

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 25, 2017

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

MINUTES:

Jim Hampton asked staff to review and amend the previous meetings minutes to better reflect William Bursaw's comments regarding Rib Mountain State Park access. Paul Kufahl, Building Inspector/Assistant Zoning Administrator, agreed to review the previous meetings recordings and amend the minutes to match Mr. Bursaw's statement.

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the December 14, 2016 Plan Commission, as amended. Motion carried 5-0, with Harlan Hebbe and Laura McGucken abstaining.

NEW BUSINESS:

- a. *Pre-application conference for potential rezoning and development at the properties addressed 1501 Bluebird Lane and 1506 Robin Lane. Parcel #34.412.003.001.00.00 and #34.032807.016.003.00.00 Docket #2017-01.*

Community Development Director Kunst opened the discussion by clarifying the location of the subject parcels and introducing the potential multi-family use. Mike Lewandowski, applicant representative from Riverside Land Surveying, presented the Plan Commission with two preliminary certified survey maps. The first indicated a combination of the two subject parcels and the creation of an outlot to be combined with the adjacent Lift Athletics parcel. The second showed four (4) lots being created for the development of 4 duplexes and the transfer of the previously created outlot to the adjacent property owner to create conforming side yard setbacks with the existing building.

Kunst described the potential zoning districts and the density standards that could be used for this development and noted that similar projects have used the UDD zoning district. Plan Commission members discussed the land use proposed and the density of housing units they felt comfortable with, as well as, other areas of concern. The following is a list of items discussed with Plan Commission's feedback.

- Multifamily land use is generally acceptable in this transitional area.
- Six (6) dwelling units were preferred, are were open to eight (8) dwelling units depending on their design/appearance.

- Density would dictate what Zoning District would be needed. Six (6) units may allow for MR-4 but eight (8) units would be UDD.
- Plan Commission discussed potential UDD for the six (6) units so they had some control over the design and impact on the neighbors across Dove.
- Plan Commission would like to see an example of the building designs.
- Would require shared driveways for each duplex to minimize access points onto Dove.

The applicant's representative felt comfortable with the direction of Plan Commission and asked staff to send Heath Tappe notes from the meeting.

OLD BUSINESS:

a. Discussion on the Rib Mountain Comprehensive Plan Update Project. Docket #2016-41.

Kunst began the discussion by noting the Town Board's approval of the work plan with the Regional Planning Commission and stated the Board wishes to hold a joint meeting with Plan Commission on February 22nd to kick-off the project.

Kunst noted the first meeting with the Regional Planning Commission and Town Board will be focused on setting the stage for future meetings and would include discussion of the mission and vision for the comprehensive plan and the presentation of initial data. Plan Commission members indicated they would like to have a joint meeting with Town Board on a yearly basis.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. Hall Farm - Kunst stated Town Board had approved both preliminary plats with the condition that trail connections are made from both Royal Ridge and Royal View Estates to South Mountain School. He also noted that Plan Commission will likely see the Final Plat at the February 8th meeting. Commissioner Hampton expressed concern for the stormwater management practices required and began a discussion with other members about how the Town can ensure that the proposal is successful. Kunst explained the third-party review process, while other Plan Commission members suggested Hampton review the submittal.
- b. Connections Place –Kunst noted the Town Board has signed a letter of intent to work with the Connections Group for use of the Municipal Center property for a potential development of a 55 and better active senior center. The Connections Place group is currently in the financing and design phase for the 20,000 square foot building and is looking for front end membership. The Town held a neighborhood meeting with nearby residents to address any immediate concerns.
- c. Dog Park –Kunst noted Plan Commission will be seeing the Dog Park proposal again in the near future. He also noted Supervisor Klein and staff held a neighborhood meeting with residents to address any immediate concerns. Kunst stated land acquisitions still need to be completed and the intent is to fundraise for the project.

- d. Granite Peak Expansion – Jay Wittman asked if there was any additional information regarding the ski hill expansion after reading an open editorial in the day’s newspaper. Kunst indicated a Public Informational Hearing scheduled for February 7th at Northcentral Technical College with the Wisconsin Department of Natural Resources related to the request for additional water intake from the Rib River. Commissioners had a brief discussion about the volume of water they are requesting and noted concerns from residents related to the additional runoff it may cause.
- e. 2016 Review – Building Inspector Kufahl presented the Plan Commission with a review of permit numbers and construction valuation for 2016 and noted some key business additions and reinvestments.

PUBLIC COMMENT: None

ADJOURN: Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 7-0. Meeting adjourned at 7:38 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator