

PUBLIC NOTICE
Town of Union
PLAN COMMISSION MONTHLY MEETING
January 28, 2016

The Town of Union monthly Plan Commission meeting was called to order at 7:00 pm by Chairman Alvin Francis on Thursday, January 28, 2016, at Creekside Place, 102 Maple St., Evansville, Wisconsin. Committee members in attendance included Chairman Alvin Francis and Commission members Eric Larsen, Dave Pestor, and Ed Levin.

Approve Meeting Minutes (September 24, 2015)

Motion by Pestor to approve, second by Levin, motion passed.

Public comment (5 minutes max. per issue)

Action Item: Jerry Marshall split off 35 acres approximately 7 years ago and it was approved by the County. Fahey stated he needs to come through the Township to have the division approved. The second issue at hand is that Jerry's son sold one acre of the 35 acres to Kyle Allen. They went through the County, the County approved it and again this did not go through the Township for approval. Jerry would like to have that resolved. Fahey pointed out that no building permits can be issued since this has not gone through the township.

Fahey wants some direction from the Board. A second land division needs to be approved and the zoning needs to be approved. Jerry came to the Board in 2008 and it was denied for the acre, so he went through the County since he was doing the 35-acre.

Larsen pointed out that the new Ordinance states that 40-acres must be at hand to do the division of the one acre, Base Farm Track.

For a "land division," any "land division," *must* be 40-acres.

Jerry will have to go back through the County and then the Township.

A1 to A-2 is not an impossibility.

Kyle will have to change his zoning to A-4 if he wants to build on the land and as an adjoining land owner and the structure can only be an out-building, not a residence. Francis stated the larger parcel will not have the ability to be built on as is.

Fahey will revisit this with Jerry and he knows that Kyle Allen would like to start building his garage. Fahey wants to know if the Land Division and the rezoning can be done once with one application and one meeting. Allen can have his one acre, and 39 will be left to build a house on.

Action Item: Review Jason Marshall and Daniel Marshall, 296 Union Road, Brooklyn, WI 53521, request for a land division of the property located at NE ¼ NE ¼ Section 6, Parcel # 6-20-38, Holt Road. The purpose of the request is to dissolve the partnership of the currently zoned A-1 property between the Marshall parties and to divide the existing parcel into two parcels; both equaling 46.19 acres each.

Public Hearing opened at 7:19. Francis noted an error in the application, the property is located in the Allen Creek Watershed.

Francis asked if there is access to the property and Marshall confirmed that there is on the west.

Fahey reiterated that Porter also has an Ordinance that requires this.

Francis stated that this division is in the future development area. Larsen wanted to make it clear that there is only one land division granted after the division.

Base Farm Tract, Land Preservation allows building on the 40-acres.

Marshall said he bought the property four years ago and Gruebling pointed out that those rules on divisions are mandated by the State.

Francis pointed out that the second division could be any size and on either parcel.

Fahey wants to know how he would put a subdivision on the 40-acre parcel and it would be by land division, and make the zoning RR.

Marshall wants to know if he can sell the remaining land division to another party after the first.

The Commission did not believe he could.

Farmland Preservation was dictated by the State Statutes.

Marshall stated that Rutland and Oregon are identical and Union is different from them.

Can you put a deed restriction on the land to prevent it from being undivided again in the future.

A house can be built on each 40-acre parcel, and a third and only a third can be split for a third building site.

Can we transfer a land division to the land across the street is a question Marshall posed to the Board?

Marshall asked what his required steps are in order to secure a one acre building site.

Levin made a motion to table the decision until a future meeting. Pestor second. Motion carried by unanimous voice vote.

Motion to adjourn made by Larsen at 8:05 PM Second by Francis. All in favor. Motion passed.

Respectfully submitted,

Bridgit Larsen, Clerk