

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 27, 2016

Acting Chairman Tom Steele called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Laura McGucken and Ryan Burnett. Harlan Hebbe and Christine Nykiel were excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Jim Hampton, seconded by Laura McGucken to approve the minutes of the April 13, 2016 Plan Commission meeting, as presented. Motion carried 4-0.**

Public Hearings:

- a. *David Frome, owner, requests conditional use approval for a detached private residential utility shed in excess of 1,000 square feet at the property addressed 6702 North Mountain Road, Parcel #34.062807.014.011.00.00, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, Utility Shed. Docket #2016-17*

Community Director Kunst introduced the request and clarified the location of the existing detached buildings after questions from Plan Commission members. Kunst then indicated the proposal meets the applicable code requirements for size, location and exterior building materials.

David Frome, owner, noted that the siding profile and color, shingle color and roof pitch were designed to match the home. Commissioners Steele and McGucken questioned the owner about the buildings visibility and setback from the road. Frome indicated it would be visible, but is setback nearly 200' from the road right-of-way. He also stated neighbors had indicated they were ok with the construction in the proposed location.

Discussion was opened for public comment, none was received.

A question of access to the proposed building was asked by Commission, to which Frome indicated no additional access to the road would be need, and that they plan to use an existing gravel driveway to the proposed utility shed location.

**Motion by Laura McGucken, seconded by Jim Hampton to recommend approval of the Conditional Use request to allow construction of a detached utility shed greater than 1,000 square feet in area at the property addressed 6702 North Mountain Road. Motion Carried 4-0**

- b. *Paul Nielsen, Comprehensive Plan Future Land Use Map Amendment from Cropland and Forest Land to Residential and a Zoning Map Amendment from Rural Residential to Estate Residential – 1, for the property addressed 5908 South Mountain Road, Parcel(s) #34.172807.010.000.00.00 & #34.172807.011.000.00.00. Docket #2016-18*

Kunst opened discussion with a description of the request, noting the proposed parcel subdivision would result in the creation of three (3) new lots ranging in size from 10 to 17 acres for the southern parcels while the northern 40 acres remains intact with the addition of a 66' access from South Mountain Road.

Josh Prentice, REI, owner representative, then presented to those in attendance a display indicating current zoning districts and the proposed parcel subdivision. Prentice indicated the zoning change would be consistent with the majority of adjacent parcels and that the location of the access road to the northern 40-acre parcel was placed in accordance with Marathon County Highway access standards. The proposed access is intended to service proposed Lots 1, 2 and 3, with one additional access to Lot 4 as approved by the Marathon County Highway Department.

Plan Commissioners asked the intended use of the north parcel, or proposed Lot 2. Paul Nielsen, owner noted he plans to keep it for himself for hunting and recreation. McGucken questioned why the northern parcel needed to be rezoned if the owners intended use was consistent with its current zoning. Commissioners discussed why and for what benefit a rezone of that parcel would be sensible, to which Nielsen stated that he would like to remove proposed Lot 2 from the Comprehensive Plan and Zoning Map amendments request.

Public Comment was opened, at which time Ronald Strasser, of 5704 Dogwood Road, presented his concerns to the Commission. Strasser is concerned about additional development and the impact of more people on the south side of Rib Mountain. He described previous issues with neighbors and would prefer no development and to leave the area in forest and cropland.

Plan Commission members discussed possible actions and influences of future residential density and roads. They agreed that the proposed rezoning and parcel subdivision would be appropriate for the area.

**Motion by Laura McGucken, seconded by Jim Hampton to recommend approval of the Comprehensive Plan Future Land Use Map Amendment from 'Cropland and Forest Land' to 'Residential' for proposed Lots 1, 3 and 4 at the property addressed 5908 South Mountain Road, conditioned upon the approval of the proposed Certified Survey Map. Motion carried 4-0.**

**Motion by Laura McGucken, seconded by Jim Hampton to recommend approval of the Zoning Map Amendment from 'Rural Residential' to 'Estate Residential - 1' for proposed Lots 1, 3 and 4 for the property addressed 5908 South Mountain Road, conditioned upon the approval of the proposed Certified Survey Map. Motion carried 4-0.**

NEW BUSINESS:

- a. *Paul Nielsen, Certified Survey Map approval for the property addressed 5908 South Mountain Road, Parcel(s) #34.172807.010.000.00.00 & #34.172807.011.000.00.00. Docket #2016-19*

Kunst began discussion with brief review of the previous public hearing and indicated that any positive approval of the proposed Certified Survey Map would be contingent upon Town Board's approval of the

Comprehensive Plan and Zoning Map amendments. He also noted that the proposed parcel sizes were consistent with others zoned and developed nearby.

Josh Prentice, REI, owner representative, presented the proposed parcel subdivisions and pointed out the couple parcel shape oddities created by judicial action due to improper fence line marking during the parcels history.

Commission members had a brief discussion of wetland limitations and access restrictions. Prentice indicated a wetland delineation was completed and the report was submitted to the Army Corps of Engineers for any future roadway or access driveway concerns related to the wetlands.

**Motion by Laura McGucken, seconded by Jim Hampton to Approve the Certified Survey Map request to subdivide the property addressed 5908 South Mountain Road, conditioned upon Town Board's approval of the Comprehensive Plan Future Land Use Map Amendment and Zoning Map Amendment. Motion carried 4-0.**

*b. Dirks Holding LLC, owner, requesting Site Plan approval for a proposed parking lot expansion at the property addressed 3802 Hummingbird Road, Parcel #34.102807.014.022.00.00. Docket #2016-20*

Kunst opened discussion with an overview of the site plan specifics, including the proposed increase in parking stalls, landscaping points required, feedback from Street and Park Superintendent, Scott Turner, on ditching, the second access, and lighting requirements.

Commissioner Hampton asked if the proposed expansion would prohibit or inhibit the potential for a parcel split, to which Kunst noted that because the Town does not allow for off-premise parking lots in the Suburban Office zoning district, and the restrictive nature of the pond areas on the property, a future parcel split would be unlikely.

Tom Steele questioned whether the wetland indicators on the proposed plan would limit the expansion of the parking lot. Kunst noted he received a letter from the DNR indicating that the ponds on the parcel were not natural and not a mapped wetland. Kunst also noted Marathon County is currently reviewing the property related to potential Shoreland Zoning regulations.

**Motion by Jim Hampton, seconded by Laura McGucken to approve the Site Plan application for a parking lot expansion at the property addressed 3802 Hummingbird Lane, conditioned upon successful completion of the ditching requirement as requested by Streets and Parks Superintendent Scott Turner as part of the secondary access driveway permit. Motion carried 4-0.**

CORRESPONENCE/QUESTIONS:

*a. Town Board Update*

Kunst noted all action taken at the last Plan Commission meeting was approved at the most recent Town Board Meeting. It was also noted that Administrator Rhoden was appointed by Chairman Opall to

represent the Town on a committee at the County-level on the implementation of the Countywide Addressing project.

*b. Fencing Ordinance*

Recent neighbor complaints over fencing locations, materials, and purpose have generated discussion at the staff level as to the intent of the fencing ordinance. Currently, the code does not distinguish between a privacy fence, garden fence, and other intended uses. Staff feels that based on the code language, garden fences and privacy fences were intended to be treated similarly. After some discussion about the intent of the code with Commission Members, it was determined that we should continue to enforce the same height and material standards for all fences.

PUBLIC COMMENT:

*a. Jay Wittman*

Jay Wittman, 2704 Fern Lane, introduced himself to Plan Commission and stated he is interested in becoming a Commissioner. He also noted he spoke with Administrator Rhoden and Community Development Director Kunst about the position and is excited for the opportunity.

ADJOURN:

**Motion by Jim Hampton, seconded by Ryan Burnett to Adjourn. Motion carried 4-0. Meeting adjourned at 7:38 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator