Minutes May 16, 2024
Planning and Zoning Committee

The May 16, 2024 Planning and Zoning Committee meeting was called to order at 7:00 p.m. by Don Carlson. Those in attendance were Planning and Zoning Committee members Don Carlson, Burt Wheeler, Brian Knutson, Mike Stockel and Steve Earleywine, Town Clerk Graceann Toberman, Town Board members Kurt Bartlett and Bill Trow, and Building Inspector Bob Fahey. Also in attendance were Jeff Garde from Combs & Associates, Dane Trustem, Sandy Larson, Terry and Joline Morton, Dan Drefahl and Don Rosa.

The minutes from the Oct. 19, 2023 were read. Minutes were approved as read.

Don Carlson read agenda item #1 to consider a request from Terry and Jolene Morton W646 Dunphy Road Albany, WI to create and rezone a 2-acre (+/-) parcel with an existing home from a 20.5-acre parent parcel. This parcel is #024 012009 and is located in the SW & SE 1/4 of the SW1/4 of Section 9 in the Town of Magnolia. The address of the property is 4104 N Old 92, Evansville, WI 53536. The newly created parcel will be zoned RR and the parent parcel will them become and A-2 parcel. Both areas are currently zoned A-1. This is under Magnolia Zoning Code 4.4 (C) (g), 4.4 (D) (2), 4.4 (D) (6) and 4.4 (F). It was noted the property is currently zoned A-1 and therefore the request falls under the farm consolidation provision. Carlson moved to recommend to the town board to approve the request. Stockel seconded. Motion carried 5-0.

Carlson read agenda item #2 to consider a request from Dan and Christine Drefahl, 12801 W. Spring Valley Road, Brodhead, WI to create and rezone two new parcels from a 79.45-acre parent parcel that is zoned A-1. There are currently two houses and various farm buildings on this parcel. The Drefahls would like to divide the houses and create two new parcels. Lot #1 would be 2-acres (+/-) and would include the two-story house and garage. This parcel would be zoned RR. Lot #2 would be 3-acres (+/-) and would include the single-story house and several outbuildings. This parcel would be zoned A-3. This property is located in the NE ¼ of the NE ¼ of Section 32 in the Town of Magnolia. The address of the property is 417 N Fromholtz Road, Brodhead, WI 53520. The parcel is #024 048001. This is under Magnolia Zoning Code 4.4 (C) (g), 4.4 (D) (2), 4.4 (D) (6) and 4.4 (F). Jeff Garde stated the lines were drawn so that all buildings met the proper setback guidelines. Drefahl stated each parcel had its own well and septic system. Knutson moved to recommend to the town board to approve the request. Carlson seconded. Motion carried 5-0.

Carlson read agenda item #3 to consider a request from Larson Acres, Inc. 18218 W. State Road 59, Evansville, WI, to separate 1.9 acres (+/-) from a 140-acre parent parcel. This parcel is #024 012004 and is located in the NE ¼ of the SW ¼ of Section 9 in the Town of Magnolia. The address of the property is 4402 N Old 92, Evansville, WI. There is an existing building on the property and a well. The new parcel would be zoned RR and the parent parcel would remain zoned A-1. This is under Magnolia Zoning Code 4.4 (C) (g), 4.4 (D) (2), 4.4 (D) (6) and 4.4 (F). It was noted the farm consolidation rules in the zoning ordinance allow for the separation of farm residence or structures, if the buildings predate 1977. This means that a house is not necessary for the separation to be approved, although there was a house there at one time, prior to 1977. Wheeler moved to recommend to the town board to approve the request. Knutson seconded. Motion carried 5-0.

Carlson moved to adjourn the meeting. Knutson seconded. Motion carried 5-0.

Respectfully submitted,

Steve Earleywine