

**Town of Union**  
**PLAN COMMISSION MONTHLY MEETING**  
**Minutes of Thursday, April 27, 2023**

The Town of Union Plan Commission monthly meeting was called to order by Chairman Don Krajeck at 6:30 p.m. on Thursday, April 27, 2023 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Krajeck, Alvin Francis, Derek Blume and Larry Meier. Clerk Regina Riedel and Town Supervisor Dave Pestor were also in attendance. Member Ray Legris was absent.

**Review and approval of March 30, 2023 Minutes**

Motion to approve the minutes of the March 30, 2023 meeting as written made by Blume/Meier. Motion carried by unanimous voice vote.

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

Francis noted that the City of Evansville will be holding a hearing on the Conifer Hills subdivision request at their May 2 Plan Commission meeting. Ryan Combs stated the Doug Johnson request will be heard at the City in June.

**Public Hearing: Request by Tennyson Farms, LLC (Ed Arnold), 2810 Tennyson Place, Hermosa Beach, CA for a zoning change for parcel #6-20-117.1, located in the SE ¼, NE ¼ of Section 15 at 14904 W. Bullard Rd., Evansville. The parcel is currently zoned A2, and the applicants request rezoning to CHID (Commercial Highway Interchange District) to allow for the construction of mini-storage buildings.**

Krajeck recused himself from the discussion and asked Francis to take over as Chair.

Public hearing opened at 6:33 p.m.

Ryan Combs distributed updated maps. Currently looking to add 2 storage buildings to the property and till up a portion of it.

Derek Blume questioned why the lot is being split into two lots; Ed Arnold explained that it has to do with partnership under which the property was purchased, approximately half of it will be farmed and half will be storage. Arnold stated that there will be no asphalt or concrete at the storage units, only at the entrance, to avoid issues with runoff. Both are being rezoned to CHID per Bob Fahey/Kendall Schneider's suggestions.

Kerstens are worried about runoff and potential future installation of asphalt. They stated they are already dealing with runoff issues on their land across Highway 14 from the parcel. Arnold stated that as long as a good gravel base is put down runoff shouldn't be an issue, invited others to see what they've done at the existing Big Barn Storage site.

Arnold agreed to state in his request that no asphalt would be installed around storage buildings on Lot 1.

Ryan Combs requested an amendment to the application to only rezone Lot 1 to CHID, leaving Lot 2 zoned A2.

Public hearing closed at 7:04 p.m.

Motion to recommended approval of request by Tennyson Farms, LLC (Ed Arnold), 2810 Tennyson Place, Hermosa Beach, CA for a land division for parcel #6-20-117.1, located in the

SE ¼, NE ¼ of Section 15 at 14904 W. Bullard Rd., Evansville to create one lot at 9.1 acres (Lot 1) and one lot at 20.9 acres (Lot 2) made by Blume/Meier.

Blume clarified that the request will need to go before the City of Evansville for approval as it's in their extra-territorial jurisdiction.

Roll call – Francis – Yes; Blume – Yes; Meier – Yes. Motion carried 3-0, with Krajeck abstaining.

Motion to recommended approval of amended request by Tennyson Farms, LLC (Ed Arnold), 2810 Tennyson Place, Hermosa Beach, CA for a zoning change for parcel #6-20-117.1, located in the SE ¼, NE ¼ of Section 15 at 14904 W. Bullard Rd., Evansville to rezone Lot 1 to CHID (Commercial Highway Interchange District) to allow for the construction of mini-storage buildings, with Lot 2 retaining A2 zoning, made by Blume/Meier.

Roll call – Francis – Yes; Blume – Yes; Meier – Yes. Motion carried 3-0, with Krajeck abstaining.

Motion to adjourn made by Blume/Meier. Motion carried by unanimous voice vote. Meeting adjourned at 7:12 p.m.