

Rushford Zoning Committee Minutes
Wednesday, October 26, 2011

Committee & Board members present: Tom Jackson, Larry Hildebrand, Dean Kaderabek, Jan Clausen, Fred Kasten, Tom Egan, Jerry Schoonover, Peggy Hendricks; also present for all or part of the meeting: 3 additional persons per attendance record on file. Tom Jackson called the Public Hearings to order at 7:05 pm.

Public hearing for Maribeth Monday, Trustee for Elizabeth Freund/Leslie Flanagan, parcel # 022 0559 & 022 0558

Fred Kasten read the public notice for the Zoning Change. ***Motion by Egan, 2nd by Hildebrand to amend the application to state existing zoning of A-2 to proposed zoning of A-3. The application stated R-1. Motion carried.***

The property use does not change. It does change a non conforming parcel to a parcel which will be conforming. It is enlarging a parcel from .53A to 1.060 A.

Ms Monday did state that they did not know that the zoning committee was coming out to view the property and people were frightened with the vehicles. It was suggested that the town calls to inform the property owner that this will be taken place.

Motion by Hildebrand, 2nd by Egan to recommend the zoning change as read to the board for parcels 022 0559 & 022 0558 as read with the amendment of A-2 to A-3, instead of A-2 to R-1. Motion carried.

Dean Kaderabek clarified that the difference between A-3 and R-1, is that a land owner may have outside animals and pets on A-3. In the Town of Rushford, the only parcels zoned "R" are in the villages.

Town Zoning Ordinance Rewrite

Fred Kasten had contacted Tim Schwecke from Civi Tek Consulting which sent a proposal for an update of the Town's zoning code. This is the same company that is doing the county's. The bid for the town came in under \$12,000. Dean questioned if we needed a code update or a complete rewrite. Fred stated it should be a complete rewrite. There are model ordinances that we can add to our ordinances. Pros and Cons were discussed of joining county zoning. Pros would be no cost for rewrite & you would still have your town zoning committee. Cons are the zoning would be exactly what the county has, increase time line for zoning applications and completion, more cost for permits, the town would still have the burden and cost of a committee, county staffing is 8 hr/day, 5 days/ week and they would enforce the rules instead of the town.

The committee would like to present to the board reasons for a rewrite of the towns zoning ordinances.

- Ordinance rewrite was done by Martenson & Eisele about 6 - 12 years ago.
- Need to update definitions
- Accommodate green energy and other items in the 21st century
- Update of Farmland preservation and agricultural districts
- Change wrong wording, duplication, etc in the present ordinances.

The Town needs something to follow, for it is actually the Town Bible. It needs to be brought up to date.

It was suggested other quotes should be presented. Dean Kaderabek also volunteered to do a project scope with quotes for this project.

Slow-No-Wake ordinance & a Bouy location map

Dean Kaderabek presented a Slow-No-Wake bouy location map with GIS coordinates. Under section VI (A), it shall read the Town of Rushford Board and Town appointees shall beetc.

Discussion of a universal posting at boat launches was discussed. Waukau Creek and by the dam was suggested. The Map along with the ordinance number should be posted to document the bouy placement.

Dean wanted to make everyone aware that he labeled this Ordinance #4, but in reality, that is the one it is replacing. He suggested using the adoption date as the ordinance number. This should be advertised to repeal and replace the original ordinance.

Motion by Egan, 2nd by Kaderabek to present the slow-no-wake ordinance to the board for adoption with the adopted date as the ordinance number and the changes in wording under Section VI. Motion carried.

Future site visits from now to April will be done on the zoning committee's time instead of a scheduled appointed time.

Multiple Zoning Districts in the Town of Rushford

A listing of parcels with dual zoning was presented to the committee members. To correct this problem, there will be divided advertising cost to the landowners and labor cost to the clerk. Next meeting Dean will have an overlay map showing the areas. Discussion will take place then. Motion by Kaderabek, 2nd by Clausen to adjourn at 8:35. Motion carried.