

TOWN OF UNION

PLANNING COMMISSION MINUTES

Notice was given that a Planning Commission Meeting for the town of Union in the County of Waupaca, State of Wisconsin, for the transaction of business as is by law required or at such meeting, will be held at the Union Town Hall located at E6592 State Road 22, Bear Creek, on Monday May 4th, at 6:30pm

1. Meeting called to order
2. Opening meeting statement – This meeting and all other meetings of this commission are open to the public. Proper notice has been posted in accordance with Wisconsin Statutes so the citizenry may be aware of the time, place, and agenda of this meeting.
3. Motion made by Bauer/Artz to approve agenda, motion carried
4. Motion made by Artz/Riske to approve minutes from previous meeting on April 6th, 2026, motion carried
5. Discuss and possible action by Planning Commission for parcel number 19-36-31-2 owned by Czarnota & Philippon. The parcel is located within the farmland preservation area and the applicant is proposing to split the dwelling and buildings off from the crop land. Lot splits in the farmland preservation area are controlled by the number of development rights with each development right constituting two acres of land that can be split from the base parcel. In this situation the lot size is allowed to exceed two acres when utilizing one development right in order to consolidate the existing farm structures on to the parcel. The remnant parcel will not have any available development rights. The farmland preservation area also requires that any new lots have the zoning amended to the Rural Residential Overlay (RR-O) district. Resident asked to see map of rezoning, map was shown. Motion made by Wentworth/Bauer to approve changes as stated, motion carried
6. Discuss and possible action by Planning Commission for the conditional use permit application for the Michael & Megan Prill property, identified by fire number N8880 Jossie Rd and parcel number 19-17-22. The applicants are proposing to sell various seeds, deer and bear feed as well as other types of hunting attractants. This proposal most closely fits the “Agriculture Related Use” section of the ordinance pertaining to feed and seed stores. The subject property is zoned as Agriculture Retention (AR). Chairman Henschel asked for a condition that Prill is to obey Spring Weight Limits. Prill stated it should not be a problem as their products usually come via straight truck and are not over weight. Motion made by Wentworth/Riske to approve Condition Use Permit with the condition Prill obeys Spring Weight Limits, motion carried.
7. Public comments and communications – none
8. Motion made by Bauer/Artz to adjourn meeting at 6:47pm, motion carried

Next Planning Commission Meeting is June 1st 2026 at 6:45 pm

Respectfully submitted

Kelly Norton, Clerk/Planning Commission Secretary