

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 25th, 2015

Chairman Kevin Mataczynski called the meeting of the Planning Commission to order at 7:00 PM. Commission members present included Jim Hampton, Laura McGucken, Harlan Hebbe, Tom Steele, Ryan Burnett. Christine Nykiel was excused. Also present was Zoning Administrator Dan Dziadosz and Planning Assistant Spencer Houk.

MINUTES:

Motion by Tom Steel to approve the March 11th, 2015 regular planning commission meeting minutes. Seconded by Harlan Hebbe. Motion carried 6-0.

PUBLIC HEARINGS:

a) Discussion requesting the proactive rezoning and changes to the Future Land Use Map of the properties addressed 201, 203, 205, 209, 211, 301, 305, and 307 Sunrise Drive from Suburban Residential- 3 (Single Family) to Mixed Residential-4(duplex). Legally described as Big Valley Preserve lot(s) 1,2,3,4,5,6,7,8. PC Docket # 2015-04

Dan Dziadosz started by explaining that there will be two separate issues that the Planning Commission will be taking up. First; a modification of the Future Land Use Map, and second the rezoning of this property from SR-3 to MR-4. Staff explained that there have been previous inquires to build duplexes on these parcels. The rezoning request before the Commission is primarily for duplexes, with single family as a permitted use as well. Staff explained the location of the lots to the Commission in correlation to the surrounding area.

The Commission questioned and commented before opening the Public Hearing. Laura McGucken questioned the land uses available under MR-4 and the density associated with that land use. Staff explained there are various land uses available that are listed as conditional uses under MR-4, and that land use designation allows for a maximum of density of that of a duplex and nothing higher, as a permitted use.

Public Comment Period:

Hank Mulder of 306 Sunrise Drive: Questioned why there is a need to change the land use designation from Single Family to Multifamily. He also stated that in the past he had attempted to build another single family home on his property. Stated that he had issues with the potential transient nature of duplexes, and how that will be addressed.

Terry McCabe of 302 Sunrise Drive: Questioned the size of the lots in correlation to the placing of duplexes on these lots. How will these duplexes be placed, will they be side by side, or placed on top of each other. Gene Davis (representing the property owner) stated that they are adequate for the placement of a duplex, and listed the specific lot widths. Staff answered that they are adequately large enough to place duplexes on the lots, either side by side or stacked.

John Lang of 206 Sunrise Drive: Inquired about the set back of the lots from the street. Staff stated the minimum set back is 35 feet.

Roseann Schulz of 308 Sunrise Drive: Questioned if the duplexes are required to have garages. Staff answered that they will be required to have garages; at a minimum they will be required to have 800

square feet for living space, and 400 square feet for a garage. Questioned why if it wasn't appealing as single family housing, what would make it more appealing as multifamily housing.

Tim Boruch of 210 Sunrise Drive: Stated that the notice he received in the mail was the first notice that he had received, and that it states other notices were posted on other dates. Staff explained that this required a Class II hearing, a public posting in the week prior, and once the week before in the newspapers, in addition to the personal mailings.

Gene Davis of 2003 Ridge View Drive: Representing the property owner (Richard Austin), stated the various dimensions of the lots, including the width and depths of the lots. He stated that the current offer from the developer is for the lots to stay SR-3, but that when the offer came in it was too late to remove this item from the agenda. Staff explained the original inquiry for these lots was for duplexes, and since then there have been multiple inquires.

Public Comment Period Closed

The Commission commented on issues that have been brought up as a result of the public comments. Tom Steele stated that the Commission must first consider if the MR-4 land use designation is acceptable for these lots, and is it a reasonable use. The Commission questioned and commented on the issues they need to consider. Harlan Hebbe stated that the commission has three options; and stated that he would not like to see eight duplexes in a row. Tom Steele stated that it may be logical to use the MR-4 as a buffer from the highway, and then transition into SR-3. Laura McGucken suggests designating lots 1, 2, and 3 as MR-4 and leave the remainder of the lots as SR-3.

Motion by Harlan Hebbe to recommend a change to the Town of Rib Mountain Future Land Use Map designation of lots 1, 2, and 3 of Big Valley Preserve from Suburban Residential-3 to Mixed Residential-4. Seconded by Laura McGucken. Motion carried 6-0.

Motion by Harlan Hebbe to recommend a change of the land use designation of lots 1, 2, and 3 of Big Valley Preserve from Suburban Residential-3 to Mixed Residential- 4. Seconded by Laura McGucken. Motion Carried 6-0.

b) Discussion regarding modifications to the Town of Rib Mountain Future Land Use Map from Barren to Outdoor Recreation and change the zoning from Suburban Residential- 2(SR-2) to Outdoor Recreational. Property is legally described as Lot #1 of Certified Survey map #13792, Volume 60, Page 169, as being part of Government Lot 2, Section 23, T28N, R7E. This is a vacant parcel of land east of Azalea Road, south of Sunrise Drive, bounded on the East by the village of Rothschild. Parcel is presently serving the Wis. River Pedestrian Bridge Trail. PC Docket# 2015-05

Dan Dziadosz brought forth the item for discussion. Staff explained that majority of the lot is not developable for single family, and described the land uses associated with Outdoor Recreational. The Committee questioned and commented before opening the public hearing.

Public Comment Period:

Roseann Schulz of 308 Sunrise Drive: Will the primary use of the lot after the land use designation change remain biking. Staff stated that it will most likely not change in use after the land use change.

Public Comment Period Closed:

Motion by Tom Steele to recommend a change the land use designation from Suburban Residential- 2 to Outdoor Recreational, legally described as Lot #1 of CSM Map #13792, Vol 60, Pg 169, being part of Gov. Lot 2, Section 23, T28N, R7E. Seconded by Harlan Hebbe. Motion Carried 6-0.

Motion by Tom Steele to recommend a change to the Town of Rib Mountain Future Land Use Map from Barren to Outdoor Recreational, legally described as Lot #1 of CSM Map #13792, Vol 60, Pg 169, being part of Gov. Lot 2, Section 23, T28N, R7E. Seconded by Harlan Hebbe. Motion carried 6-0.

CERTIFIED SURVEY MAP(CSM) APPROVALS: **NONE**

NEW BUSINESS: **NONE**

OLD BUSINESS:

- a) *Email correspondence regarding the conditional use review of PC Docket #2013-07; parcel #34.192807.003 & 004.07. & 008; also known as 6510 Red Bud Road.*

Staff brought forth email correspondence from Attorney Shane Vander Waal regarding progress on the Kocourek Air property. Kevin Mataczynski stated that it is hard to determine if cutting has begun from the road. Staff stated they are inclined to believe that it has begun. Staff also stated that the property owner has purchased an additional adjacent lot for reclamation purposes, and will be importing the overall condition of the properties.

CORRESPONDENCE/ QUESTIONS:

- a) Staff introduced a letter regarding the conditional use interpretation from the Towns Attorney and the Plan Commissions interpretation of that correspondence. Regarding Docket # 2014-28, the U-Haul use question. It will be sent to the Other Guys Auto Body & Repair and Beck's Properties to outline the Plan Commissions determination.

ADJOURN:

Motion by Tom Steele and seconded by Jim Hampton to Adjourn. Motion Carried 6-0. Meeting Adjourned at 8:00p.m.

Respectfully Submitted,
Spencer Houk, Planning and Zoning Assistant.