

**Town of Union  
PLAN COMMISSION MEETING  
Minutes of February 24, 2011**

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The Town of Union Plan Commission regular meeting was called to order at 7:11 p.m. on Thursday, February 24, 2011 at the Evansville Fire Station, 425 Water St., Evansville, WI by Chairman Alvin Francis. Members in attendance included Alvin Francis, Doug Zweizig, Renee Exum, and Eric Larsen. Also in attendance were Town Chairman Kendall Schneider, Supervisor George Franklin, Building Inspector Bob Fahey, and Clerk Regina Ylvisaker.

**Approve January 27, 2011 Plan Commission Minutes**

Motion to approve the minutes of the January 27, 2011 meeting as written made by Doug Zweizig. Second by Eric Larsen. Motion carried by unanimous voice vote.

**Public Comment (10 minutes max/issue)**

Doug Zweizig noted that he looked at the Town's website, and it does not appear to be up to date with current meeting info. Eric Larsen stated that he had not posted any items lately, as he had asked for feedback on changes he had made previously and received none from the Plan Commission. Larsen and Regina Ylvisaker will work together on the issue prior to the next meeting.

**Discussion: Farmland Preservation**

The questionnaire for the Rock County Planning and Development Agency was reviewed and completed as a group. Ylvisaker will complete and return on February 25.

**Discussion: City of Evansville Future Land Use Maps**

Larsen, Kim Gruebling, and Dave Pestor attended the last Evansville Plan Commission meeting; Zweizig attended the last EUIC meeting with Bob Janes and Jim Brooks. Zweizig noted that 4 out of 6 members of the EUIC didn't show, resulting in no quorum. At the April meeting of the Evansville Plan Commission, a public hearing will be held regarding recommendations to changes to the City's comp plan.

It was explained that the City is projecting 46% growth in the next 20 years in their amendment, between Evansville and Union. Zweizig questioned the date the supporting data was gathered, as things have changed a lot in the last few years. Zweizig also felt that the transportation planning section of the amendment was weak. It seems to Zweizig that the growth plan is being driven by service areas for water and sewer, and patterns of growth and transportation were not taken into account. Expanding too quickly can have detrimental effects on many areas including transportation, electrical/data connections, water/sewer, etc. Alvin Francis noted that the area of expected growth is larger than the current/existing City area; Larsen stated that Gruebling brought this up at the Evansville Plan Commission meeting.

The Town's options are very limited; Larsen felt the best approach to responding to the amendment was by educating the City regarding the consequences of the actions.

The group would like an agenda item on the March Plan Commission meeting agenda to discuss strategy for the April Evansville Plan Commission meeting. Renee Exum felt that having an official position from the Town would be helpful. Kendall Schneider stated that the Plan Commission can have an official position which they can present at the meeting, it doesn't need to come from the Board.

### **Discussion: Evansville Comp Plan Amendments**

Covered in agenda item above.

### **Discussion: Radio Tower Regulation**

Zweizig reported speaking with a friend who has concerns about the radio tower proposal in Rutland, and he felt the Town should know where it stands on the issue given the proximity of the Town to the current proposal. Proposal is for an almost 500' tower for FM radio. At the hearing in Rutland, the applicant stated that if the tower doesn't work out in Rutland he would move to Union.

Bob Fahey stated he has received a phone call about locating a 250' cell phone tower east of Evansville. The Town does not have anything specific in its ordinance at this time to address such issues. Fahey noted that Magnolia has a section of their ordinance addressing this issue, which he believes Rock County wrote for Magnolia. The Plan Commission would like a copy of Magnolia's ordinance to review. Francis thinks Greg Hofmeister may have a sample ordinance as well.

All members in attendance agreed it was important to develop an ordinance. Motion to place a public hearing on the adoption of a moratorium on tower and antenna erection in the Town of Union for the purpose of developing an ordinance on the agenda for the March Plan Commission meeting and April Town Board meeting made by Doug Zweizig. Second by Eric Larsen. Motion carried by unanimous voice vote.

### **Discussion: Plan Commission Policies and Implementation Strategies**

Reviewed the land division worksheet, specifically the 'A1 parcel with conditional use separation' section, and the 'A1 split into A3 and A1 parcels' section. Larsen will make updates to the electronic copy and forward to Ylvisaker for distribution to the Commission.

At the March meeting, the group will discuss the 'A1 split into multiple A1 parcels' section and the 'A1 split to A2' section.

### **Public Hearing: Review and Recommendation to Town Board Amendments to Town of Union Code of Ordinances Chapter 17, Secs. 17.02 (3); 17.03 (1); 17.06 (3); 17.07 (3); 17.08 (3); 17.09 (3); 17.10 (3); 17.11 (3); 17.12 (3); 17.13 (3); 17.14 (3), (5), (7), (8), (9); 17.15 (2); 17.16 (2); 17.17 (2), (3); 17.18**

Public hearing opened at 8:28 p.m.

A member of the public in attendance from the Town of Center noted that in their Town, the Plan Commission has final authority on conditional use permits, and the Board had final authority on land divisions

Public hearing closed at 8:35 p.m.

Motion to approve and recommend to the Town Board approval of previously reviewed and remaining amendments to Town of Union Code of Ordinances Chapter 17, Secs. 17.02 (3); 17.03 (1); 17.06 (3); 17.07 (3); 17.08 (3); 17.09 (3); 17.10 (3); 17.11 (3); 17.12 (3); 17.13 (3); 17.14 (3), (5), (7), (8), (9); 17.15 (2); 17.16 (2); 17.17 (2), (3); 17.18 made by Eric Larsen. Second by Doug Zweizig. Motion carried by unanimous voice vote.

**Public Hearing: Review and Recommendation to Town Board Adoption of Ordinance 2011-02, An Ordinance to Add a Right-To-Farm Disclaimer to Certified Survey Maps and Plats in the Town of Union**

Public hearing opened at 8:42 p.m.

Clerk Ylvisaker explained legal counsel's opinion regarding the inclusion of "noise" in the language of the ordinance. It was their opinion that stating only "noise" was not setting any standards. Additionally, as the ordinance references Wisconsin's Right to Farm Law, they felt that going further with the description could potentially contradict the law.

Public hearing closed at 8:45 p.m.

Motion to approve and recommend to the Town Board adoption of Ordinance 2011-02, An Ordinance to Add a Right-To-Farm Disclaimer to Certified Survey Maps and Plats in the Town of Union, made by Doug Zweizig. Second by Eric Larsen.

Roll call: Alvin Francis – yes; Doug Zweizig – yes; Renee Exum – yes; Eric Larsen – yes.  
Motion carried 4-0.

Motion to adjourn by Eric Larsen. Second by Renee Exum. Meeting adjourned at 8:35 p.m.

Respectfully submitted by Clerk Regina Ylvisaker.

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