

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of July 25, 2013

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:02 p.m. on Thursday, July 25, 2013 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Eric Larsen, Dave Pestor, Bill Thomas, and Ed Levin. Town Chairman Kendall Schneider, Town Supervisor George Franklin, Building Inspector Bob Fahey, and Clerk Regina Ylvisaker were also in attendance.

Approve June 27, 2013 meeting minutes

Motion to approve the minutes of the June 27, 2013 meeting as written made by Pestor/Thomas. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

No comments.

Discussion: Farmland Preservation:

- a. land division strategies**
- b. review of draft changes to Chapters 16 & 17**

Alvin Francis spoke with Colin Byrnes from Rock County this morning; no one from the County was available to attend the meeting tonight.

Eric Larsen reviewed the changes to Chapter 17 – Zoning. Francis noted that Byrnes had stated he would be happy to review our changes and provide his opinion on whether the changes would be approved by DATCP.

Discussion regarding removing Section 17.06, Agricultural District One (A-1): (3) (C) page 17: if someone had a conditional use separated parcel that they could build on now, would they retain that right with the new site plan approval process? Bob Fahey stated he would issue the applicant a building permit under the guidelines in place when the initial separation took place.

Regarding the number of accessory buildings to be allowed in the A4 zoning district, it was generally agreed that fewer buildings than are allowed in the A3 zoning district would be appropriate. Agreed by all to allow 2 accessory buildings and three buildings under 80 square feet, with the maximum lot coverage ratio of all buildings not to exceed 15% of total lot size.

Discussed whether Section 17.18 Conditional Use Permits (6) (B) (page 56) should be removed, as the conditional use separation option had been removed from the A1 zoning section, page 17. Kendall Schneider felt that the existing Conditional Use separations that are still tied to parent parcels would have to be noted, to avoid problems in the future. An idea discussed was changing existing Conditional Use separations to A4 zoning. Larsen felt the section should be removed. Francis was concerned that the points of consideration listed under 17.18 (6) (A) differed from (B), and felt that some from (B) should be moved to (A) if (B) was to be removed entirely. Agreed by all to move all points of consideration from (B) to (A), except (iii) and (iv).

Regarding Section 17.20 Site Plan Review, Larsen stated the text was provided by the County at the last Plan Commission meeting. The Site Plan review fee will need to be determined and approved by the Board. Fahey asked for clarification that a Site Plan Review is only needed if a

residence is being built, other non-residence buildings do not require a Site Plan Review. Larsen will add this.

Following extensive discussion, the group agreed to change the Site Plan Review, focusing the Review on whether the parcel should have a residence located on it. The decision as to the actual location of the residence on the parcel will be left up to the owner. Larsen will make changes accordingly and have the text available for review by all members well before the next meeting.

Respectfully submitted by Clerk Regina Ylvisaker

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