

TOWN OF RIB MOUNTAIN  
A SPECIAL, JOINT meeting of the Town of Rib Mountain Town Board of Supervisors and the Plan  
Commission  
July 21, 2020

Acting Town Board Chairperson, Fred Schafer, called the meeting of the Town of Rib Mountain Board of Supervisors to order at 5:00 pm. Other Supervisors present included Gerry Klein, Brad Conklin and Dan Fiorenza. Allen Opall was excused. Also present were Town Administrator, Gaylene Rhoden, Clerk, Joanne Ruechel, and Streets and Park Superintendent, Scott Turner.

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 5:00 pm. Other Plan Commission members present included Tom Steele, Steve Plunkett, and Ryan Burnett. Tonia Westphal and Mary Kate Riordan were in attendance via GoToMeeting. Jim Hampton was excused. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

PUBLIC HEARING(S):

- a. *Ordinance No. 2020-02: Adoption of the Town of Rib Mountain 2020 Comprehensive Plan (no action to be taken, public hearing only).*

Community Development Director, Jared Wehner provided a brief background of the three-year process highlighting the eight (8) requirements of the plan and noting the plan is designed to be flexible, particularly in the Land Use chapter.

Supervisors and Commissioners discussed the potential for multi-family development, noting that Rib Mountain has long been a single-family community, but there are places in which multifamily housing makes sense. Some areas they identified were transitional areas between commercial and single-family neighborhoods, as well as, near the highway corridor. Concerns about multi-family housing were related to aesthetics and long-term maintenance.

Commissioners and Supervisors shared personal observations of more densely constructed duplex/condo style housing developments and mixed-use neighborhoods that may work in Rib Mountain. Wehner stated the Future Land Use Map identifies some "Flex" areas that would allow for this style development.

Recreational Housing or Short-Term Rental type housing was also discussed, know that the area is a recreational draw for skiing, mountain biking and other outdoor uses. It was noted the Town has very few "Airbnb" type housing options currently, and our existing ordinances do not allow for transient housing of less than 7 days at a time, but it is a topic that should have further discussion.

Supervisors stated the Town needs to consider being more proactive on infrastructure improvements and potentially purchase land to help spur additional growth.

Transportation topics highlighted were mass transit and traffic calming. It was stated that residents have not expressed a need for mass transit systems and the current bus model is out of date. Supervisors

indicated the Town should create a traffic calming pilot program to identify what will work best for future development.

Supervisors questioned whether the Park Plan should be incorporated into the Comprehensive Plan document. Wehner indicated the Park Plan is referenced and multi-use trail and park locations can be identified when the Plan Commission updates the Official Map, but ultimately the Town's Outdoor Recreational Plan should be updated to reflect the Town's long-term vision of its trails and parks.

Wehner indicated the next steps would be to update the Outdoor Recreational Plan and Official Map to incorporate the vision for trail and park improvements and rebuild the Zoning Code to better align with the Comprehensive Plan.

ADJOURN:

**Motion by Brad Conklin, second by Dan Fiorenza to adjourn the Special Joint Meeting of the Town of Rib Mountain Town Board of Supervisors and the Plan Commission.**

**Motion carried 10-0. Meeting adjourned at 5:50 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator