

**Rushford Township Planning Committee Meeting
July 29, 2015**

Present: Town Clerk Peggy Hendricks, Supervisor Jerry Schoonover, Dean Kaderabek, Matt Neitzke and committee members Ryan Helmuth, Tom Jackson, Rob Resop, Supervisor Patrick Kafer and Nicole Bahn.

The meeting was called to order at 7:00 P.M.

Review of Proposed McClelland/Langeberg CSM: The proposed CSM (for parcel 022-149102 and part of 022-1249101) had been presented to the town board at the July 1 meeting but was tabled pending a request for additional information. Zoning includes Commercial, R-1 and A-2 (vacated alley). The only structure is a garage that previously was part of a parcel with a home. A question was raised if the multiple zoning issue should be corrected before the CSM approval is considered as a single zoning district per parcel is preferred. An explanation of what the property is being used for is needed as if the zoning is to be commercial, it may not fall within the current zoning ordinance approved uses and a conditional use permit (CUP) may be required. If so, it may make sense to approve both at the same time. This currently is a non-conforming lot as there is less than 100' frontage. The proposed parcel, even under the planned ordinance rewrite, would still lack the required 100' width. It was additionally noted that there previously have been complaints received regarding this property.

Discussion on Chickens in R-3: This issue had been resolved prior to the meeting. Dean Kaderabek mentioned that the proposed rewrite does not allow for livestock on small lots in high density residential (HDR) areas such as Waukau and Eureka. Rationale is there are plenty of other zoning districts in the township that would accommodate livestock.

Land Use Plan Update: Winnebago County's comprehensive plan was done in 2006. Updates are required at least every 10 years based on Wis. Stat. § 66.1001(2)(i). Options range from doing nothing to completing a new comprehensive plan. At a minimum, it was suggested to review and update the future land use map with specific attention to the town's encouragement and transition zones. This document can be amended or updated at any time. Due to the recession, the Town of Rushford is behind the 2006 plan on projected growth so the updates may be minimal. Kaderabek suggested revisiting the categories (should future landfill sites be removed?, breaking single family out from duplex) and also further defining the commercial categories. Suggestions for committee members included current and former zoning and town board members - Dan Stokes and Dean Kaderabek were specifically named.

Motion: Recommendation to town board to appoint a committee to update the future land use map was made by Bahn and seconded by Helmuth. All voted in favor.

Town Ordinance Rewrite: Kaderabek stated that the proposed public nuisance ordinance was updated to allow for one unlicensed or unregistered vehicle, boat or ATV located outside of buildings. This does not apply to licensed and registered vehicles nor does it apply to those located inside shops, sheds, garages etc. This is the only section that has not been reviewed by the town attorney but Kaderabek feels comfortable with the contents since they were derived from state statutes. Hendricks is also comfortable with the update and noted that all items contained in complaint correspondence to the town over the past few years have been addressed. It will take 60 days for town adaptation including publication, public hearing, finalization etc. before it would be sent to Winnebago County.

Motion: Recommendation to town board to pass a resolution at the next town board meeting to adopt the updated ordinances as presented was made by Bahn and seconded by Helmuth. All voted in favor.

The meeting was adjourned at approximately 9:00 P.M.

Submitted by: Nicole Bahn – Recording Secretary