

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, August 16, 2022

The Tuesday, August 16, 2022 Planning and Zoning meeting was called to order at 5:33 pm by Planning and Zoning Administrator Jon Pettit in the CRV Community Center.

Members Present: Jon Pettit, Glen Kopperud, Travis Link and Gordon Johnson

Absent: Hamilton Peterson

Citizens/Others Present: Leslie Ladewig, Kim Rasmussen, Toni Highum, Kenny Highum,
Dennis Overland-Mayor, Mary Miner-Clerk, Rebecca Charles-CEDA

Agenda Approved as presented

Motion by Johnson, 2nd by Link. Carried.

Minutes from the July 19, 2022 Planning-Zoning Commission Meeting approved as presented

Motion by Johnson, 2nd by Link. Carried.

NEW PERMITS:

- #1519-Dorothy Pettit-8'x10' Walk-In Cooler-State Highway 43 S
- #1520-Duane & Mary Miner-12'x24' 3 sided shed with 8'x24' Lean on Back-Benson Lane
- #1521-Troy & Audra Skalet-Replace Deck, Shingles, Soffit, Fascia-Rush Creek Roe
- #1522-Frank & Sandy Gowin-Roof Replacement-Rush Creek Roe
- #1523-Jerry Benedict-Reshingle-County Line Rd
- #1524-Andrew Grigg-Reshingle-North Money Creek Rd
- #1525-Joshua Rasmussen-Reshingle, Siding, Gargage Doors/Hail Damage-Laura Lane
- #1526-Justin Rasmussen-Reshigle House & Shed-Rush Creek Roe
- #1527-Gary & Sherry Hareldson-Re-Roof House & Shed-Laura Lane
- #1528-Jerry Kopperud-Replace Shingles-State Highway 43
- #1529-Glen & Letita Kopperud-New 12'x15' 4 Season Room-State Highway 43
- #1530-Terry Blagsvedt-Repair Storm Damage-Rush Creek Roe

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES

•**Leslie Ladewig:**

- Leslie Ladewig would like to put in a subdivision that would be split off of the parcel his father owns
- He would like to split it into 1 acres lots. This would allow for more houses and a larger tax base for CRV
- CRV ordinance says the lot must be 2.5 acres. There has to be enough room for allow for two septic systems. The only time this would not apply is if there is a parcel of record that is smaller than 2.5 acres that could support two septic systems.
- Smaller lot sizes would be possible if city water and sewer were available. CRV has approximately 20 CRU sewer hookups to the Rushford sewer available. Leslie Ladewig will contact Rushford to discuss the possibility of hooking up to their water and sewer systems.
- Access was a CRV concern. Les Ladewig spoke with Rushford and was told he could have access by connecting to the "road to nowhere". The road would be Ladewig's responsibility. There could come a time when it could be turned over to CRV but that would only happen after all the street requirements are completed according to CRV ordinances

- Leslie Ladewig inquired about getting a variance for 1 acre lots. He was told variances are hard to get, has to be a real hardship case and cannot be based on income or financial hardship
- A couple that would like to purchase 2.5 acres from Les Ladewig right now to build a house. They do not wish to be part of the subdivision. Their driveway would connect to “the road to nowhere” but would be separate from the road that would be used for the potential subdivision
- Les Ladewig could sell them 2.5 acres, that would be the first split, it could not be split again unless it became a subdivision

OTHER ISSUES/CONCERNS:

- **Rebecca Charles-CEDA Updates/Reports:**
 - Charles and Overland toured the Pioneer Seed/Old Lumber Yard buildings on Highway 43 South. Buildings are in great condition and could have potential for many different uses. Charles will put together a spec sheet for potential clients who may be looking for a place for their business, spec sheet will be approved by landowner. Buildings are currently being used for storage which could potentially be expanded to include storage for larger items like RV's
 - Continues to work of the Comprehensive Plan
 - CRV did not receive the SMIF grant to expand the hall parking area. SMIF felt what CRV wanted to do was more maintenance related than community based
 - Been in contact with Lori at UW LaCrosse regarding the Trail Study. Lori and Rebecca attended the American Trails webinar series

OTHER UPDATES/ MEETING:

Next Zoning Board Meeting: September 20, 2022, 5:30 pm at CRV Office

Next Council Meetings: August 16 & September 6, 2022 at 7:00 pm at CRV Office

Motion to Adjourn made by Johnson, 2nd by Kopperud at 6:30 pm

Recorder: Mary Miner