

Town of Union
PLAN COMMISSION MONTHLY MEETING
Minutes of Thursday, May 29, 2025

The Town of Union Plan Commission monthly meeting was called to order by Chairman Alvin Francis at 6:30 p.m. on Thursday, May 29, 2025 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Alvin Francis, Larry Meier and Ray Legris. Town Board Supervisor Aaron Tachon and Clerk Regina Riedel were also in attendance. Plan Commission member Pat Hartin was absent.

Review and approval of April 24, 2025 Minutes

Motion to approve minutes of April 24, 2025 meeting as written made by Legris/Meier. Motion carried by unanimous voice vote.

Public comment (5 minutes max. per issue)

Francis noted that the Commission is seeking a new member to replace Derek Blume, who resigned at the end of his term in April.

Public Hearing: Request by Wisconsin Gas LLC/Northern Natural Gas Company, 231 W. Michigan St., Milwaukee, WI for a conditional use permit for parcel 6-20-280.1, located at 6518 N. State Rd. 213 in the NE ¼ of Section 34 in the Town of Union. The applicants request permission to construct a building in a lowland conservancy district.

Public hearing opened at 6:32 p.m.

Representatives for the applicant in attendance included Robert Bukowski, WE Energies. Explained that there is an existing building on site, which is primarily owned by Northern Natural Gas. The request is to replace the existing building, which is sheltering valves, with a building 10' longer. A conditional use permit is required because the parcel is located in a lowland conservancy district.

Meier noted that the Board of Adjustment approved a variance for the reduced setback for the building.

Public hearing closed at 6:35 p.m.

Motion to recommend approval of the request by Wisconsin Gas LLC/Northern Natural Gas Company, 231 W. Michigan St., Milwaukee, WI for a conditional use permit for parcel 6-20-280.1, located at 6518 N. State Rd. 213 in the NE ¼ of Section 34 in the Town of Union to allow construction of a building in a lowland conservancy district made by Meier/Legris.

Roll call vote: Alvin Francis – yes; Larry Meier – yes; Ray Legris – yes. Motion carried 3-0.

Public Hearing: Updates to Chapter 16 – Land Division Ordinance, Section 8.19, Specific Compliance Provisions

Public hearing opened at 6:39 p.m.

The proposed language is in red below:

When dividing land zoned as agricultural use the base farm tract must be at least forty (40) acres for the first land division, eighty (80) acres for the second land division, and one hundred sixty (160) acres for the third land division. More than three (3) divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use. **The ratio of nonfarm residential**

acreage to farm acreage on the base farm tract on which the residence is or will be located will not be greater than 1:20 after the residence is constructed or converted to a nonfarm residence.

Francis stated the sentence "More than three (3) divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use" should be removed.

Public hearing closed at 6:49 p.m.

Motion to recommend to the Board removal of "More than three (3) divisions of the base farm tract will not be allowed unless the additional parcels will be zoned something other than agricultural use" and add "The ratio of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is or will be located will not be greater than 1:20 after the residence is constructed or converted to a nonfarm residence" made by Legris/Meier. Motion carried by unanimous voice vote.

Discussion: Residential Land Divisions Within A3 and A4 Zoned Lots, and A1 and A2 Separated Farm Building Lots

Francis believes there is a desire to change/update the land division ordinance to allow for additional land divisions if well/septic, road frontage and setback requirements can be met.

After discussion, it was agreed by all that such divisions are not specifically disallowed by the current ordinance language, therefore no changes are necessary at this time.

Motion to adjourn made by Meier/Legris. Motion carried by unanimous voice vote. Meeting adjourned at 7:39 p.m.