

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of April 24, 2014

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 7:02 p.m. on Thursday, April 24, 2014 at the Evansville Fire Station, 425 Water St., Evansville, WI. Members in attendance included Chairman Francis, Ed Levin, Dave Pestor, Bill Thomas, and Eric Larsen. Clerk Regina Ylvisaker was also in attendance.

Approve October 24, 2013 meeting minutes

Motion to approve the minutes of the October 24, 2013 Plan Commission meeting as written made by Pestor/Thomas. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Alvin Francis stated he attended the Board meeting last week and was surprised to hear about the current situation with road maintenance needs vs. available budget money.

Review and discussion of review report from DATCP regarding draft changes to Chapters 16-Land Division & 17-Zoning

Francis and Regina Ylvisaker met with Chris Munz-Pritchard at Rock County Planning & Development earlier in the week to review the concerns and suggested changes to Chapters 16 & 17 received from DATCP. The majority of the issues seem to be technical in nature, i.e. referencing State statutes, including and/or clarifying definitions, etc. Ylvisaker will be able to make the changes and meet with Munz-Pritchard at the County as needed for assistance, once directed to do so by the Plan Commission.

Francis had concerns that the current wording in the ordinances would not allow for separation of farm buildings & acreage in A2 zoning districts, which was not the intent of the Commission when making changes. Wanted to allow for separation but not necessarily allow the creation of a buildable lot. The A4 zoning district was intended to allow for the creation of smaller, buildable lots. Eric Larsen believes Chapter 16, page 8-9 is where the language needs to be addressed.

Francis had received questions/concerns from others that the ability to sell smaller parcels of land between adjacent landowners without being required to come before the Plan Commission/Town Board is retained, as long as there is no change in zoning. It is retained in the current draft of the ordinances.

There are currently no per acre animal unit limits in the A2 zoning district; there are limits in place in A3 and A4 districts. The Commission should give consideration to what, if any, limits might be appropriate.

Francis noted that all future development areas are in farmland preservation on the farmland preservation map; he feels they should be taken out, on principal if for no other reason. There is plenty of other land in farmland preservation.

Motion to recommend to the Board removal of all future development areas from farmland preservation designation on the Town's farmland preservation map made by Pestor/Levin. Motion carried by unanimous voice vote.

Action Item: Possible changes to drafts of Chapters 16-Land Division & 17-Zoning

Commissioners should come to next month's meeting with ideas on separating off land in A2 and A3 zoning districts, and any recommendations on per acre animal unit restrictions for A2 zoning districts.

Motion to direct Clerk to make changes as recommended by DATCP made by Larsen/Thomas.
Motion carried by unanimous voice vote.

Motion to adjourn made by Thomas/Larsen. Motion carried by unanimous voice vote. Meeting adjourned at 8:14 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.