

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 9<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 August 12<sup>th</sup>, 2015 Plan Commission meeting, as presented. Motion carried 6-0.**

PUBLIC HEARING

- a. Lee Belanger, conditional use request for construction of a detached residential garage greater than 1,000 square feet in gross floor area at the property addressed 4602 Blackberry Drive; parcel #34.945.000.002.00.00, Docket #2015-21.*

Charlie Bauer, of Bauer Builders, presented the project noting the building would be a 30 foot by 40 foot structure with a roof pitch and siding to match that of the principle residence. Mr. Bauer also noted a possibility of an overhang, that if counted in the overall square footage would bring the overall building to 1,360 square feet. Mr. Bauer mentioned the property has one existing detached accessory building that would be removed upon completion of the new building. Tom Steele asked for a realistic date for the existing structure to be removed. Mr. Bauer suggested June 30, 2016.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the conditional use application to construct a detached residential garage greater than 1,000 square feet in gross floor area at the property addressed 4602 Blackberry Drive, with the condition that the existing detached accessory building be removed by June 30, 2016. Motion carried 6-0.**

- a. Brian Pomrening, conditional use request for construction of a detached residential garage greater than 1,000 square feet in gross floor area at the property addressed 6811 Red Bud Road; parcel #34.202807.007.003.00.00, Docket #2015-23.*

Brian Pomrening, owner, and Pete Hirn, of Pinno Builders, presented the project noting the structure would be a 30 foot by 40 foot metal building, with 12 foot side walls, colors to match the residence, have "barn-type" truss work and will be used simply for storage without electricity. Christine Nykiel asked for the overall height of the structure. Hirn noted it would be between 18-20 feet in height. Laura McGucken noted the building would be set back from the road over 350 feet. Hirn mentioned the building location lies lower than the principle residence and the result will have both the residence and new storage building ending with similar height profiles from the street. Steve Kunst mentioned the structure, if approved, will also need Marathon County Shoreland Zoning approval. Mr. Pomrening noted he has been in contact with the County Zoning Department.

**Motion by Laura McGucken, seconded by Christine Nykiel, to recommend approval of the conditional use application to construct a detached residential garage greater than 1,000 square feet in gross floor area as presented, at the property addressed 6811 Red Bud Road. Motion carried 6-0.**

NEW BUSINESS:

- a. *Joe Kuehn, Pre-application discussion regarding rezoning from Estate Residential to Unified Development District at the property addressed 1905 Aster Road; parcel #34.342807.003.000.00.00., Docket #2015-22*

Hirn and property owner, Joe Kuehn, presented the need for the project. Kuehn noted the property is located on an unimproved section of Aster Road and with the recent land purchase by the Rib Mountain Metropolitan Sewerage District, is essentially surrounded by the Sewerage District. Kunst noted the Town's Zoning Ordinance only allows for accessory structures to exceed the 1,500 square foot maximum if they are for agricultural uses and located within an agricultural zoning district; neither of which is true in this scenario. Kunst mentioned the only other alternative for the landowner would be to petition the Zoning Board of Appeals for a variance.

Chairman Mataczynski noted the Commission takes careful consideration of UDD applications and would be wary of any commercial activity taking place on the property. Steele noted one of the conditions if the project were to be approved could be to restrict any future commercial use. McGucken noted she would normally be against something like this, but given the nature of the area she is keeping an open mind. McGucken asked if the building would be visible from the Town right-of-way. Hirn noted it would; however, the building would be located in a section of the property lying 10 feet below the grade of the road. McGucken asked the overall height of the structure. Hirn noted the initial sketch has it at roughly 30 feet in height. Kuehn noted it would be a large, but quality building with landscaping. Chairman Mataczynski noted the overall sentiment of the Plan Commission was to direct the applicant to work out the specifics and bring something back for formal consideration. McGucken asked that the General Development Plan and Precise Implementation Plan be handled at the same time for this project. Kunst agreed.

- b. *McDonald's Corporation, Pre-application discussion regarding a conditional use modification and site plan review at the property addressed 4702 Rib Mountain Drive; parcel #34.152807.001.010.00.00, Docket #2015-25*

Daniel and William Fish, of McDonald's, presented the proposal. Daniel Fish noted they were hoping to begin the project yet this fall. The project would consist of adding an additional drive-through lane, removing a portion of the existing indoor play area to accommodate the new lane, additional green space and architectural improvements. Steele asked how the project would handle traffic. Daniel Fish noted the proposal will improve traffic of the site. Chairman Mataczynski noted it will be important for the applicant to work closely with the Town Streets and Parks Superintendent, Scott Turner, as it relates to traffic. Jim Hampton mentioned stormwater considerations would also be important. Kunst noted McDonalds representatives have been in contact with Scott Turner regarding stormwater and traffic within the last week. McGucken noted a condition of approval related to the planned bicycle and

pedestrian improvements on the north side of the property may be a good idea. Daniel Fish also noted they are looking to install a reader board sign. McGucken noted that is an additional conditional use request that will need to be included in the formal application. Nykiel asked for the current hours of operation and whether they intended to make this a 24 hour operation. Daniel Fish noted the current hours are from 5:00 AM to 11 PM and they are not planning on changing.

*c. Discussion and possible action regarding Plan Commission meeting start time*

Kunst noted the topic came up following adjournment of the last Plan Commission meeting and mentioned he would be in favor of moving up the meeting start time. Chairman Mataczynski noted this has been discussed a few times since he joined the Commission and asked if any other day of the week worked better for the group. The general consensus was Wednesday's worked best for the majority and are willing to try moving up the meeting start time until the end of the year to see how it works.

**Motion by Tom Steele, seconded by Laura McGucken to change the start time of the Rib Mountain Plan Commission to 6:30 PM until the end of the 2015 calendar year. Motion carried 6-0.**

CORRESPONDENCE/ QUESTIONS:

Kunst mentioned the Town received an accepted offer for the vacant Building Inspector / Assistant Zoning Administrator position. Kunst noted this has been a long, challenging process and is excited to welcome Paul Kufahl to the position. Kunst also updated the Commission on the Town Board's stance on the maple syrup stand discussed at the previous meeting.

ADJOURN:

**Motion by Tom Steele, seconded by Laura McGucken to Adjourn. Motion Carried 6-0. Meeting Adjourned at 8:01 p.m.**

Respectfully Submitted,

Steve Kunst, Community Development Director