

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
June 24<sup>th</sup>, 2015

Chairman Kevin Mataczynski called the meeting of the Planning Commission to order at 7:00 P.M. Other Plan Commission members present included, Christine Nykiel, Ryan Burnett, Tom Steele, Jim Hampton, and Laura McGucken. Harlan Hebbe was excused. Also present was Community Development Director, Steve Kunst.

MINUTES:

**Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the June 10<sup>th</sup>, 2015 Plan Commission meeting, as presented. Motion carried 6-0.**

PUBLIC HEARING

- a. Lance and Katie Jirschele, request for conditional use approval to install a detached energy system at the property addressed 6909 Elderberry Road; parcel #34.930.001.003.00.00. Docket #2015-11*

Lance Jirschele noted the need to almost constantly run the sump pump in his basement and a fear of the resulting flooding if the power were to go out. Kunst noted all of the requirements related to detached energy systems, and specifically, generators. Kunst noted staff saw no issue with the proposal and pointed out the unit would be placed in the rear yard, directly behind the house.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval of a conditional use to allow installation of a detached energy system at the property addressed 6909 Elderberry Road. Motion carried 6:0.**

- b. MP Development 3, LLC. request a rezoning from Urban Commercial to Unified Development District and General Development Plan approval at the properties addressed 4600, 4610, and 4650 Rib Mountain Drive; parcel(s) #34.152807.001.013.00.00 and 34.152807.001.014.00.00. Docket #2015-13*

Ed Bowen presented on behalf of MP-3 Development LLC. Bowen mentioned they were looking for General Development Plan (GDP) and a rezoning approval to the Town's Unified Development District (UDD) to allow for new retail and restaurant buildings at the current Rib Mountain Travel Center site. Bowen then went through the list of code requirements of the current Urban Commercial zoning district that would not be met with the proposed development, in part, creating a need for UDD approval. Code noncompliance's included parking areas closer than the required 10 foot setback and various signage requirements.

Laura McGucken asked for the Town's maximum building height. Kunst noted it was typically 35 feet, with some allowances for architectural items often associated with religious structures. Kunst also noted code allows for conditional use approval for structures up to 45 feet in height. Tom Steele noted we should be consistent with the way we handled the Best Buy building.

Chairman Mataczynski opened the public hearing. Bill Schofield noted he has been working with landowners across the street with regards to various proposals and how they would implement appropriate bicycle and pedestrian accommodations. McGucken noted, generally speaking, this is a beautiful plan.

**Motion by Tom Steele, seconded by Christine Nykiel to recommend approval of the General Development Plan and rezoning from Urban Commercial to Unified Development District for the properties addressed 4600, 4610 and 4650 Rib Mountain Drive. Motion carried 6-0.**

Kunst noted he had not received any applications for public hearing for the upcoming July 8<sup>th</sup> Plan Commission meeting and suggested moving the meeting back one week. The decision was made to move the next Plan Commission meeting to Wednesday, July 15<sup>th</sup>, 2015.

NEW BUSINESS:

- a. *Ron Wimmer Pre-Application discussion regarding a waiver to the Town of Rib Mountain Municipal Code Section 18.02(2)(i)(2) – Cul-de-Sacs or Dead End Streets; to allow for development of a cul-de-sac greater than 500 feet in order to extend Deertail Lane. Docket #2015-14*

Kunst introduced the item, noting the applicant is seeking a waiver of the Town requirement limiting cul-de-sacs and dead end streets to 500 feet in length to allow extension of Deertail Lane. Kunst noted the preliminary plat for Woodlawn Pines was approved in 2001 showing a connecting street from the existing end point of Deertail back to Snowflake Lane. Kunst noted the original intent was to have that connection happen as part of 'Phase 2.' Kunst mentioned he believed the cul-de-sac requirement was likely public safety related, but correspondence from SAFER noted no issue with the proposal so long as the cul-de-sac allowed for emergency vehicle turn-around.

Ron Wimmer provided additional background on the subdivision and mentioned that if he were approved to extend the existing street he would come back for final plat approval with larger lots than originally proposed in 2001. Hampton questioned whether the connecting road would ever be constructed; noting it had been 15 years since original approval. Wimmer noted all of his approvals from the US Army Corps of Engineers and the Wisconsin Department of Natural Resources expire within five years and he has no desire to go through that process again. McGucken noted she respected the opinion of SAFER and Marathon County and saw no issue from a planning perspective. Chairman Mataczynski noted he agreed, but would also like to see the remainder of the project move forward in the near future.

**Motion by Christine Nykiel, seconded by Laura McGucken to recommend approval of the waiver to the Town of Rib Mountain Municipal Code Section 18.02(2)(i)(2) – Cul-de-Sacs or Dead End Streets; to allow for development of a cul-de-sac greater than 500 feet in order to extend Deertail Lane. Motion carried 6:0.**

OLD BUSINESS:

a. *Discussion and possible action regarding a 'Pubic Comment' standing agenda item*

Kunst noted this was a carryover from the previous meeting as he had received a number of questions from the public relating to the pre-application discussion on the Hall Farm property proposal. Steele asked if the Town Board rules for public comment could be included in the next meeting packet. Nykiel noted she would not be in favor of it, citing differences in the way the Town Board and Plan Commission handle business. Nykiel noted the Plan Commission is a fact finding body. Hampton noted he felt it is good policy for any public group to allow for the public to come in and talk about anything. The decision was to bring back the Town Board rules on public comment for review.

CORRESPONDENCE/ QUESTIONS:

Hampton noted they have an opportunity to improve the bicycle and pedestrian access and safety from the tunnel along I-39/US HWY 51 with the Travel Center redevelopment proposal and wants to make sure the Town gets it right.

ADJOURN:

**Motion by Jim Hampton, seconded by Tom Steele to Adjourn. Motion Carried 6-0. Meeting Adjourned at 8:59 p.m.**

Respectfully Submitted,

Steve Kunst, Community Development Director