**Town of Magnolia**
**Town Board Hearing**
**June 11, 2024**

The hearing was held at the Magnolia Town Hall 14729 W County Road A, Evansville, WI 53536. Those in attendance were: Chairman Kurt Bartlett, Supervisors Bill Trow and Steve Eager, Clerk/Treasurer Graceann Toberman, Building Inspector Bob Fahey, Jeff Garde from Combs and Associate, William Gempeler, Georgean Hunt, Terry and Jolene Morton, and Dane Trustem.

The hearing was called to order by Chairman Kurt Bartlett. The public hearing was opened.

The first agenda item was 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 ¼ of the SW ¼ 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 then become an 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). The Planning and Zoning Committee had reviewed this in May and recommended approval. The meaning of Rural Residential was discussed. Motion by Eager, seconded by Trow, to approve this request. Motion passed 3-0.

The second agenda item was 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-aces (+/-) 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. This is under Magnolia Zoning Code 4.4 (C)(g), 4.4 (D)(2), 4.4 (D)(6) and 4.4 (F). The Planning and Zoning Committee reviewed this request in May and recommended approval. The right of way being owned by the town verses the landowner was discussed. Motion by Trow, seconded by Eager, to approve this request. Motion passed 3-0.

The third agenda item was 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). The Planning and Zoning Committee had reviewed this request in May and recommended approval. Motion by Trow, seconded by Eager, to approve this request. Motion passed 3-0.

Hearing adjourned.

Graceann Toberman, Clerk/Treasurer