

**Town of Union**  
**PLAN COMMISSION MONTHLY MEETING**  
**Minutes of Thursday, April 25, 2024**

The Town of Union Plan Commission monthly meeting was called to order at 6:30 p.m. on Thursday, April 25, 2024 at the Town of Union Town Hall, 15531 W. Green Bay Rd., Evansville, WI. Members in attendance included Chairman Alvin Francis, Derek Blume, Larry Meier and Ray Legris. Town Board members Kendall Schnieder, Rich Templeton and Aaron Tachon, as well as Clerk Regina Riedel, were also present. Plan Commission member Pat Hartin was absent.

**Review and approval of March 28, 2024 Minutes**

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

**Public comment (5 minutes max. per issue)**

Kendall Schnieder noted that Trygve Olsen, prior member of the Plan Commission, recently passed away.

Larry Meier thanked Bob Fahey for requesting and obtaining additional maps, and Regina Riedel for sending them out, for the two Johnson land divisions before the Commission tonight, so that members could better understand the location and scope of the requests.

**Public Hearing: Request by Nick & Janet Johnson Living Trust/Jeff Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-34, located in the SW ¼ of Section 5. The applicants request the division of 15.3 acres from the existing 40 acre parcel, rezoning both the newly created parcel and the parent parcel A2.**

**Public Hearing: Request by Nick & Janet Johnson Living Trust/Jared Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-59, located in the NE ¼, NW ¼ of Section 8. The applicants request the division of 3.6 acres from the existing 134 acre parcel, rezoning the newly created parcel A3.**

Public hearings combined for both requests, and opened at 6:34 p.m.

Francis requested that Ryan Combs review all the land involved in both requests and owned by Johnsons. Combs explained that the brothers are trying to settle the estate with the Trust; one wants to build on one lot, one wants to build on another lot, remainder of the land will be sold.

Andy Larson, son of Jim and Caryl Larson who live on Long Rd., was in attendance and expressed concerns about whether Long Rd. could accommodate any additional traffic. Kendall Schneider stated that Long Rd. is a half road right-of-way, 12' wide. Combs stated the applicants would be willing to dedicate a 35' right-of-way so the Town could maintain trees and brush further out along the road.

Francis suggested relocating the lot to have access to Crocker Rd. instead of Long Rd.

Jim Larson noted that if there is another home placed on Long Rd., there will be 4 access points within 100', which will exacerbate congestion issues. There is no turn around at the end of the road. Neighbor Bob Leick stated that when the Town is plowing, he has to open gates to allow the plows to turn around. The shoulders are very steep, with boulders on each side, and the intersection at Crocker Rd. is not safe nor appropriately radiused with a number of accidents

having occurred there. Combs stated that the applicants would be willing put in a gravel turnaround.

Public hearing closed at 7:10 p.m.

Motion to recommend to the Town Board approval of the request by Nick & Janet Johnson Living Trust/Jeff Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-34, located in the SW ¼ of Section 5 to divide 15.3 acres from the existing 40 acre parcel, rezoning both the newly created parcel and the parent parcel A2, with the provision that the access point width be reduced to 50' made by Blume/Legriss.

Roll call vote: Blume – yes; Meier – yes; Francis – yes; Legris – yes. Motion carried 4-0.

Regarding the application by Johnson Living Trust/Jared Johnson off Long Rd., Blume does not feel that recommending approval is in the interest of public health and safety as requested now. He would be willing to recommend approval of a lot with an access point on Crocker Rd., but not Long Rd.

Motion to table request by Nick & Janet Johnson Living Trust/Jared Johnson, 11026 N. Crocker Rd., Brooklyn for a land division and zoning change for parcel 6-20-59, located in the NE ¼, NW ¼ of Section 8 to divide 3.6 acres from the existing 134 acre parcel, rezoning the newly created parcel A3, made by Blume/Meier. Motion carried by unanimous voice vote.

**Public Hearing: Request by Erik Christenson & Jessica Ambrose, 8808 N. Cty. Rd. M, Evansville for a land division and zoning change for parcel 6-20-212.3, located in the NW ¼ of Section 24. The applicants request the combination of the existing 2 acre parcel with the adjacent 10 acre parcel, creating a 12 acre parcel rezoned A2.**

Public hearing opened at 7:17 p.m.

Combs stated simple sale between adjoining land owners, only needed to come before the Town because of the change in zoning. City of Evansville already approved it.

Public hearing closed at 7:19 p.m.

Motion to recommend to the Board approval of the request by Erik Christenson & Jessica Ambrose, 8808 N. Cty. Rd. M, Evansville for a land division and zoning change for parcel 6-20-212.3, located in the NW ¼ of Section 24 to combine the existing 2 acre parcel with the adjacent 10 acre parcel, creating a 12 acre parcel rezoned A2, made by Meier/Blume.

Roll call vote: Blume – yes; Meier – yes; Francis – yes; Legris – yes. Motion carried 4-0.

**Public Hearing: Request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division and zoning change 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 and zoning change is to create a 78 lot subdivision, the first phase of which will consist of 15 lots scheduled for development in Spring 2024. Each proposed lot would be rezoned A4.**

Public hearing opened at 7:20 p.m.

Combs stated the revised map was created after the predevelopment meeting held with the Town, and 20 lots were removed from the original proposal. Added green space, although the space indicated is likely about 50% larger than necessary to accommodate runoff. There will be a HOA in place for management of green space, and language can be included in the

agreement that allows the Town to assess fees and perform maintenance of greenspace if the HOA fails to do so. Zoning of proposed lots has been changed to A4 to allow for animals. Proposed road entrance for Phase 1 onto Cty. Hwy. M is at peak of hill, to allow for the best visibility.

Jeff Bilhorn, 13115 W. Cty. Rd M, was in attendance and will be directly affected by the construction of Phase 1. He believes construction should begin closer to the City of Evansville. He is personally not in favor of the development, and is concerned that his well will suffer from the addition of so many homes.

Holly Hunt, 8220 Cty. Rd. M, agrees with other residents that it is unlikely that prospective home buyers will purchase two lots, and that keeping animals on 1-2 acre lots is also not realistic. Believes that the lots should be larger overall in keeping with neighboring lots.

Sarah Tachon, 8310 N. Territorial Rd., was surprised that the request was on the agenda again after so many neighbors attended prior meetings voicing concerns about the development. It appears that the land is currently being planted, but they are stating development would occur beginning in Spring 2024.

Combs reiterated that the parcel is designated as future development in the Town's Comprehensive Plan.

Public hearing closed at 7:38 p.m.

Blume feels that despite some of the comments made, the applicant has made adjustments to appease some of the concerns voiced by both residents and the Town, aside from larger lot sizes which he recognizes is not a viable option at 15 acres. As a citizen of the Town, he too would be concerned about the subdivision if he lived close to it. The situation is not dissimilar to the earlier discussion regarding additional traffic on Long Rd. and it's effect on the quality of life for neighbors. However, he recognizes that the landowner has the right to do what he wants with his land if it is within the scope of what is allowed.

Legris would like to see larger lots, perhaps double the proposed sizes. Blume would also feel better about the request if the majority of the lots were closer to 2 acres, but realizes that there is a tipping point at which it is not feasible to develop a subdivision.

Blume noted that the request will still have to be approved by the City of Evansville, which seems unlikely. Combs noted that an increase in traffic on Territorial Rd. was brought up as an issue previously, which is one reason they moved Phase 1 to the location it is at now. Stated that the applicant would be agreeable to a request that lot sizes be a minimum of 1.5 acres.

Motion to recommend to the Board approval of a portion of the request by Randall Shotliff, 9341 Vista Meadow Dr., Verona, WI 53593 for a land division and zoning change 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 only portion recommended for approval is Phase 1, with a requirement that the lots be a minimum of 1.75 acres in size, rezoning only the lots located within Phase 1 to A4. Said motion was made by Meier/Francis.

Roll call, Meier – yes; Blume – no; Francis – yes; Legris – no. Motion tied, failed.

Motion to adjourn made by Blume/Meier. Motion carried by unanimous voice vote. Meeting adjourned at 8:05 p.m.