

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Tuesday, May 28, 2024

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 6:30 p.m. on Tuesday, May 28, 2024 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Francis, Larry Meier, and Ray Legris. Town Board Supervisors Don Templeton and Aaron Tachon, and Clerk Regina Riedel were also in attendance. Commission member Derek Blume arrived at 7:10 p.m.; Pat Hartin was absent.

Review and approval of April 25, 2024 Minutes

Motion to approve the minutes of the April 25, 2024 meeting as written was made by Meier/Legris. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Alvin Francis talked to City of Evansville Community Development Director Collette Spranger about the possibility of developing a border agreement with the City; she stated she would speak with the Mayor and City Manager and get back to him within a week. He is hopeful that there will be a meeting with the City in the near future.

Public Hearing: Request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division for parcels 6-20-210, 6-20-211 and 6-20-212 located in the NW ¼ of the NW ¼ of Section 24. The purpose of the land division is to create a 78 lot subdivision, the first phase of which will consist of 15 lots. Each proposed lot would be zoned A4.

Public hearing opened at 6:38 p.m.

The Town Board approved the zoning change for Phase 1 only at their recent meeting, and sent the land division request back to the Plan Commission for a recommendation on action.

Larry Meier has faced development near his home since he moved in, wasn't in favor of it but also didn't have much say in what others did with their land. Feels the Town needs to decide if they want to move forward as a Town with development, or leave open the possibility of annexation into the City for development, taking the tax base away from the Town. He believes the only ways the Town can increase revenue is by developing and growing the tax base, or increasing taxes on existing residents.

Ray Legris asked what size the lots would be if zoned A4; they would be 1-3 acres. Phase 1 will consist of 15 lots, accessed off Cty. Road M.

Aaron Tachon feels that A2 zoning is more in line with the size historically of parcels in the surrounding neighborhood. Regarding annexation, in order for property to be annexed, both the City and the owner would need to be in agreement. Any possible annexation of the property is likely 30-40 years in the future.

Sarah Tachon, Territorial Rd., referenced the Town of Union Chapter 16 – Land Division Ordinance and cited some of the goals outlined there for the Town and it's residents. She, along with her neighbor, collected approximately 100 signatures of neighboring landowners who were not in favor of the request. Questioned whether a traffic impact study as required in the ordinance has been done. Ryan Combs stated the studies are in process. Tachon felt that the studies should be done and reviewed prior to a recommendation or decision being made.

Public hearing closed at 7:09 p.m.

Motion to recommend approval of land division requested by Randall Shottliff for parcels 6-20-21-, 6-20-211 and 6-20-212 only to create the 15 lot subdivision outlined in Phase 1 of the subdivision, based on receipt and approval of studies as highlighted in Chapter 16, made by Meier/Legris.

Blume arrived at 7:10 p.m. and inquired if any changes had been made to the proposed lot sizes; none were made nor minimum lot sizes required in the motion.

Roll call vote: Blume – present; Meier – yes; Francis – yes; Legris – yes. Motion carried 3-0.

Blume noted that he has also spoken to Spranger at the City of Evansville regarding setting up a meeting to discuss an agreement.

Motion to adjourn made by Meier/Legris. Motion carried by unanimous voice vote. Meeting adjourned at 7:17 p.m.