

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

The Town of Union Plan Commission monthly meeting was called to order at 6:30 p.m. by Chairman Don Krajeck on Thursday, July 27, 2023 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Krajeck, Alvin Francis, Ray Legris, Larry Meier and Derek Blume. Town Board members Dave Pestor, Kendall Schneider, Don Templeton, and Rich Templeton, and Building Inspector Bob Fahey and Clerk Regina Riedel were also in attendance.

Review and approval of April 27, 2023 Minutes

Motion to approve the minutes of April 27, 2023 as written made by Blume/Legris. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Derek Blume noted that the Conifer Hills subdivision request would be before the Evansville Plan Commission again next Tuesday at 6:00 p.m.; he believes that the applicants have added covenants to their initial plan/request. If any Plan Commission or Board members could attend that would be great, Blume will be on vacation and unable to attend.

Public Hearing: Request by Harold & Mary Abey/Harold & Pamela Abey for a land division and zoning change for parcel #6-20-248, located at 7828 N. State Rd. 104, Evansville in the NW ¼ of Section 30. The parcel is currently zoned A1, and the applicants request dividing 1.25 acres with buildings from the existing ~74 acre lot. The 1.25 acre lot would be rezoned RR, and the parent parcel would retain A1 zoning.

Public hearing opened at 6:35.

Ryan Combs and Harold Abey Jr. were in attendance to answer any questions. Krajeck asked why the parcel wasn't requested as a rezone to A4 instead of RR; there is already an RR parcel adjacent to the lot. Alvin Francis stated it would have to be rezoned A4, RR is not an option. Combs agreed that A4 zoning was more appropriate, and agreed to amend their request to A4.

Public hearing closed at 6:37 p.m.

Motion to recommend to the Board approval of the amended request by Harold & Mary Abey/Harold & Pamela Abey for a land division and zoning change for parcel #6-20-248, located at 7828 N. State Rd. 104, Evansville in the NW ¼ of Section 30, dividing 1.25 acres with buildings from the existing ~74 acre lot and rezoning the 1.25 acre parcel A4, based on the request being in agreement with requirements outlined in the Town of Union Zoning Ordinance made by Legris/Francis.

Roll call vote: Krajeck – Yes; Francis – Yes; Blume – Yes; Meier – Yes; Legris – Yes. Motion carried 5-0.

Public Hearing: Request by Union Farms, LLC for a land division and zoning change for parcel #6-20-15.4, located in the SE ¼, NW ¼ of Section 3. The parcel is currently zoned A1, and the applicants request dividing 2 acres from the existing 40 acre lot to create a buildable lot. The 2 acre lot would be rezoned RR, and the parent parcel would retain A1 zoning.

Krajeck noted that the request was somewhat confusing, as the applicants live on W. Butts Corners Rd. and the requested parcel is on Holt Rd. but does not yet have a fire number.

Public hearing opened at 6:37 p.m.

Combs stated that it appeared this request should also be rezoned to A4 instead of RR, which would be fine with the applicants. Commission agreed; request so amended.

Judy Whalen asked what the current plan for growth is, as she knows that previously preserving farmland was a priority for the Town. Krajeck stated that there has been difficulty getting approval for growth from the City of Evansville within the extraterritorial area. Francis also noted that there is a minimum parent parcel size that must exist in order for land divisions to be approved, a minimum of 40 acres and no more than 5% of the total lot size may be divided; this request meets those requirements.

Greg Hofmeister noted that he lives on Holt Rd. and their ROW is 35', and the current request allows for a 33' ROW on the CSM. Combs explained that the County is requiring a smaller ROW, but the Town could request 35' for consistency.

Debbie Rice, resident on Holt Rd., expressed concerns about an increase in traffic on the road. Stated there are already issues with speeding and drivers ignoring stop signs. Both Holt and N. Union Rd. have seen an increase in traffic even without more houses being built.

Whalen mentioned that there have been conversations amongst neighbors on Holt Rd. to request a reduction in the speed limit to 35 mph.

Public hearing closed at 6:50 p.m.

Blume does not like location of lot and feels it creates the possibility of a flag lot in the future, and would rather have it relocated to the edge of the current parcel. He noted that the Rock County Planning also recommended shifting the lot to the tree line in their Planner report. Combs noted that an additional lot to the west would not have to be a flag lot, it could be rectangular, although the allotted land division percentage would have already been used up for the parent parcel so there is no possibility of an additional lot being created at this time under the current land division regulations.

Meier asked if the request was consistent with the Town's ordinances; the Commission confirmed that it was. Francis would also like to see the lot moved to the west.

Motion to recommend to the Board approval of the amended request made by Union Farms, LLC for a land division and zoning change for parcel #6-20-15.4, located in the SE ¼, NW ¼ of Section 3, dividing 2 acres from the existing 40 acre lot and rezoning the 2 acre lot to A4, providing the location of the lot is moved to the west edge of the parent parcel and remains the same size, made by Francis/Blume.

Roll call vote: Krajeck – Yes; Francis – Yes; Blume – Yes; Meier – Yes; Legris – Yes. Motion carried 5-0.

Public Hearing: Request by Andy Phillips for a lot line adjustment/lot combination to create conforming lot at 8439 N. Birdie Ln., Evansville.

Public hearing opened at 6:55 p.m.

Combs stated the request is to combine two lots and change the designation from an outlot to a buildable lot.

Riedel provided copies of the Plat of Survey from 2015 combining the two parcels, which was approved by the Board at that time but did not change it from an outlot to a buildable lot.

Pat Lentz, neighbor, never knew that it was changed from outlot to buildable, was never notified and always believed it was an outlot and not buildable. Also thought that water retention was part of the issue with why it wasn't buildable.

Public hearing closed at 7:05 p.m.

Blume noted that the City of Evansville needs to approve the request as well, and it is on the agenda for their Plan Commission meeting next Tuesday.

Fahey noted that the west and north sections of Lot 1 are lowland conservancy, and are not buildable areas.

Motion to recommend to the Board approval of the request by Andy Phillips for a lot line adjustment/lot combination to create conforming, buildable lot at 8439 N. Birdie Ln., Evansville made by Blume/Legris.

Roll call vote: Krajeck – Yes; Francis – Yes; Blume – Yes; Meier – Yes; Legris – Yes. Motion carried 5-0.

Motion to adjourn made by Blume/Meier. Motion carried by unanimous voice vote; meeting adjourned at 7:16 p.m.