

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Thursday, September 28, 2023

The Town of Union Plan Commission monthly meeting was called to order by Alvin Francis at 6:30 p.m. on Thursday, September 28, 2023 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Alvin Francis, Ray Legris, Derek Blume and Larry Meier. Town Board members Kendall Schneider, Don Templeton, Rich Templeton, Dave Pestor and Clerk Regina Riedel were also present. Plan Commission Chairman Don Krajeck was absent.

Review and approval of July 27, 2023 Minutes

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

Public comment (5 minutes max. per issue)

There have been issues on the website providers end with uploading meeting notices/minutes to the Town website. Francis requested that the current land division ordinance be uploaded to the website.

Public Hearing: Request by Tennyson Farms, LLC, 2810 Tennyson Place, Hermosa Beach, CA for a Conditional Use Permit for parcel 6-20-117.1, located at 14904 W. Bullard Rd. in the SE ¼ of the NE ¼ of Section 15. The applicants request the CUP for the construction of mini-storage warehouse units.

Francis brought up issues related to the requirements for a CUP that are not included in the application, specifically green space requirements and a requirement of a 5:1 ratio of land to buildings. Regarding impervious surfaces, Arnold stated there will be asphalt coming off the road to the gated entrance, and an 80' concrete pad at the gate to allow the automatic sensor to work. Asphalt surfacing will then run from the gate to the building edge, 20' wide, the length of building. The remainder of the site will be gravel.

Meier stated that the site plan provided by the applicants is too generic and doesn't address green space requirements. Legris would like to see the site plan updated to include the dimensions of proposed buildings.

Arnold stated that the WI DNR will be overseeing the installation of retention ponds to address water management issues.

Public hearing opened at 6:51 p.m.

Fahey noted that the Town should require that all outdoor lighting shine down, not out, as was required at the other Big Barn storage location, as well as including a condition that no outdoor storage be allowed. Additionally, Fahey stated it was important for the Town to have the full site plan for future buildings so the Town knew what the end result would be. He suggested the Plan Commission could recommend approving the request based on specific buildings or phases so it's clear to everyone the maximum number of buildings that would be allowed.

Gerald Kersten, neighboring land owner, was under the impression that at the last meeting when the rezoning was approved, it was stated that the proposed facility would be all outdoor storage. This is incorrect, misunderstood what occurred at the meeting.

Arnold stated he was willing to remove the small building to the south to establish additional green space.

Don Templeton stated that at the previous meeting, Arnold stated it would be the original building and one additional building to the east. Feels the site plan proposed is far from what was presented at the rezone, similar to the situation with the original Big Barn Storage site.

Stacy Norton, neighboring land owner, brought up the issue of a recent theft at the buildings. She expressed concerns with the situation and future issues. Arnold stated that gate will be going up in 2 weeks along with security cameras, and there have been no thefts or break ins during the 6 years the existing storage facility on Highway 59 has been in operation.

Arnold stated that wheat will be planted this year on the adjoining A2 parcel, then no-till corn, and he will be working with DNR to address any water issues.

Rich Templeton felt that many of the issues with the application come down to water retention. In his opinion, the DNR is not concerned with water retention from a farmers point of view.

Public hearing closed at 7:10 p.m.

Francis feels the two outstanding issues are the 20% green space requirement, and 5:1 ratio requirement of acreage to buildings, and is confident the drainage issue will be addressed per Arnold and his work with the DNR. Meier stated that the site plan needs to be more specific before he can recommend approving it, and that any approval should be for a specific plan or phase, not for buildings which may or may not be constructed in the future. Blume/Legris also agree a more detailed site plan is needed before approving anything. Issues to address include building dimensions, ratio of buildings to land, green space, and a timetable for development. Blume stated that when talking about entire lot as a whole, an engineered solution for water management needs to be presented to the Town.

Mike Trumpy asked for clarification that the cement pad for the gate can be poured without the CUP being approved; Fahey stated that pouring cement not for the construction of a building can be done without a building permit. Kerstens expressed concerns about increased traffic on an already busy road (Bullard).

Legris reiterated that he would like to see a revised site plan with green space, phases of construction, DNR information regarding water management, and buildings vs. acreage brought back to the Plan Commission for consideration.

Motion to recommend the Board denying current proposal in lieu of a more specific site plan including green space, ratio of land to buildings, construction phases, and a written water management plan approved by the DNR made by Blume/Meier.

Roll call: Blume – yes; Francis – no; Meier – yes; Legris – yes. Motion carried 3-1.

Motion to adjourn made by Blume/Legris. Motion carried by unanimous voice vote. Meeting adjourned at 7:27 p.m.