

**Town of Union**  
**PLAN COMMISSION MONTHLY MEETING**  
**Minutes of Thursday, January 31, 2019**

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 6:30 p.m. on Thursday, January 31, 2019 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Alvin Francis, Ray Legris, Dave Pestor, Don Krajeck and Ed Levin. Town Board members George Franklin and Kim Gruebling, and Building Inspector Bob Fahey were also in attendance.

**Review and approval of April 26, 2018 Minutes**

Motion to approve the minutes of the April 26, 2018 Plan Commission meeting as written made by Krajeck/Levin. Motion carried by unanimous voice vote.

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

Francis noted that payment for meetings hasn't been made for 2017/18. Ylvisaker will have checks issued for approval at the next Town Board meeting, February 14.

**Public Hearing: Review and recommend action on request submitted by Robert & Cheryl Janes, 8739 N. Territorial Rd., Evansville, WI for a zoning change and land division for parcel #6-20-199.4, located at 8739 N. Territorial Rd., Evansville. The applicants request the division of 3.5 acres (lot 1) and 8.6 acres (lot 2) from the existing parcel, to separate off houses and buildings from the existing 71 acre parcel. Parent parcel #6-20-119.4 would be reduced in size to approx. 62 acres, and retain A1 zoning. The requested 3.5 and 8.6 acre parcels would be rezoned A-3**

Public hearing opened at 6:32 p.m.

Bob Janes stated the primary purpose of the request was to separate off his personal residence and the secondary residence. The action on the second lot is simply moving lot line so both lot lines match up; existing lot line is 20 or 30' from the section line which is the line the other lot is lining up with.

Krajeck noted there was no list of property owners within 1000' of the lot included in the application; Ylvisaker stated the list was emailed to her and letters were mailed.

Public hearing closed at 6:36 p.m.

Motion to recommend to the Town Board approval of the request submitted by Robert & Cheryl Janes, 8739 N. Territorial Rd., Evansville, WI for a zoning change and land division for parcel #6-20-199.4, located at 8739 N. Territorial Rd., Evansville to divide 3.5 acres (lot 1) and 8.6 acres (lot 2) from the existing parcel, with parent parcel #6-20-119.4 reduced in size to approx. 62 acres, and retaining A1 zoning and the requested 3.5 and 8.6 acre parcels rezoned A-3 made by Pestor/Levin.

Roll call: Krajeck – Yes; Pestor – Yes; Francis – Yes; Levin – Yes; Legris – Yes. Motion carried 5-0.

**Public Hearing: Review and recommend action on request submitted by Pine Knoll Farms Inc, 8106 N. Cemetery Rd., Evansville, WI for a zoning change and land division for parcels #6-20-199 and 6-20-380.01, located at the above address. The applicants request the division of 13 acres from both parcels to separate off the residence from the farm. Parent parcel would be reduced in size from 56 acres to approx. 46 acres, and retain A1 zoning. The requested 13 acre parcel would be rezoned A2.**

Public hearing opened at 6:39 p.m.

Francis stated he thought this was separated previously; Dan Janes stated that the land previously added to the lot will be returned to the original lot and additional land in the same amount will be added with this request. Wants to build a shed on the grassy area being added in this request, which has been in CRP for 30+ years. The driveway will have 2 passing lanes added for emergency services. Bottom line: same amount of acreage and no crop land taken out of production.

Public hearing closed at 6:44 p.m.

Motion to recommend to the Town Board approval of the request submitted by Pine Knoll Farms Inc, 8106 N. Cemetery Rd., Evansville, WI for a zoning change and land division for parcels #6-20-199 and 6-20-380.01 to divide 13 acres from both parcels to separate off the residence from the farm, reducing parent parcel to approx. 46 acres, and retaining A1 zoning and rezoning the requested 13 acre parcel A2 made by Pestor/Legris.

Roll call: Krajeck – Yes; Pestor – Yes; Francis – Yes; Levin – Yes; Legris – Yes. Motion carried 5-0.

**Discussion: Dog Kennels as Conditional Use in A1, A2 & A3 zoning**

Francis stated that over a year ago, Fahey had someone interested in property in the Town if they could build a dog kennel, which prompted Francis to realize they were not specifically addressed when the zoning ordinance was last updated. Pestor stated that he believes it is addressed under “holding pen, confinement operations” in A1, A2, A3 and A4 in the existing code.

Gruebling questioned the need for a dog kennel within the Town, and what the benefit would be to the Town and its residents if one were to be located here. The last time a dog kennel was requested within the Town, all the neighbors were against it. There are a number of kennels in the immediate area; is another one needed?

Krajeck feels it should be either clearly stated as a conditional use, or clearly stated as a prohibited use.

Francis noted that beekeeping is another issue that may come up in the future and perhaps should be addressed at the same time.

Fahey’s interpretation of the statement noted by Pestor is that it refers specifically to agricultural confinement operations, and he agrees that dog kennels should be specifically called out.

Commission members agreed that dog kennels and beekeeping should be called out specifically as conditional use permits.

Motion to add item to agenda for February meeting, adding entire section D from old ordinance to conditional use permits, made by Pestor/Levin.

Roll call: Krajeck – Yes; Pestor – Yes; Francis – Yes; Levin – Yes; Legris – Yes. Motion carried 5-0.

A public hearing regarding changes to the driveway ordinance will also be added to next month’s agenda.

Motion to adjourn made by Krajeck/Legris. Motion carried by unanimous voice vote. Meeting adjourned at 7:19 p.m.