

**Town of Union  
Plan Commission  
Meeting Minutes**

April 7<sup>th</sup>, 2025 at 6:30pm  
Union Town Hall

Present: Geri Henschel, Chris Fisher, Steve Bauer, William Riske, and Marcy Wentworth

Also present: Joel Henschel, Kelly Norton as Secretary, sign in sheet

Chair G Henschel called the meeting to order at 6:30 p.m.

Henschel gave the open meeting statement.

Motion made by W/B to approve agenda, motion carried

Minutes from December 2<sup>nd</sup>, 2024 meeting were read and motion by Wentworth/Bauer to accept, with the correction under Luckow to change not to no, motion carried.

Discussion was had regarding approval of Planning Commission's recommendation of the Conditional Use Permit for the parcels owned by Michael & Jodie Hanson, parcel 19-09-24-1 and 19-09-21-1- fire number E5860 Missall Ln for a Commercial Animal facility that includes horse training, consignment sales, horse camps for kids, equine assisted learning, etc – discussion was had regarding parking, manure storage, maximum horses, unloading and turning around of trucks. Additional maps were submitted. Motion made by Bauer/Fisher to approve CUP with the following conditions:

Conditions For Hanson CUP

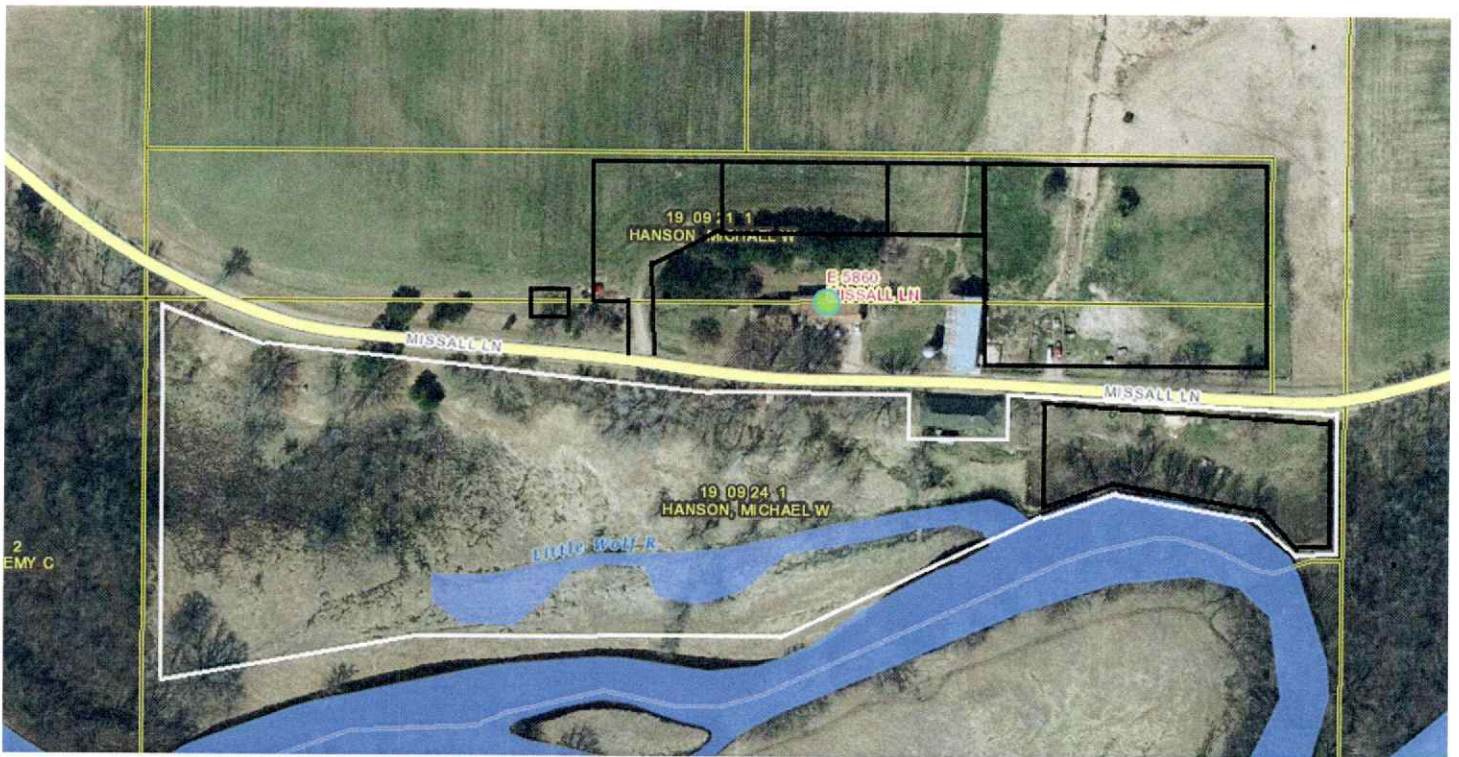
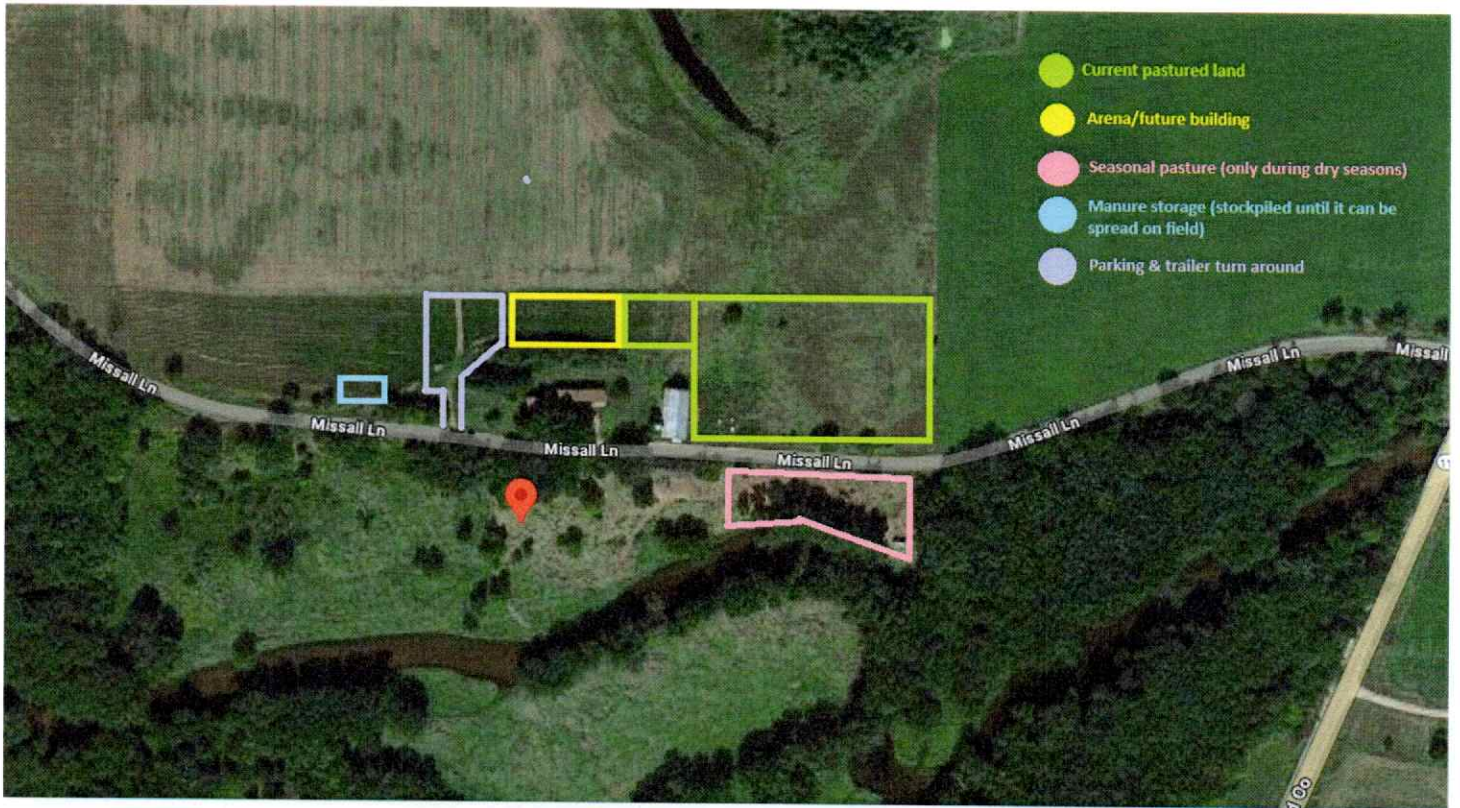
1. Provide manure storage as shown on diagram #2 for a maximum of 12 horses
2. Provide a parking area with space for turning around as shown in diagram #1. The area to be 156'x138' in diameter
3. No parking allowed on roadway
4. Unloading of horses to be done in designated parking area only
5. Provide sanitary facility (porta potty)
6. Maintain liability insurance
7. Maximum number of horses allowed is 12

Public Comments: none made

Motion made to adjourn meeting at 7:04 p.m. by Wentworth/Bauer motion passed

Respectfully Submitted,  
Kelly Norton  
Plan Commission Secretary

#1





## Parking Area

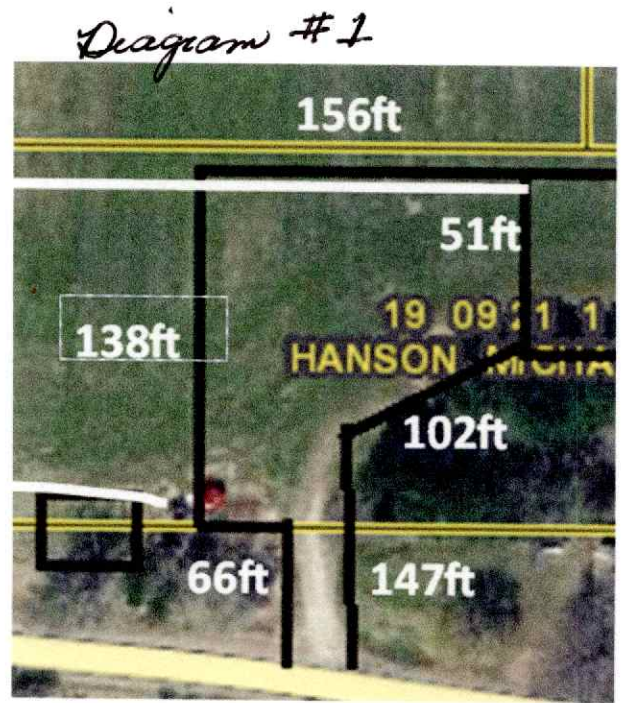
13,500 square feet

Maximum 15 cars/parking spaces

Parking spaces will be 10ftx20ft which comes to a total of 3,000 sq feet. Leaving over 10,000 square feet of remaining parking area for any additional needs.

- **17.603 - PARKING REQUIREMENTS. (Am. Ords. #04-21; #20-21(2021); Am. Ord. #13-2023)**

(2)Size. The size of each parking space shall be not less than nine feet by 18 feet, exclusive of the space required for ingress and egress.



### Parking Requirements Inbox x



**Morgan Hanson** <morganhanson1023@gmail.com>

to Jason Snyder ▾

Hello,

My name is Morgan Hanson and I am applying for a conditional use permit for a commercial equine facility in Marion. I am looking for some clarification on the parking requirements. The ordinance states that there must be 1 parking space per 1000 square feet of gross floor space. Is this just accounting for the floor space of the building? I conduct my riding lessons and training outside in an outdoor arena space, would this space be included in gross floor space?

Thank you,

Morgan Hanson

Tue, Dec 3, 2024, 1:32 PM



**Jason Snyder** <Jason.Snyder@co.waupaca.wi.us>

to me ▾

Hi Morgan,

That particular requirement is pointing toward the square footage of a building however we would want to see you account for parking for the people that wouldn't be utilizing the building as well. For the outdoor space anticipate having a parking space for each expected patron. If you have any additional questions please let me know.

Have a great day!

Jason Snyder, Zoning Administrator  
Waupaca County Planning and Zoning  
811 Harding St.  
Waupaca WI 54981

Tue, Dec 3, 2024, 4:03 PM



## Manure Storage

Diagram #3  
#2

Manure will be stockpiled on the upper portion of the field near the parking area. Manure will be stockpiled until it can be spread out on the field as fertilizer after crops are removed.

Manure will be cleaned from the horse pens a minimum of 4 times a year using a tractor and dump trailer to remove the waste from the pens.

