

**Rushford Township Planning Committee Meeting  
June 29, 2016**

Board and Committee Members Present: Town Board Chairman Tom Egan, Town Clerk Peggy Hendricks, Zoning Administrator Tom Jackson and planning committee members Town Supervisor Jerry Schoonover, Rob Resop, Dan Stokes, Russell Lee and Nicole Bahn.

The meeting was called to order at 7:05 P.M. by Vice Chairperson Dan Stokes.

**Public Hearing on the Conditional Use Permit for William Spanbauer on Parcel 022-015101**

Spanbauer is looking for a CUP to operate a small engine/automotive/diesel and welding repair shop from his accessory building on a LER zoned parcel. There was no communicated opposition from any of the neighbors.

**Motion made by Bahn, seconded by Lee:** Recommend approval of the conditional use permit to the town board for parcel 022-015101 with the following conditions: hours of operation to be from 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to noon on Saturdays. CUP to be reviewed in one year. All committee members voted in favor.

**Review of Pending CSMs for Bohn Investments, Inc. for Parcel 022-0601**

The preliminary CSM had been presented last month for discussion. Now there are two CSMs as each CSM can only include four lots. (The number of proposed lots is five.) Lot lines are somewhat determined by the topography of the land and location of buildable ground. No covenants are proposed for the subdivision so the lots will fall under the township's zoning ordinances. Brice Bohn noted elevation benchmarks for the ponds will be included on the deeds to eliminate water level questions in the future.

**Public Hearing on the Zoning Change for Bohn Investments, Inc. for Parcel 022-0601**

The 21.7 acre parcel is proposed to be split into five residential lots. Current zoning is agricultural.

**Motion by Schoonover, seconded by Bahn:** Recommend approval of the two preliminary CSMs to the two board for parcel 022-0601 with zoning dependent on the size of the parcels – small estate residential (SER) under five acres, large estate residential (LER) over five acres. All committee members voted in favor.

**Old Business**

- Roger Kasuboski State Road 116 Parcel
  - Kasuboski was present at the last board meeting
  - No building permit has been obtained
- Edward Patrick 9133 River Drive Parcel
  - Zoning Administrator Tom Jackson has stopped by the property two times in the past few weeks but has been unable to make contact with the owner.
  - 34 vehicles counted on the property
  - Safety concerns regarding emergency vehicle access
  - **ACTION ITEM:** Letter to be sent by town clerk via registered mail that the vehicles need to be moved or a CUP should be obtained. Timeframe for compliance should be included. The zoning ordinances being violated should be cited in the letter.
    - Referral to town attorney may be considered as a next step
- Taxidermy Business in Waukau
  - CUP application will be forthcoming
- Shawn Fink Florence Street Parcels
  - Additional complaint about junk appliances, vehicles in yard (supported by new photos)
  - A few months ago, Constable Sean Edinger stopped by the owner to provide him with previous photos that had been taken, a copy of the ordinances that were being violated as well as information on non-compliance penalties. 30 days were given for property clean-up, which is now expired.
  - **ACTION ITEM:** Letter to be sent via registered mail by town clerk. Timeframe for compliance should be included. The zoning ordinances being violated should be cited in the letter.
    - Referral to town attorney may be considered as a next step

### New Business:

- Liberty Street Property in Eureka
  - A property that is for sale is located in the road right of way. The realtor had questioned if the structure would be able to be rebuilt in the event of a fire.
    - This would fall under Winnebago County jurisdiction
- Spring Street Property in Eureka
  - A parked travel trailer has a hitch that extends approximately 2' into the road.
    - **ACTION ITEM:** Zoning Administrator Jackson will stop by the property and request that the trailer be moved back.
- Buoys by Delhi
  - The DNR called and stated one of the buoys had moved about 70'
  - GPS coordinates need to be by each buoy for ordinances to be enforced
  - The last boating ordinance registered with the DNR was done in 1978
  - Boating ordinance has been updated since then but not submitted to the DNR
  - There is no cost for registering however filing is needed in order to get a permit
    - **ACTION ITEM:** Town clerk or zoning administrator to register updated boating ordinance with the DNR

### Other Follow Up and Discussion Items:

- Building Permits for Animal Housing
  - If the structure is being used to house livestock, applicants need to go to Winnebago County first. They will come out and view the site.
- Waukau Woods Subdivision
  - Question from individual on what the paving standards were before the road would be accepted for town maintenance.
    - Response was it needs to be brought up to state standards first.
- Jay Kallas Parcel
  - Purchasing a piece of the adjacent property and is looking to put up a cold storage building. Questioned the setbacks needed.
- 7832 County Road K Parcel
  - Campers are being sold at this property. The zoning will be investigated to see if this is permitted or if a CUP is required.

The meeting was adjourned at approximately 8:1 P.M. following a motion by Bahn and seconded by Schoonover.

Submitted by Nicole Bahn – Recording Secretary