

**Town of Union**  
**PLAN COMMISSION MONTHLY MEETING**  
**Minutes of September 26, 2013**

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The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:00 p.m. on Thursday, September 26, 2013 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Dave Pestor, Bill Thomas, and Eric Larsen. Also in attendance were Building Inspector Bob Fahey and Clerk Regina Ylvisaker. Supervisor Kim Gruebling arrived at 7:45 p.m. Commission member Ed Levin was absent.

**Approve August 29, 2013 meeting minutes**

Alvin Francis stated that he requested that the Public Comments portion of the minutes be corrected to reflect that it was Tom Sayre, not Francis, who had noted that the State now had control of the cell tower permitting process, and that Sayre had approached the company about possibly building a higher tower.

Motion to approve the minutes of the August 29, 2013 meeting as corrected made by Thomas/Pestor. Motion carried by unanimous voice vote.

**Public comment (5 minutes max. per issue)**

No comments.

**Public Hearing: Review and recommendation to Board action on request made by Dennis Hull, 4811 Tonyawatha Trail, Monona, WI for a conditional use land division to separate existing buildings and land from parcels 6-20-293 and 6-20-293.002, to add to parcel 6-20-293.001, thereby enlarging parcel 6-20-293.002 from ~1.25 acres to ~3.1 acres. The parcels are located in the SW ¼, NW ¼ of Section 34, 6500 N. Hyne Rd., Evansville, WI**  
Public hearing opened at 7:06 p.m.

Dennis Hull was in attendance as the applicant; Ron Combs attended as surveyor for the land division. They stated that the request is to separate the farm buildings from the rest of the farm, to add to an existing lot containing the house. The initial separation of the house was done in the 1960s. The parcel is being enlarged to meet the three acre requirement of the Conditional Use separation. There is a sale that is contingent upon the separation, the size will also allow for an agricultural use such as animals. Buyer is currently living in the house, waiting for loan and land division approval.

Donna Hamilton, who owns property adjacent to the parcels in question, is wondering if the acreage that is being sold will remain agricultural. Hull stated that Ed Arnold will be buying it; he has farmed the land for years and intends to continue to farm it. Hamilton stated that she had been told by her parents that they may be offered some land adjacent to theirs to purchase if it ever came up for sale; Hull is unaware of any agreements and had not discussed anything with his parents. Hamilton would need to discuss this with Arnold as the new landowner.

Public hearing closed at 7:10 p.m.

Eric Larsen questioned how many parcels would remain at the end of the land division, as there are three existing and involved in the request at this time. Combs clarified that only two parcels would remain, as two (6-20-293 and 6-20-293.002) would be combined into one legal description upon sale. Larsen felt this was a positive outcome.

Motion to recommend to the Board approval of request made by Dennis Hull, 4811 Tonyawatha Trail, Monona, WI for a conditional use land division to separate existing buildings and land from parcels 6-20-293 and 6-20-293.002, to add to parcel 6-20-293.001, thereby enlarging parcel 6-20-293.002 from ~1.25 acres to ~3.1 acres, by Thomas/Larsen. Motion carried by unanimous voice vote.

**Discussion: Farmland Preservation:**

**a. base farm tract map review**

**b. review of County feedback of draft changes to Chapters 16 & 17**

Colin Byrnes from Rock County was in attendance and provided a copy of a base farm tract map of the Town for the Commission to review on the overhead projector. It was put together using the tax database. Byrnes clarified that separate legal descriptions exist for parcels when they cross either section lines or railroad tracks. Parcels have to be contiguous to be considered part of the same base farm tract.

Chris Munz-Pritchard reviewed the draft changes to Chapter 16 & 17:

- “Accessory use” is in the DATCP language and not in the Town’s language.
- She felt that some changes the Commission has made won’t hurt the ordinance getting certified by DATCP, but thought perhaps they should be reviewed by the Town lawyer.
- Suggested that the large animal siting law be mentioned in the zoning ordinance, if only to cover the Town in the event that such a facility is proposed within the Town. It could be included only to state that the Town leaves enforcement of such facilities up to the State. Bob Fahey noted that he was directly involved in the issue in Magnolia, and the controversy surrounding the siting of such a facility, and believes it is in the Town’s best interest to leave the enforcement up to the State.
- Soil types can be removed from all zoning districts, if the Town chooses to do so. They could be replaced with another method of gauging the productivity of the land.

Munz-Pritchard will send a note to Regina Ylvisaker following the meeting with DATCP to inform her of the outcome and effect on the Town’s ordinance updates, which Ylvisaker will forward to Commission members. Larsen will make updates to the ordinance from tonight’s meeting. Ylvisaker will send out the base farm tract maps to the Commission members.

Motion to adjourn made by Larsen/Pestor. Motion carried by unanimous voice vote. Meeting adjourned at 8:25 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.*