

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of August 29, 2013

The Town of Union monthly Plan Commission meeting was called to order by Chairman Alvin Francis at 7:04 p.m. on Thursday, August 29, 2013 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Dave Pestor, Bill Thomas, and Eric Larsen. Supervisor Kim Gruebling, Building Inspector Bob Fahey, and Clerk Regina Ylvisaker were also in attendance. Plan Commission member Ed Levin was absent.

Approve July 25, 2013 meeting minutes

Motion to approve minutes of the July 25, 2013 meeting made by Thomas/Larsen. Motion carried by unanimous voice vote. Minutes approved as written.

Public comment (5 minutes max. per issue)

Alvin Francis stated that Tom Sayre had stopped at his house recently, and was preparing the site for the construction of the cell tower. Francis noted that the State had taken over control of permitting telecommunication towers since Sayre's tower was approved, and he had encouraged Sayre to build a 250' tower vs. the 200' tower that had been approved by the Town, given the new permitting rules, as he felt this would allow for the coverage AT&T had been looking for initially.

Discussion: Farmland Preservation:

a. land division strategies

b. review of draft changes to Chapters 16 & 17

Francis would like to remove the reference to different types of soils in 17.09 (1):

"The intent of the A-4 District is that it is to be applied to those rural lands that have marginal utility for agricultural use because of soil type, lot configuration and/or topography. The A-4 District is to consist of soils which are not prime agricultural soils as listed in the A-1 District. The following soils have been found to have severe limitations for on-site soil absorption sewage disposal systems and no residential development shall take place thereon unless an intensive soils survey indicates that a system would be permitted under the Rock County Sanitary Code: Ad, Aw, AzA, BmA, Br, CaD2, CaE, Co, Da, DrD2, EdB2, EdC2, EdD2, EdE, E1A, EmA, EoA, EvD, EvE, GoD, GpB2, GpC2, GrD2, Ha, Ho, JuA, KaK, KdD, KeD2, KeE, LkA, LoD, Ma, Mb, Mc, Md, Me, Mf, Na, OoD2, Ot, Pa, Ro, RpB, RpC2, RpD2, RrE, RrF, Rs, RtD, RuE, RuF, SaD, SbC2, SoB, SoC2, SoD, SoF, TrA, Wb, WcA, W1A, W1C2, W1D2, WhB2, WhC2, WhC2, and WoA."

Eric Larsen felt that something should be included to discuss the intent of the zoning district; Francis thought that the first two sentences of the section were sufficient. He also noted that parcels that are currently conditional use separations and zoned A1 would fit into either the A3 or A4 zoning districts, as removal of the CUP separation process was proposed. Colin Byrnes noted that many Towns are taking the soil type language out of their ordinances, as the information is based on a soil survey from 1976 and is not an exact science. However, there is a difference between soils that are not ideal for farming and those which will not allow a septic system to be put in place.

The group reviewed the amended Site Plan Review process, with changes incorporated from the discussion at the July Plan Commission meeting. Francis asked Byrnes his opinion regarding whether the process as outlined would be compliant with the Farmland Preservation ordinance certification requirements. Byrnes will review the updated ordinance and can report back to the Commission; Clerk will email updated ordinance to Byrnes.

Byrnes will put together a base farm tract map for the Town right away and get it to the Plan Commission and Board for their review and comment. The map will allow the Town to take the approach to land divisions in which a certain number of splits would be allowed per acreage.

Motion made by Larsen/Pestor to submit Chapter 17 as amended to Rock County Planning and Development for review. Motion carried by unanimous voice vote.

Review of Chapter 16:

Agreed by all to add the following statement to Section 16.08:

“When dividing land zoned as agricultural use, the base farm tract must be at least 40 acres for the first land division, 80 acres for the second land division, and 160 acres for the third land division. More than three divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use.”

The statement will make the approval or denial of land divisions less subjective and clarify the rules for all involved.

Motion to send Chapter 16 to Rock County Planning and Development for review made by Larsen/Pestor. Motion carried by unanimous voice vote.

The Plan Commission would like Rock County to give an opinion regarding whether the changes are reasonable and will achieve our goals, and whether they believe the Ordinance as modified will be certified by DATCP if submitted.

Byrnes thinks requesting a preliminary review by DATCP, under cover of a memo from the Town Chair requesting their opinion regarding whether the ordinance would be certifiable, would be appropriate following the County's review. DATCP will likely give some feedback if there any changes they would like to see, as well as any other issues that may need to be addressed outside of the farmland preservation issue.

Schneider noted that changes to Chapters 16 and 17 would likely require changes to the comp plan, and all would require public hearings.

The Commission will plan on reviewing a base farm tract map at the September meeting, as well as any feedback from the County regarding the changes to Chapters 16 & 17.

Motion to adjourn made by Pestor/Larsen. Motion carried by unanimous voice vote. Meeting adjourned at 8:11 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.