting law.” Whether or not to include this information in the Plan is yet to be decided; Ylvisaker will research action taken by the Town on the issue and report back.

Page 11: The “Potential Groundwater Issues” heading contains the statement “This doesn’t include the groundwater pumped from existing or future high capacity wells in the town but does take into the Evansville well.” Is missing a word, should be changed to read: “This doesn’t include the groundwater pumped from existing or future high capacity wells in the town but does take into consideration the Evansville well.” Agreed by all.

Ylvisaker will add well water testing information to the Town’s annual newsletter and a link to testing information on the Town’s website.

Page 14: Regarding the Purchase of Development Rights (PDR), the Plan Commission and Board should revisit this issue in the future.

Page 15: Regarding park land, per Kendall Schneider there is no park master plan at this time. It is in progress.

Regarding payment of fees in lieu of parkland dedication, per Dregne state law allows for payment in lieu of land. It could be incorporated into the subdivision ordinance if the Town should choose to do so, unless it is already incorporated. The amount in the comp plan should be checked for accuracy and the basis for the number should be researched, specifically the 5% methodology. Schneider stated that the 5% dedication goes back to at least 1979 ordinances. Dregne recommends determining whether people should be required to dedicate land for parks when subdividing land, if so it should be required in subdivision code. The amount of land required should be explained; he is concerned that the current 5% requirement has no basis. The Town needs to decide if it wants to include the option of payment in lieu of land, and if so the fee should be calculated on the amount of land and current land prices. Dregne recommended that this language be added to the Town’s subdivision ordinance prior to next land division/subdivision request. The policy needs to be legally defensible.

Dregne outlined that the Town will need to adopt an ordinance amending the subdivision ordinance, and the Board needs to act on adoption. Typically, a park plan is needed upon which the Town bases its requirements in the subdivision ordinance.

Motion to advise the Board to look at the park dedication section of the subdivision ordinance made by Doug Lee, second by Dave Pestor. Motion carried by unanimous voice vote.

Page 19: Under “Objective: Protect the Town’s archeological resources,” the statements “require a developer/builder to conduct an archaeological survey according to State regulations” and “require the development plan to adequately protect the archaeological resources in accordance with State regulations”: the Plan Commission needs to find out more about this process and what it entails. It was suggested that the word “require” be changed to “encourage” in each statement. It was noted that the issue did come up during the recent Affholder subdivision request and the old Union cemetery. Zweizig will try to find some information on the subject from the State Historical Society and report back.

Economic Development Section:

Page 1: Motion to remove bullet item “Intensive agriculture (as a conditional use) Ex. Large-scale dairy farms, livestock operations” as a desirable business supported in the Union Survey of Households made by Doug Zweizig. Second by Doug Lee. Motion carried by unanimous voice vote.

Revisit the issue of commercial development on the future land use map along Hwy 14 corridor between Elmer Rd/Golf Course and Union Rd.

Hold over Intergovernmental Cooperation section and Land Use section to next meeting.

Motion to adjourn by Doug Lee, second by Doug Zweizig. Motion carried by unanimous voice vote. Meeting adjourned at 9:18 pm.

Respectfully submitted by:
Regina Yivisaker, Clerk

Note: minutes are considered draft until reviewed and approved by the Plan Commission at a properly noticed meeting.