

**Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of May 31, 2012**

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:00 pm on Thursday, May 31, 2012 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Dave Pestor, Eric Larsen, Bill Thomas, and Ed Levin. Clerk Regina Ylvisaker, Town Chairman Kendall Schneider, and Town Supervisor Kim Gruebling were also in attendance.

Approve April 26, 2012 meeting minutes

Eric Larsen noted the comment by Ed Levin in the minutes regarding the Town's Comp Plan being used as a guideline; Larsen thought that the Town was legally bound to follow the Comp Plan. He would like to be clear on which way it is. Ed Levin stated he helped write the City of Evansville's Comp Plan and it was always clear there that it was only a guideline, and would need to be changed in some cases.

Alvin Francis noted a typo on page two of the minutes, change to "his daughter" from "her daughter."

Motion to approve the minutes of the April 26, 2012 meeting as amended made by Pestor/Levin. Motion carried by unanimous voice vote.

Public comment (10 minutes max. per issue)

No comments.

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.

Motion to bring 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 back to the table made by Larsen/Levin. Motion carried by unanimous voice vote.

The public hearing was held at the last Plan Commission hearing and therefore was not held at this meeting. Alvin Francis recused himself from the discussion.

The parcel in question is located at the end of Porter Road, and is the old Porter homestead. Francis would like to give the land to his daughter who would like to eventually build a home on the site. They have been living there for two years. The parcel has a fairly new, large septic system and the well is working fine. The land area included in the division is only what is required to encompass the buildings and septic.

Motion to recommend to the Board approval of the 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, with the parent parcel retaining A-1 zoning, and the new 2 acre parcel being rezoned A-1 under a conditional use separation made by Thomas/Larsen.

Larsen asked what the plan for the remaining land is; Francis stated that it will remain A1 and he will continue to use it as such.

Motion carried by unanimous voice vote, with Alvin Francis abstaining.

Discussion: Review and Update of Town of Union Farmland Preservation Plan – Paul Benjamin, Rock County Planning

Francis explained the Commission had been reviewing the issue prior to beginning work on the telecommunications tower ordinance. Colin Byrnes and Paul Benjamin from Rock County Planning Department were both in attendance to discuss the issue.

Paul Benjamin explained that their experience has been that the tax incentives are good enough to get farmers to participate. The Town of Porter is quite enthusiastic, other areas might be less enthusiastic. The law has changed; the old law had no term limit for ordinances or plans and the Town's plan from 1977 was still in effect including old maps drawn by hand. New law has put a 10 year term limit on the certification of plans. Technology and land uses change so this is a good thing to revisit. It is a county plan, but that does not mean that the County will create the plan without consulting with the Towns. The Town's zoning map has to be consistent with the County's plan map.

Colin Byrnes explained that a land use map was developed and given to the Plan Commission for review previously, not a zoning map. The map was created from a flyover map and tax parcels and is currently three months old. Benjamin stated the County would like to work together with the Town to develop the Town's plan map for farmland preservation for inclusion in the County's farmland preservation plan. The farmland preservation map was updated in 2005 and copies were distributed to the Commission.

According to law, if your land is on the farmland preservation plan map you are eligible for the tax incentives, therefore the map is a critical feature of the program.

The new law allows Towns to decide that anyone zoned ag can be eligible to be in the program; in the past and currently, only A1 zoned parcels could be eligible if they met the other requirements of the program. Additionally, 35 acres was the minimum lot size for A1 parcels, and the minimum size for participation in the program. The Town must change its zoning ordinance to allow A3 and A2 parcels to be farmland preservation certifiable if it decides to go this way. The zoning ordinance must be recertified by December 31, 2012 to participate in farmland preservation tax incentive program. Chapter 91 has the new zoning ordinance standards and the ordinance will need to meet those standards to get recertified by DATCP.

Benjamin would like to come out and have a working session to work on the map. Cost of doing the plan is zero, as the County is required to do the farmland preservation plan anyway. To have the County redo the map and update the zoning ordinance language, there would be a cost. Quote three years ago was \$5,500. Mapwork on plan will largely determine what zoning ordinance changes there will be. One big question is whether to make A2 and A3 parcels eligible; Kendall Schneider noted the Town also has non-conforming A1 parcels. Byrnes noted that the Town of Plymouth made all ag parcels eligible and when they got their new zoning map they rezoned all the parcels by size to correct all the non-conforming and CUP separations.

Motion to add working session with Rock County Planning to the agenda for the June 28 meeting made by Larsen/Levin. Bill Thomas recommended setting a time limit for meeting, not past 10 and hopefully not later than 9. Motion carried by unanimous voice vote.

It was requested that Clerk Ylvisaker bring the assessment book to the June meeting.

Motion to adjourn by Larsen/Francis. Motion carried by unanimous voice vote. Meeting adjourned at 8:12 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.