

ZONING COMMITTEE MEETING MINUTES

August 2, 2023 – 1:30 P.M.

Present: Kusilek, Rogers, Heinecke, Cook, Thompson.

Zoning Office Staff: Gifford, Collins.

Rogers called the meeting to order at 1:30 p.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Agenda – **Motion:** (Heinecke/Kusilek) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of July 5, 2023 were presented; **motion:** (Cook/Kusilek) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Plat Approval: Countrified Sunset View – Gifford presented the plat, stating it meets the minimum standards; **motion:** (Cook/Kusilek) to approve the plat. Carried.

#8. Amend FPP Map Area, Towns of Stanford and Prairie Lake – Gifford discussed the State requirement of adding to FPP map area prior to rezoning property into the Exclusive Ag district. **Motion:** (Heinecke/Thompson) to approve the amendment to the FPP Map Areas in the Towns of Stanford and Prairie Lake; carried.

#9. **Public Hearings**–

(1:30 p.m.) **Jeffrey A. Zappa, owner – Town of Crystal Lake, R-1 to Ag-2, 22.107 acres**

Rogers read the public notice and Black presented a file review. The applicant testified and Gifford provided a staff report. No public testimony or correspondence received; committee questions followed. **Motion:** (Cook/Heinecke) to close testimony; carried. Committee discussion. **Motion:** (Cook/Kusilek) to recommend approval of the request; carried. **Motion:** (Thompson/Heinecke) to close hearing; carried.

(1:40 p.m.) **Cody B. Fankhauser and E. Pat & DeEtte Fankhauser (LE), owners – Town of Stanford, RR (1.33 ac) & C-1 (21.3 ac), 22.63 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report. Public testimony in opposition was taken; no correspondence received. Committee questions followed. **Motion:** (Heinecke/Thompson) to close testimony; carried. Committee discussion. **Motion:** (Heinecke/Cook) to recommend approval of the request; carried. **Motion:** (Thompson/Heinecke) to close hearing; carried.

(1:50 p.m.) **Christian & Bridget Schnider, owner – Town of Stanley, R-1 (1.53 ac) & A-1 (4.95) to Ag-2, 6.48 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report. No public testimony or correspondence received; committee questions followed. **Motion:** (Cook/Heinecke) to close testimony; carried. Committee discussion. **Motion:** (Cook/Kusilek) to recommend approval of the request; carried. **Motion:** (Thompson/Heinecke) to close hearing; carried.

(2:00 p.m.) **NorSwiss Properties, LLC, owner – Town of Stanfold, Ag-2 to A-1, 20 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report. No public testimony or correspondence received; committee questions followed. **Motion:** (Kusilek/Rogers) to close testimony; carried. Committee discussion. **Motion:** (Rogers/Heinecke) to recommend approval of the request; carried. **Motion:** (Kusilek/Cook) to close hearing; carried.

(2:10 p.m.) **Daniel O. & JoAnn Brinkman, owner – Town of Prairie Lake, Ag-2 to A-1, 40.51 acres**

Rogers read the public notice and Gifford presented a file review. The applicant testified and Gifford provided a staff report. No public testimony or correspondence received; committee questions followed. **Motion:** (Thompson/Heinecke) to close testimony; carried. Committee discussion. **Motion:** (Cook/Kusilek) to recommend approval of the request; carried. **Motion:** (Rogers/Kusilek) to close hearing; carried.

#10. Zoning District Review: Town of Maple Plain Property – Gifford presented zoning maps, outlining how staff believes the parcel in question was missed when the RR zoning district was designated. **Motion:** (Heinecke/Thompson) to correct the original zoning map to designate parcel #030-1400-19-001 as zoned in the Recreational-Residential district; carried.

#11. Discussion: Office Activities – Gifford updated the committee on new technician and discussed scheduling a joint committee meeting. After discussion, Cook suggested a joint committee meeting on August 21st at 6:00 p.m. Staff will coordinate with other Ext/LCC members.

#12. Future Agenda Items:

#13. Next meeting date: September 6, 2023 at 1:30 p.m.

#14. **Motion:** (Heinecke/Kusilek) to adjourn the meeting at 3:34 p.m.

Kim Russell-Collins, Secretary

Marv Thompson, Committee Secretary

Minutes are not official until approved by the Zoning Committee