

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 23, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jay Wittman, Jim Hampton, Ryan Burnett, Tom Steele, and Laura McGucken. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Jim Hampton, second by Laura McGucken to approve the minutes of the December 12, 2018 Plan Commission meeting. Motion carried 5-0.

CERTIFIED SURVEY MAP REVIEW:

- a. *Thomas and Connie Schuette, owners, request Certified Survey Map review for a land division at the properties legally described as Lot 3 of CSM Volume 84, Page 54, Document # 1723549, Part of the SW ¼ of the SE ¼, Section 22; and Part of Lot 47 of Countryside Estates 1st Addition and Part of the SE ¼ of the SW ¼, Section 22. Parcel #34.222807.015.004.00.00 and #34.209.000.047.01.00. Docket #2019-01.*

Steve Kunst, Community Development Director, indicated the applicants request approval of a Certified Survey Map (CSM) to facilitate a land sale. Kunst noted the CSM will create an Outlot which contains the applicant's private water line and area for any necessary maintenance. Additionally, he stated the Outlot would be undevelopable and must be sold with Lot 1 of the proposed CSM, and that the remaining Lots will exceed all required minimum lot standards.

Ryan Burnett asked why the Outlot would be undevelopable. Kunst noted Outlots are traditionally not developable because they do not conform to the minimum lot standards and are often used for stormwater facilities, remnant parcels or, in this case, a public utility which only serves one residence. Commissioner Hampton verified the waterline ran from Goldenrod Rd, under Bluebell Dr, to the applicant's residence. Kunst confirmed.

Chairperson Hebbe asked if staff had any concerns about the Outlot creation. Kunst indicated he had no concerns.

Laura McGucken asked if the CSM and creation of the Outlot would impact the applicability of the subdivision's covenants; stating that she believed Lot 3 of the CSM is not currently part of the subdivision plat. Tom Schuette, applicant, confirmed that Lot 3 of the CSM was not part of the existing Countryside Estates Subdivision, but Lots 1 & 2 were included. In addition, Kunst noted it was his belief the CSM merely amended the boundary of the subdivision and does not exclude Lot 2 of the CSM from the Countryside Estates Plat or the applicable covenants.

Motion by Jay Wittman, second by Jim Hampton, to recommend approval of the Certified Survey Map for a land division at the properties legally described as Lot 3 of CSM Volume 84, Page 54, Document # 1723549, Part of the SW ¼ of the SE ¼, Section 22; and Part of Lot 47 of Countryside Estates 1st Addition and Part of the SE ¼ of the SW ¼, Section 22. Motion Carried 5-0

Tom Steele arrived at 6:14pm

OLD BUSINESS:

a. Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.

Kunst indicated the final drafts of chapters one and two of the Town's Comprehensive Plan are included in their packets. He noted the comments and concerns from previous Comprehensive Plan discussions have been incorporated into this draft and was seeking an additional review to be sure the document reflects the Plan Commissions desires. Additionally, he indicated it was staff's intent to present two or three chapters each of the following meetings with the hope to wrap up the project in late spring or early summer.

Commissioners noted their acceptance of the draft language and direction, and highlighted the stance taken to preserve the natural character and scenic quality of Rib Mountain as it relates to development on or around the Ski Resort. Mention of the Ski Resort prompted some additional discussion related to Wisconsin Valley Improvement Company (WVIC) and the Federal Energy Regulatory Commissions' role in water flow management and a lawsuit associated with the Ski Resorts withdrawal of water from the Rib River.

Commissioners asked if there were any known burial sites or historic places in Rib Mountain. Kunst indicated that none were identified at the time this document was created.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

2018 Recap – Paul Kufahl, Building Inspector, indicated 2018 saw a significant increase in the number of permits issued and overall estimated construction value. He noted there were 249 total permits issued for an estimated construction value around \$19.8 million, which included 25 new single family and two (2) duplex permits accounting for \$8.3 million and three (3) new commercial building permits at \$6.0 million.

Taphouse Patio – Burnett asked if staff has seen a new proposal for the patio area at the Rib Mountain Taphouse. Kunst stated they have not seen anything new, however, the owners are aware the patio cannot be used until they have received additional approvals.

Countywide Addressing – Kunst noted the State Supreme Court will hear oral arguments related to the case on February 14, 2019

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Laura McGucken, second by Jay Wittman to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 6:35 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator