

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of June 27, 2013

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:04 p.m. on Thursday, June 27, 2013 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Ed Levin, Dave Pestor, and Eric Larsen. Town Chairman Kendall Schneider, Supervisor Kim Gruebling, and Clerk Regina Ylvisaker were also in attendance. Commission member Bill Thomas was absent.

Approve May 30, 2013 meeting minutes

Motion to remove the first sentence on the second page of the minutes, "The Town of LaPrairie Zoning Ordinance provided possible language for handling separation of parcels in farmland preservation districts" made by Francis/Pestor. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

No comments.

Discussion: Farmland Preservation:

- a. land division strategies**
- b. related issues**

Chris Munz-Pritchard from Rock County Planning was in attendance. She explained that the maps are considered preliminary until the Town zoning ordinances are completed, and she will be reviewing all the zoning maps at the County level with the Clerk to ensure that all the zoning classifications on the County maps are correct.

Munz-Pritchard distributed suggestions for processes and requirements for regulating A1 and A2 lot divisions, including a site plan review process. She also distributed portions of the LaPrairie Zoning Ordinance specific to permitted and conditional uses in ag residential areas.

Larsen stated that it was his intention that a site plan would come before the Plan Commission and Town Board for approval, not simply be approved by the Building Inspector. The difference between the site plan process and the conditional use process is that it would not have to have the public hearings, attorney/engineer reviews, etc. required of the CUP and subsequently the related large application fee. It would also be more efficient and cost effective. Francis felt that this approach would make it that much more important to have all the site plan approval requirements clearly outlined in the ordinance. Francis also questioned why that approach would not be applied to all situations, land divisions, etc.

Larsen clarified that the site plan approach would be used only for those situations when there is no land division under consideration, and only when a residence is being built on an existing parcel. He noted this should be changed and clarified in the May minutes ("Larsen sees two issues that the Plan Commission needs to come to a decision on: using the Conditional Use Permit or site plan approval approach to ~~land divisions~~ **residences being built on existing parcels with no existing residence**; and how to determine the number and size of allowable land divisions.").

Francis felt that home sites should be encouraged to be as small as possible, and in the least productive parts of the parcel. The reason for the A4 zoning district would be to allow for the

division of less than 3 acres. Larsen noted that a conditional use separation could also be used to achieve a separation smaller than 3 acres.

Conditions when someone could separate off parcels for development should be the first things the Commission should determine, per Larsen. In his opinion, if the parcels are in the ag preservation district, they should not be allowed to separate off acreage for development under any circumstances – although he realizes he is likely alone in his opinion. It has created nothing but problems in the past, when residences have been built in too close a proximity to ag operations. It results in bringing people into an ag area who are not involved in ag operations, creating problems, misunderstandings, and unreasonable expectations.

Munz-Pritchard stated that 1/20 is the minimum percentage allowable for land divisions per the State right now. Francis is in favor of a 40 acre minimum for the parent parcel for the initial land division, and doubling the requirement for the second land division. He is also in favor of the A4 zoning classification to allow for smaller residence parcels.

Kendall Schneider suggested special consideration, or zoning, be discussed for horse farm situations. Munz-Pritchard explained that in Rock County, situations have arisen where people purchase RR lots and have problems with having horses on them due to the animal unit restrictions, and then end up getting CUPs to allow the horses. Schneider stated that the Town of Cedarburg has special zoning for horses. Kim Gruebling would like the A4 zoning designation to be an option, not a requirement, to allow for A3 or A2 parcels if they were desired. Whether or not A4 parcels should be allowed to have livestock should be discussed as well, and perhaps should be more lenient than RR given their proximity to ag land.

The group agreed to use the site plan approval process for all parcels zoned ag on which requests are made for building residences on new parcels (rezones), but not for land divisions. They felt this recommendation could be made to the Board. The fee structure for the site plan approval process will need to be determined by the Board.

Regarding a formula for land divisions, Munz-Pritchard suggested instead of deed restricting the 40/80/160 acres, owners could be requested to put the acreage into a program that would commit it for 25 years, as an example. She will check into what other Towns are doing for base farm tracking and let the group know.

The group agreed that both lots will retain ag zoning, with zoning options for the second residence parcel being A4 (1 acre minimum to less than 3 acres), A3, and A2. The group agreed that they want a 40 acre minimum for dividing off a parcel, with the second parcel requiring 80 acres, and the third requiring 160 acres.

Larsen will do some preliminary revisions to Chapter 16; Munz-Pritchard will put together a contract once she has an idea what the group wants.

Motion to adjourn by Larsen/Levin. Motion carried by unanimous voice vote. Meeting adjourned at 8:42 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.