

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 13, 2019

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

MINUTES:

Motion by Jim Hampton, second by Ryan Burnett to approve the minutes of the January 23, 2019 Plan Commission meeting. Motion carried 4-0.

PUBLIC HEARING:

- a. Keith Kocourek, owner, requests an amendment to the Town of Rib Mountain Zoning Map from 'Rural Agricultural – 2' to 'Estate Residential – 1' for the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00.

Community Development Director, Steve Kunst, noted the applicant seeks to Rezone the property from 'Rural Agricultural – 2' to 'Estate Residential – 1' to then subsequently divide the property to allow for the development of two new single-family residential lots. Kunst indicated the site was previously a non-metallic mine site, which has been reclaimed by the property owner and is used by Marathon County as an excellent example of the reclamation process. Due in part to the reclamation, Kunst indicated the proposed zoning change would be more appropriate for the owners intended residential and recreational uses, and necessary for any resultant land division.

Jim Hampton and Tom Steele asked if the pond, as shown on the overview map, was still on the site and at what size. Tom Radenz, applicant representative, indicated the pond is currently on site and is about 20 acres. Radenz noted Kocourek has created a park-like setting with trails and outdoor seating areas around the pond and intends to build his personal home overlooking it from the southwest. In addition to his personal home, Radenz indicated Kocourek plans to give one of the lots to his nephew, and build a guest house on the third lot.

Hampton questioned why the pond is not depicted on the Certified Survey Map but the wetlands are shown. Radenz stated they are not required to show the pond because it is not a navigable waterway and the wetlands are part of the DNR's Wetland Inventory Map.

Ryan Burnett recalled a previous Comprehensive Plan discussion in which the Commission indicated a potential minimum five (5) acre lot size in this area of Town. He noted, if approved, this request would be the second request approved with smaller lot sizes. He asked the Commissioners how they felt about

the five (5) acre minimum lot size and how that discussion should be used in determining the outcome of this request.

Chairman Hebbe noted the five (5) acre discussion is not part of the current code and should not be applied to this discussion. Kunst indicated 'Estate Residential – 1' is commonly applied to residential lots outside of the sanitary district, but asked the Commission if five (5) acres is the true intent of the previous discussion, or if it was meant to ensure larger estate lot sizes.

Radenz indicated the property has some natural constraints that define the lot sizes. He noted Lot 2 is bound by an existing driveway which serves Lot 3 to the south, the wetlands to the north, and a trail system and pond which Kocourek wishes to keep with his property to the west. He indicated they could add land to the north of Lot 2 to create a five (5) acre lot size, but it would add no value because of the wetlands.

Kunst indicated if there are concerns about future subdivision of this parcel, it would not be likely, due to septic system issues created by the previous mining use and the requirement for placement of those systems in undisturbed soil areas. Radenz also noted Kocourek wants to maintain the natural state of the parcel and any additional development would disrupt his view across the pond from his new house.

Hampton asked Radenz if the creation of Lot 3 would restrict the owner's access to his air strip located on an adjacent lot. Radenz indicated Lot 1 would not have direct access to the parcel with the air strip, however, the owner also owns adjacent properties which would provide him access.

The Public Hearing was opened and closed at 6:14pm with no additional public comment.

Plan Commissioners briefly continued discussion on the five (5) acre minimum lot size, deciding it does not apply to the current application; however, they would like to continue the discussion at a future date to make sure their intention of larger estate lots in this area can be enforced, whether through a minimum lot size requirement or other density-based regulations.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the request, as presented, to amendment to the Town of Rib Mountain Zoning Map from 'Rural Agricultural – 2' to 'Estate Residential – 1' for the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Motion Carried 4-0.

CERTIFIED SURVEY MAP REVIEW:

- a. Keith Kocourek, owner, requests Certified Survey Map review for a land division at the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00.

Kunst indicated the request is to divide the existing 54-acre parcel into three (3) parcels of approximately 36.6, 6.7, and 3.9 acres respectively. He noted if the rezone request to 'Estate Residential – 1' is approved at Town Board, all parcels would meet the minimum lot requirements.

Burnett asked if the applicant has any plans to subdivide the property further in the future. Radenz indicated the applicant does not intent to subdivide the property further and that applications for two (2) of the new homes would follow an approval. Kunst stated all zoning and land division requirements are met with the current proposal.

Motion by Jim Hampton, second by Tom Steele to recommend approval of the Certified Survey Map, as presented, for a land division at the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Motion Carried 4-0.

OLD BUSINESS:

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

Kunst noted a final draft of chapters three and four of the updated Town Comprehensive Plan were included in the packet for final review. He identified significant changes in formatting and grammar, as well as updates to some key statements, goals and objectives to make them more representative with the Commission's previous discussions.

Kunst stated chapter three reviews housing characteristics and trends. Kunst noted previous statements related to multifamily housing were modified to better align with the Commission's vision. Additionally, he asked the Commissioners if they would like to add a statement about where multifamily housing would be acceptable to help better direct future conversations and decisions.

Hampton highlighted Table 3.5: Owner Occupancy, noting it appears that single family rental options are increasing within the Town without offering additional multifamily options. Burnett identified the communities of Apple Valley and Middleton, where specific types of Multifamily development appear to be thriving, and noted that similar developments may work in Rib Mountain.

Commissioner's identified the recently approved duplexes behind Lift Gym and similar transitional areas between existing residential neighborhoods and commercial areas as appropriate locations for multifamily development. They also discussed a previous proposal for multifamily units on Oriole Lane indicating the style of housing and layout may have been appropriate if the density was decreased and the Town had additional public safety and infrastructure resources that can be needed with those proposed densities. While the Commissioners noted there are likely locations where multifamily housing would be appropriate, they did not direct staff to add a statement to the Comprehensive Plan.

Kunst then indicated the Utilities and Community Facilities chapter also saw modifications in formatting and grammar, along with the addition of the Dog Park to our facilities, updates to current utility providers and reference to the recently approved Wellhead Protection Plan.

Steele asked whether the Dog Park was remaining clean with its high usage. Kunst noted it appears users are cleaning up after themselves and indicated that a Friends of the Dog Park group has been created to help with additional clean up and garbage removal when Town staff is not available to do so. Kunst also

noted additional land to the south of the dog park was recently purchased by an individual who intends to donate it to the Town for expansion of the Dog Park and other parkland uses.

Burnett wanted to make sure that limited access to Lake Wausau was addressed in the Issues portion of the chapter. Kunst stated it was and the Town plans to survey the existing access locations and determine if any should be improved upon to facilitate access to Lake Wausau. Commissioners were generally accepting of the content of the presented chapters and looked forward to Town Board's input.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Upcoming Meeting – Kunst noted the next Plan Commission meeting will include a Special Use review for the new pump house and piping upgrade for Granite Peak. After questions from Commission members, Kunst indicated the Plan Commission is not reviewing the withdrawal of water from the Rib River, but the four or five items as identified by the Public Services and Utilities Land Use regulations. Kunst also indicated the meeting may include a Certified Survey Map review for a property on Hummingbird Rd, previously discussed as part of a pre-application conference.

Countywide Addressing – Kunst stated the State Supreme Court will hear oral arguments tomorrow, as part of the Town's lawsuit against Marathon County, related to their Countywide Addressing project. He noted a decision may come as early as May of this year.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:00 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator