

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Thursday, August 29, 2024

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 6:30 p.m. on Thursday, August 29, 2024 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Francis, Pat Hartin, and Ray Legris. Clerk Regina Riedel and Town Supervisors Rich Templeton and Don Templeton were also in attendance.

Review and approval of May 28, 2024 Minutes

Motion to approve the minutes of the May 28, 2024 Plan Commission meeting as written made by Legris/Hartin. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

No comments.

Public Hearing: Request by Grove Partners, LLC, 5 Maple St., Evansville, WI for a land division and zoning change for parcel 6-20-218.B, located in the NW and NE ¼ of Section 25 on Territorial Rd. The applicants request the creation of three parcels, sized 12.5 acres, 13.1 acres and 11.5 acres and rezoned A2.

Francis noted that the Town approved a request for this parcel approximately 18 months ago for a subdivision which was subsequently not approved by the City of Evansville.

Public hearing opened at 6:33 p.m.

Ryan Combs was in attendance representing the applicants. Legris asked where driveways would be located; one on Bridle Sweet Drive and two on Territorial Rd., which may be a shared driveway.

Dave Schlapper was curious why the initial request wasn't approved by the City. Combs explained that the parcel is within the City's extraterritorial jurisdiction, who wouldn't allow the parcel to be split to smaller lots. The City will allow for 10+ acre lots. Combs also noted that all drainage concerns have been taken care of, and approval of the drainage plan has been received from the DNR. Schlapper asked if the current request was approved, would the owners then convert the parcels to smaller lots later via Conditional Use Permit? No, the Conditional Use Permit process is not a mechanism to create smaller lots in this manner.

Francis stated that Kendall Schnieder had concerns about including a hammerhead turnaround on Bridle Sweet Drive; the applicants confirmed that there is already one in place.

Schlapper asked how the drainage would be handled during the building process. Combs explained that there is a large drainage way directly behind the lots, and provided a copy of the map of buildable areas and drainage.

Public hearing closed at 6:40 p.m.

Motion to recommend to the Town Board approval of the request by Grove Partners, LLC, 5 Maple St., Evansville, WI for a land division and zoning change for parcel 6-20-218.B, located in the NW and NE ¼ of Section 25 on Territorial Rd. to create three parcels, sized 12.5 acres, 13.1 acres and 11.5 acres and rezoned A2 made by Legris/Hartin.

Roll call vote: Francis – yes; Hartin – yes; Legris – yes. Motion carried by 3-0.

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., Evansville. The applicants are requesting the CUP to allow for the construction of mini-storage buildings.

Ryan Combs was in attendance representing the applicant. Applicants have decided to design the entire site at one time to address stormwater management issues, but the project will still be built in phases. They have obtained DNR stormwater management permits for the whole site, and greenspace and road frontage requirements have been met according to CHI zoning district requirements. Ed Arnold explained that Phase 1 includes the initial surface that Worthington Ag Parts occupied, the existing building, and 2 additional buildings.

Public hearing opened at 6:45 p.m.

Lester Kersten stated that on the map sent to residents, there is an “off site basin” located on the east side of the property. He is aware that Arnold currently owns the property where the basin is located, but is concerned about what could happen if someone purchases either that parcel or the parcel in question? Could drainage be altered? Combs explained that the map is simply illustrating that water is flowing from that direction to the storage building site and the applicants have to account for the basin existing.

Gerald Kersten asked how deep the pond would be. Combs stated the pond is sized to account for a 100 year flood occurrence, and is between 6-8’ deep depending on the depth of the existing ground around it. Arnold stated that all the water on the 10 acre parcel never leaves the 10 acres, and they will install drainage tubes off of the building to drain into the retention pond that will be built. If the property is sold in the future, the retention pond goes with the 10 acres. All roof water runoff is channeled to the drainage retention pond on the 10 acres; the water will never leave the site.

Public hearing closed at 6:51 p.m.

Motion to recommend to the Town Board approval of 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., Evansville to allow for the construction of mini-storage buildings made by Hartin/Francis.

Roll call vote: Francis – yes; Hartin – yes; Legris – no. Motion carried 2-1.

Public Hearing: Request by Templeton Farms, LLC, 9808 N. Evansville Brooklyn Rd., Evansville, WI for a land division and zoning change for parcels 6-20-34 & 6-20-59, located at 11026 N. Crocker Rd., Evansville. The applicants request the separation of existing house and 5 acres, rezoning the newly created parcel A3 and retaining A2 zoning on the parent parcel.

Public hearing opened at 6:56 p.m.

Ryan Combs stated the property was recently divided, and Templeton Farms has purchased it and would like to divide off the buildings and 5 acres.

Francis asked why 5 acres is necessary; the applicants would like room to build pole barn in the future, and there is a good spot on the other side of the driveway to build on. They will continue to farm all the land in the future.

Francis feels that the 100' driveway width is excessively wide and takes additional land out of ag production; however, the Board required that width when they approved it. Francis would rather see the division of 3 acres and a rezone to A4.

Rich Templeton stated that in his opinion, the way the lot sits currently is the best way to divide it. The ground is rolling, and the septic location is an issue. All extra acreage will continue to be farmed by his family and nothing will be changing. They are considering filling in the manure pit and would be gaining back some ag land in that area. Reducing the lot size to 3 acres would make it difficult to build on the south side of the parcel.

Public hearing closed at 7:02 p.m.

Legris believes the 5 acre lot size is a better option considering the plans to build a pole barn; Hartin agrees.

Motion to recommend to the Town Board approval of the request by Templeton Farms, LLC, 9808 N. Evansville Brooklyn Rd., Evansville, WI for a land division and zoning change for parcels 6-20-34 & 6-20-59, located at 11026 N. Crocker Rd., Evansville to separate existing house and 5 acres, rezoning the newly created parcel A3 and retaining A2 zoning on the parent parcel made by Legris/Hartin.

Roll call vote: Francis – no; Hartin – yes; Legris – yes. Motion carried 2-1.

Public Hearing: Request by Paul & Fern Maas Revocable Trust, 10218 N. Tolles Rd., Evansville, WI for a land division and zoning change for parcel 6-20-50, located at 17816 & 17802 W. Evansville Brooklyn Rd., Evansville. The applicants request the separation of existing buildings from the parent parcel, creating one 11.5 acre lot and one 25.5 acre lot, both rezoned A2.

Public hearing opened at 7:05 p.m.

Ryan Combs was in attendance representing the applicants. The family is settling the estate. They have used the field line as break point for the land division. Legris noted that the driveway was removed on Lot 2, and inquired if there was any plan to put it back in? No. The applicants are hoping to keep ownership of the parcels within the family.

Public hearing closed at 7:08 p.m.

Motion to recommend to the Town Board approval of the request made by Paul & Fern Maas Revocable Trust, 10218 N. Tolles Rd., Evansville, WI for a land division and zoning change for parcel 6-20-50, located at 17816 & 17802 W. Evansville Brooklyn Rd., Evansville to separate the existing buildings from the parent parcel, creating one 11.5 acre lot and one 25.5 acre lot, both rezoned A2 made by Legris/Hartin.

Roll call vote: Francis – yes; Hartin – yes; Legris – yes. Motion carried 3-0.

Public Hearing: Request by Paul & Fern Maas Revocable Trust, 10218 N. Tolles Rd., Evansville, WI for a land division and zoning change for parcel 6-20-62, located at 17227 & 17339 W. Evansville Brooklyn Rd., Evansville. The applicants request the separation of existing buildings from the parent parcel, creating a 6.8 acre lot rezoned A3.

Public hearing opened at 7:10 p.m.

Ryan Combs was in attendance representing the applicants, who are trying to keep the original homestead together and not affect any tillable land. There were previously two homes on the parcel, there are no houses currently.

Public hearing closed at 7:11 p.m.

Motion to recommend to the Town Board approval of the request made by Paul & Fern Maas Revocable Trust, 10218 N. Tolles Rd., Evansville, WI for a land division and zoning change for parcel 6-20-62, located at 17227 & 17339 W. Evansville Brooklyn Rd., Evansville to separate the existing buildings from the parent parcel, creating a 6.8 acre lot rezoned A3 made by Hartin/Legrís.

Roll call vote: Francis – yes; Hartin – yes; Legris – yes. Motion carried 3-0.

Motion to adjourn made by Francis/Legrís. Motion carried by unanimous voice vote. Meeting adjourned at 7:14 p.m.