

**Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of April 26, 2012**

The Town of Union Plan Commission monthly meeting was called to order at 7:03 on Thursday, April 26, 2012 at the Evansville Fire Station, 425 Water St., Evansville, WI by Chairman Alvin Francis. Members in attendance included Chairman Francis, Dave Pestor, and Ed Levin. Eric Larsen and new appointee Bruce Davis were absent.

Approve March 29, 2012 meeting minutes

Motion to approve minutes of the March 29, 2012 Plan Commission meeting as written made by Pestor/Francis. Motion carried by unanimous voice vote.

Public comment (10 minutes max. per issue)

Francis commended the two Plan Commission members who resigned from the Commission recently, Renee Exum and Doug Zweizig, for their service to the Town. Both Exum and her husband had served on the Plan Commission and were active in the Smart Growth planning process, as was Zweizig. Pestor also commended them and recognized their outstanding work particularly in the wind turbine ordinance development process.

Public Hearing: Review and Recommendation to the Board Action on Request made by Leo Sendelbach, 333 Lincoln St., Evansville, WI to change the zoning classification of a portion of parcel #6-20-192, located at 8026 N. Hwy. 14, Evansville, WI. The applicant requests 1 acre of the total 72 acre parcel be rezoned B-1, with the remaining 70 acres retaining A-1 zoning. *The request was tabled at the March 29, 2012 Plan Commission meeting.* Additionally, an amendment to the comp plan adding the land from the Evansville city boundary to Bullard Road to into the commercial future land use category was requested in conjunction with this request.

Levin feels the comp plan is just a guideline, and the lot should be able to be changed to B1 prior to the comp plan being changed. Schneider noted that the parcel has been treated as a commercial lot long before there were zoning laws in place in the Town. Not including the lot in the commercial future land use category in the comp plan was likely an oversight.

Motion to recommend to the Board changing the zoning of the acre in question at 8026 N. Hwy. 14 to B1 on the future land use map in the Town of Union Comprehensive Plan made by Levin/Pestor.

Francis felt that perhaps the area changed to B1 should be larger.

Motion carried by unanimous voice vote.

Motion to recommend to the Board approving the request made by Leo Sendelbach, 333 Lincoln St., Evansville, WI to change the zoning classification of 1 acre of the total 72 acre parcel #6-20-192, located at 8026 N. Hwy. 14, Evansville, WI to B-1, with the remaining 70 acres retaining A-1 zoning made by Pestor/Levin.

Roll call: Alvin Francis – Yes; Dave Pestor – Yes; Ed Levin – Yes. Motion carried 3-0.

Public Hearing: Review and Recommendation to the Board Action on Request made by Alvin Francis, 17226 W. Cty. Hwy. C, Evansville, WI 53536 to separate off 2 acres from the

existing 40 acre parcel, #6-20-252, located in the SE ¼ of Section 30. The parent parcel would retain A-1 zoning, and the new 2 acre parcel would be zoned A-1 under a conditional use separation.

Public hearing opened at 7:26 p.m.

Schneider noted the Town had approved a separation for property to the south of this parcel in the past, 11-12 years ago, but the request was not followed through by the applicant with the county and was never separated.

Francis stated her daughter and her husband are currently living on the property and would be purchasing the parcel once divided. They would likely want to replace the existing home with a new house in the future.

Public hearing closed at 7:29 p.m.

As Francis abstained from discussion or voting on the request, a quorum was not present to act on the request. Motion to table the request until the next meeting by Pestor/Levin. Motion carried by unanimous voice vote, with Francis abstaining.

Motion to adjourn made by Francis/Pestor. Motion carried by unanimous voice vote. Meeting adjourned at 7:32 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.