

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 10, 2018

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

MINUTES:

Motion by Tom Steele, second by Laura McGucken to approve the minutes of the December 13, 2017 Plan Commission meeting, as presented. Motion carried 4-0. Jay Wittman and Harlan Hebbe abstained from voting.

OLD BUSINESS:

- A. *Discussion on the Rib Mountain Comprehensive Plan project; specifically, land use. Docket #2017-05.*

Community Development Director Kunst stated this is a continuation of the discussion on the Land Use element of the Town's Comprehensive Plan. Kunst indicated the primary goal of staff is for the Land Use chapter to contain more specific goals, objectives, and/or statements pertaining to regular and potential future development patterns.

The Plan Commission members reviewed the included Future Land Use Map and identified the following areas for discussion.

Quarry Redevelopment (Red Bud Rd area)

- Identify areas of active mining/quarry operations
- Better understand the reclamation process/timeframes and how it impacts redevelopment
- Review site conditions related to private onsite water treatment facilities or private wells to help understand possible future residential development
- Would consider rural, non-commercial redevelopment
- Larger estate style lots for residential development or recreational lands
- Find a way to highlight this area on future land use maps

Multi-Family/Duplex Development Areas

- Jay Wittman presented a examples of duplex style condo development. Commissioners agreed single story, owner occupied style development is preferred near traditional residential neighborhoods or in areas similar to the Hall Farm property along South Mountain Rd.

- Multistory Multifamily developments would likely only be considered in transitional areas between commercial and existing residential land uses.

Hall Farm Development

- Reference the Hall Farm Study as part of the comprehensive plan
- Area along South Mountain could allow for single story duplex style development or even low intensity neighborhood commercial
- Highlight the need for a north to south road connection

South Mountain Development

- This area was identified as 40 acres north and south of South Mountain Rd, West of the Hall Farm Property, and outside of the sanitary district boundary
- Larger lot (5+ acre), estate style development would be considered

County Loop Corridor

- Make a statement to revisit future land use for development on Trillium and Foxglove if a Rothschild to Rib Mountain connection is built in the future.

Residential Neighborhood between Hwy 51/29 and Rib Mountain Drive near North Mountain Rd

- Redevelopment of this area needs to be addressed
- Likely to be commercial or mixed use in the future
- Identify similar areas of commercial and residential conflicts throughout Town
- Redevelopment should happen from the outside in
- Change all areas west of Eagle to future Commercial land use

Changes to the Future Land Use Map designations

- Change current Lakeshore apartments area to single family residential
- Change Azalea communication towers property to grassland instead of commercial
- Change area behind current Lift Gym to residential

Public Participation

- Use upcoming elections as a way to generate public feedback on the plan
- Have information available at the Town's Annual Meeting
- Get input from Town Board early in the process to make sure there are shared goals
- Share information with Parks and Bike and Ped Committees

The Plan Commission also noted they would like to make a statement about future Ski Hill expansion and its impact on residents, but would like to get Town Board input first.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kunst noted the Town Board approved the Gustave A Larson GDP and denied the Conditional Use modification at the last Town Board Meeting, as recommended by the Plan Commission.

2017 Permit Summary: Building Inspector, Paul Kufahl, noted 214 permits were issued in 2017, for an estimated construction value of \$10.6 million. Of which, 19 were new single family homes.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting.

Motion carried 6-0. Meeting adjourned at 8:04 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator