

Rushford Zoning Committee Minutes
Wednesday, February 29, 2012

Committee & Board members present: Tom Jackson, Larry Hildebrand, Dean Kaderabek, Jan Clausen, Fred Kasten, Pat Kafer, Tom Egan, Jerry Schoonover, Peggy Hendricks; also present for all or part of the meeting: 4 additional persons per attendance record on file. Tom Jackson called the meeting to order at 7:00.

Zoning Hearing for Ralph King: Fred Kasten read the public posting for the zoning hearing change for Lot 1 of pending CSM from A-1 to A-3 for parcel #022 0241 – Ralph King, 7858 State Hwy 21, Omro, WI. Mr King explained that his daughter and son-in-law would like to build a home of 2.5 acres which would be taken out of 38.45 A on the pending CSM. Discussion was access off Hwy 21, frontage of 66' instead of 85' which is in our town ordinances, and the 66' easement given going down to where the parcel will be located.

Motion by Larry Hildebrand, 2nd by Jan Clausen to recommend zoning approval for 2.5 acres from parcel #022 0241 to be changed to A-3 from A-1 with the 66' easement stated on the CSM. Motion carried with 1 nay.

Zoning Hearing for Shane Coombs: Fred Kasten read the public posting for the zoning change request for Shane Coombs, 8389 Liberty School Road for parcels #022-004801 & #022-004901 to be zoned A-2 from R-2 – Multi Family Residential. This was Enterprise School which was sold to Shane Coombs, 4324 Springbrook Lane, Omro, WI. Fred Kasten stated that he made a commitment to the Omro School Board before the property was sold that whoever purchased the land could have the 2 lots rezoned free of charge. If they needed a conditional use permit, there would be a charge for that. Fred stated he was hoping that the owner would combine the two parcels into one. There should be a new description to make one tax parcel.

Motion by Dean Kaderabek, 2nd by Jerry Schoonover to recommend to the board a zoning change for parcels #022-004801 and 022-004901 from R-2 to A-2 because of the following reason:

- ***It is in compliance with the town comprehensive plan
With the condition that the owner tried to get the 2 parcels into 1, otherwise the smaller parcel will be a substandard lot.***

Motion carried unanimously.

Conditional use permit hearing for Shane Coombs: Fred Kasten read the public posting for the Conditional use permit for parcels #022-004801 & #022-004901 located at 8389 Liberty School Road, Omro, WI. Shale Management LLC, agent Shane Coombs, would like to change the use of the school to a winery, brewery, tasting room with retail sales and a residence. Mr Coombs explained he would like to turn 2 rooms into a residence, he will be planting an orchard for fruit for the wines, and he will be making mead, wine and eventually a small brewery. He would like to have a tasting room with retail sales. The gym would be the production area. He would be set up for bus tours. He would not be legal to produce for about 6 months, but he could home brew if he has a residence. Fred Kasten inquired about signs on Hwy 21. Mr Coombs stated that the state will pay for one sign on Hwy 21. He will approach the town on other signs that will be needed at a later date. Tom Egan questioned if the town would be able to issue him a liquor license which would be needed if he was to sell product from a tasting room. The clerk will call the DOR on this. Dean Kaderabek asked about signage and hours of operation. It was stated that the hours of operation would be 11-7 on Wednesday, Thursday and Sunday, 11-9 on Friday and Saturday and closed on Monday and Tuesday. The septic was questioned. Mr Coombs stated that the septic is a 50,000 gal tank and they will compost most of their waste.

Motion by Dean Kaderabek, 2nd by Tom Jackson to recommend to the board to approve the Conditional use permit for parcels #022-004801 and 022-004901 for a winery and brewery with retail sales and tasting room along with a residence with the following conditions:

- ***Hours of operation will be 11 am-7 pm on Wednesday, Thursday and Sunday, 11-9 on Friday and Saturday, closed on Monday and Tuesday.***
- ***To obtain all federal & state permits and licenses***
- ***Establish review in 3 years***

Dean amended to the motion to be in compliance with the towns ordinances with signage, permits and licenses. Motion carried.

Tom Egan discussed the town zoning map which was presented from the county. The clerk had sent out registered letters to all owners who were affected. Almost everyone disagreed with the changes. There were many calls received. This will be going back to the county steering committee, for the state did not approve the county farmland preservation plan.

Since the county's plan is denied, every township will become ineligible for farmland preservation. The state implied there was too much patch work on the map. It seemed like it was owner preference.

Motion by Hildebrand, 2nd by Clausen to adjourn at 8:10. Motion carried.