

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 24, 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 Jim Hampton to approve the minutes of the January 10, 2018 Plan Commission meeting, as presented. Motion carried 6-0.

PUBLIC HEARINGS:

- a. Riverside Land Surveying LLC, agent, requests General Development Plan and Precise Implementation Plan approval for the property addressed 1501 Bluebird Lane for development of four duplex structures. Parcel #34.412.003.001.01.00. Docket #2018-01.*

Community Development Director, Steve Kunst, noted the applicant seeks approval for a duplex development on the properties immediately east of the 'Lift Athletics' fitness facility. The property is currently zoned Suburban Commercial, and as a result, the property would need to be rezoned in order to be considered for this style development. The applicant desires to construct four (4) duplexes on the 1.48-acre property (or 5.4 units per acre), making the UDD process the most realistic option. Kunst also noted that the Plan Commission discussed this concept at a pre-application conference on December 13th, 2017. It was also noted staff received one phone call from a neighboring property owner who stated they believed the proposal to be a "down-zoning."

Nathan Wincentzen, agent from Riverside Land Surveying, and Austin Jones, of Denyon Homes, stated the proposal includes four (4) two-bedroom duplexes, each with slightly different floor plans. There would be six (6) points of access on Dove Lane. Some units are designed for a zero entry garage to accommodate empty nesters. All units also include a concrete patio which is screened from neighbors by the presented landscape plan. Additionally, they plan to have restrictive covenants which would allow for a maximum of two vehicles and a 30-consecutive day maximum on recreational vehicle storage onsite. They noted the intended tenants would be empty nesters and young professionals.

Commissioner Hampton questioned who would enforce the covenants. Kunst noted Town staff cannot enforce private covenants and therefore, the property owner / manager would be required to enforce them or the covenants themselves need to identify enforcement parameters.

Laura McGucken asked how the presented lots sizes compare to others in the neighborhood. Kunst indicated proposed lot sizes are similar if not a bit larger than the existing lots. He noted many of the

existing lots are legally non-conforming with current zoning standards. Commissioners noted they thought the proposal was a good transitional use between the existing neighborhood and the commercial corridor.

Hampton asked if the applicant was required to provide additional right-of-way along Robin Lane. Other Commissioners noted they would prefer to see a full right of way width, if possible. McGucken asked if the applicant was required to provide a buffer along the western edge of the property with Lift Gym. Kunst noted because the proposed land use is less intense than the neighboring commercial space, they are not required to provide a buffer to the business. Ryan Burnett noted he had spoken with a resident from the neighborhood and they were receptive to the proposed idea.

Chairman Hebbe opened the meeting to public comment at 6:54 pm.

Maxine Braunel, 2705 Dove, noted she was generally accepting of the project and wondered if it was possible to save the old oak tree currently on the property. Wincentzen noted that it was unlikely to be saved given its location on the parcel.

The Public Hearing was closed at 6:56 pm.

Kunst reviewed the Finding of Facts with the Commission. Commissioners discussed the likely tenants of the new buildings, as noted by the agent, and the impact an addition of a third bedroom may have on the use of the property. They agreed any proposed bedroom addition would require a modification of the Precise Implementation Plan. Commissioners also noted decreased setbacks along Robin Lane were acceptable in exchange for additional right-of-way.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the General Development Plan and Precise Implementation Plan for the property addressed 1501 Bluebird Lane conditioned upon having only two bedrooms per dwelling unit, landscaping to match the presented plan, and staff's negotiation with the applicant for additional right of way considerations along Robin Lane.

Motion Carried 6-0

CERTIFIED SURVEY MAPS:

- a. Riverside Land Surveying, agent, requests Certified Survey Map approval for a land division at the property addressed 1501 Bluebird Lane. Parcel #34.412.003.001.01.00. Docket #2018-02.*

Kunst noted the applicant seeks Plan Commission approval for a land division creating four (4) parcels to facilitate the duplex development as requested in the rezoning application. If the property is rezoned to UDD, the proposed lots would meet applicable zoning standards. Kunst also stated the presented CSM does not show an increased right-of-way width along Robin Lane, as discussed in the previous item.

Commissioners discussed the LIFT Athletics parking area and its future expansion and concerns about parking near Robin Lane, as well as loss of an informal access to the East of their building.

Commissioners felt comfortable with the proposal as discussed in the previous duplex development proposal.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the Certified Survey Map for the property addressed 1501 Bluebird Lane conditioned upon staff's negotiation with the applicant for additional right of way considerations along Robin Lane.

Motion Carried 6-0

NEW BUSINESS:

- a. *Don Hall, agent, requests a pre-application discussion regarding a potential rezoning and minor subdivision development. Docket #2018-03.*

Kunst stated the applicant seeks Plan Commission feedback on the concept of rezoning approximately 29 acres on the north side of South Mountain Road, between Red Bud and Thornapple Roads to facilitate a minor subdivision. Kunst distributed a conceptual plan for the subdivision.

Don Hall, agent, noted the current property owners are looking for feedback so they can list the property as having subdivision potential for interested developers. Hall noted they are currently only considering the front four lots and they will retain ownership of the northern 40 acres and the lot containing their home. The nine (9) lots as shown on the northern 40-acre parcel would be future consideration, 10 plus years later, should the owners decide to sell it. Hall noted he sees a need for estate style homes in the Rib Mountain area and these lots would lend themselves to that type of development.

Plan Commissioners noted they would likely be comfortable with the four (4) additional lots and cul-de-sac on the southern parcel, but they would be concerned about the lot sizes and ingress/egress routes on the northern parcel. They noted should the owners pursue the northern parcel development they would likely require an additional road connection. It was also noted a rezone of the property would be required and they would need to confirm the location of the proposed road with the Marathon County Highway Department.

- b. *Bill Shnowske, owner, requests a pre-application discussion regarding a potential Unified Development District development. Docket #2018-04.*

Kunst indicated the applicant seeks Plan Commission feedback on a proposed mixed-use development including an 18-lot subdivision and three (3) commercial buildings. The subject property was rezoned in 2017 from Rural Agricultural as part of the development of Royal View Estates. The subdivision portion of the proposal appears to meet minimum zoning and land division ordinance provisions. The proposed commercial development likely requires rezoning to UDD.

Bill Shnowske, owner and applicant, gave a brief recap and forecast for the Royal Ridge and Royal View subdivisions. He then noted a significant level of interest in empty nester style housing which led him to this proposal. Shnowske noted the residential portion of the development would be

individually owned, single story, single family homes with restrictive covenants governed by a homeowner's association with the option for lawn maintenance and snow removal agreements. He indicated the potential for three (3) small commercial units, which he envisions being a neighborhood friendly business like a dentist, chiropractor, coffee shop, day care, etc. Additionally, Shnowske highlighted the proposed multiuse paths to increase walkability and the common area with a gazebo. He also noted the development may facilitate a traffic signal at Bittersweet and South Mountain roads which could help make the area feel safer.

Plan Commission members had the following comments and concerns about the proposal.

- They were generally accepting of the presented residential development and questioned whether the commercial area could be removed and additional residential development added
- There was concern about the impact and interaction of commercial uses within an established neighborhood
- If a commercial use is proposed, hours of operation would be a major concern
- Plan Commission would like to see a variety of façade options for the commercial spaces if proposed to help with neighborhood fit, recommended they look more like homes than businesses
- They felt ok with a Daycare use, but were unsure of other potential uses presented because of their tendencies to draw customers from outside the area
- They asked the applicant if he would consider reconfiguring the location of the commercial spaces either to the west end of the property or find a way to potentially screen it from the existing residents
- They didn't want to see cookie cutter style houses, would prefer custom homes

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Fern Lane Accessory Building – Kunst stated the Town Board denied the request for the second-floor plumbing at 2600 Fern Lane; however, the request will be reconsidered at a later date because of an issue receiving correspondence from the applicant prior to the meeting.

Countywide Addressing – Kunst noted Marathon County's readdressing project will be underway early this year, but with the Town being granted its injunction Rib Mountain will not be participating.

Trillium Parking – Ryan Burnett recommended a trailhead parking area on Trillium Lane for the new bike and pedestrian trail.

Park Rd Parking – Commissioners also suggested additional parking along Park Road to accommodate the increased use of the Bone & Joint trail and to alleviate some traffic concerns

Gustave Larson – Kunst noted the next meeting will include an application for the new Gustave Larson Building on Cloverland.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting.

Motion carried 6-0. Meeting adjourned at 8:35 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator