

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 27, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:17 pm. Other Plan Commission members present included Jim Hampton, Tom Steele, and Ryan Burnett via conference call. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Jay Wittman was absent.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the February 13, 2019 Plan Commission meeting. Motion carried 4-0.

CERTIFIED SURVEY MAP REVIEW:

- a. *Mi-Tech Services Inc., applicant, request Certified Survey Map review for a land division at the property legally described as Lot 1 of CSM Volume 57, Page 98 (#13161), Document #1358523 except Document #1376179, and part Lot 26 Woodlawn Pines Plantation, being part of the SW ¼ of the SE ¼, Section 10. Parcel #34.102807.015.005.00.00. Docket #2019-05.*

Community Development Director, Steve Kunst, indicated the applicant requests review of a Certified Survey Map (CSM) dividing an existing 13-acre parcel into two future development sites of approximately 3 and 9 ½ acres; both of which meet the minimum lot standards. Kunst noted the parcels would be zoned Suburban Office which allows for office, personal and professional services, and passive outdoor recreation uses. Additionally, Kunst indicated the CSM shows the dedication of right-of-way for the creation of a new street. He stated the Town Board would need to pass a resolution accepting the proposed right-of-way and would suggest any recommended approval would be conditioned upon that resolution. As additional conditions of approval, Kunst recommended requiring an approved developer agreement for all public improvements and determination of stormwater management requirements related to the road construction.

Harlan Hebbe asked staff if they had any concerns with the CSM as presented. Kunst indicated there were no concerns from a lot layout perspective. Jim Hampton questioned the purpose of the easement between lots 1 and 2 of the CSM. Kunst and Jay Knoke, applicant representative, stated the updated CSM has removed the easement and the lines depicted on the CSM show the required building setbacks only.

Hampton noted the adjacent parcels to the west and south of the subject property were zoned for residential use and questioned the zoning and use of the parcel to the north. Kunst noted the current residence is zoned Unified Development District (UDD) with a future land use indication similar to the subject parcel.

Tom Steele noted there were only two residential homes abutting the subject property, and given their location, he had little concern about the impact of potential development. In addition to Steele's

observation, Kunst indicated he had spoken with one of the neighboring property owners about the parcels zoning and potential land uses.

Steele then verified any future lot improvements would need to come through Plan Commission for approval and the applicant is aware of the wetland restrictions. Kunst stated any proposed development on the newly created lots would require Plan Commission review and approval and the applicant is aware of the wetland requirements and have been working with the Department of Natural Resources (DNR).

Hampton and Steele then confirmed 'Pelican Lane' would be the only access point to Hummingbird Road. Kunst stated the applicant has worked with the County Highway Department to establish the location of the access point to Hummingbird Road and he believes it would be the only allowable access point for those lots.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Certified Survey Map for a land division at the property legally described as Lot 1 of CSM Volume 57, Page 98 (#13161), Document #1358523 except Document #1376179, and part Lot 26 Woodlawn Pines Plantation conditioned upon an approved Developer's Agreement covering all public improvements, Town Board passing resolution accepting the proposed right-of-way for "Pelican Lane", and determination of stormwater management requirements related to the road construction. Motion Carried 4-0.

NEW BUSINESS:

- a. *Granite Peak Corporation, applicant, requests a Site Plan Modification to Docket #2000-22 for pumphouse and piping upgrades. Parcel #34.052807.002.000.00.00, #34.052807.001.000.00.00, #34.052807.004.000.00.00, #34.042807.010.005.00.00, #34.042807.010.002.00.00, and #34.042807.010.001.00.00. Docket #2019-04.*

Kunst indicated the applicant is seeking an amendment to the Special Use permit approved by the Town in 2000 for a private utility including water system piping and a pumphouse structure which service Granite Peak Corporation's snow making operations. He noted the new pumphouse facility would be a wood framed structure approximately 12 feet in height and the water system piping would be upgraded from its current 10-inch diameter to 24 inch in diameter. Tom Ellenbecker, applicant representative, indicated the pumphouse is planned to be approximately 520 square feet in order to accommodate the pumps and working space.

Kunst noted the use falls under the review of a Public Service and Utility and is subject to a number of considerations. He reviewed those considerations as presented in the agenda packet, indicating the proposal meets all of the applicable standards.

Hampton asked how many pumps were planning to be installed. Ellenbecker indicated three (3) pumps were going to be installed, with two (2) being operational and one (1) being a spare and for future needs.

Peter Biermeier, applicant representative, presented an updated plan for the pumphouse structure, indicating the water requirements for their snowmaking have decreased since they originally received

their intake permit. Biermeier noted they were originally approved for 12,000 gallons per minute, but currently only require 6,770 gallons per minute with an anticipated need for 10,000 gallons per minute if the expansion of the ski area is approved by the DNR. Biermeier also confirmed the new pipe would remain within the existing easements and noted they have acquired ownership of the property in which the pumphouse and intake structures are located.

Hampton asked for confirmation that the pumphouse was not inside of the flowage area of the Rib River. Ellenbecker indicated he has been working Marathon County to establish a location for the pumphouse which is outside of the required shoreland setback area and to acquire the necessary shoreland alteration permits. Additionally, Ellenbecker noted they have been in contact with the Marathon County Highway Department for the necessary right-of-way excavation for the crossing of County Highway NN.

Hebbe asked what type of piping material was to be used. Ellenbecker noted the initial plan is to use a high-density polyethylene (HDPE) pipe, but it may change as they finalize the design. Biermeier gave a brief description of the current pumping operations and explained the need for the additional capacity. He noted the current intake pump has a capacity which is half of the upper pumps capacity which creates down time in snowmaking operations as they allow the ponds to be refilled. He indicated they typically operate the pumps for a maximum of 45 days a year and have a desire to have all of the ski runs open by Christmas and the increased pumping capacity should allow them to do so.

Hampton asked Biermeier how many hours a day they can currently make snow, if they have enough capacity currently based on their snowmaking schedule, and if they plan to upgrade the pond pumps as well. Biermeier noted they could potentially make snow 24 hours a day, but labor is often a limiting factor. He noted they may have enough capacity currently if they made snow in 12-hour cycles like Hampton questioned, but schedules do not often allow for that type of operation. Biermeier also indicated they do plan to upgrade the pond pumps when additional snowmaking is required. Hampton asked if the pumps are “noisy”. Biermeier stated he did not believe them to be “noisy” and noted they have not received any complaints related to pump noise.

Ryan Burnett asked for clarification on the width and location of the easements indicating he wanted to make sure the new piping was still contained within those existing easements and that the pipe installation does not hinder any future development of the effected parcels. Kunst noted the easements are not indicated in the packet, but the general location of the piping is depicted on the large aerial image. Additionally, Ellenbecker stated the existing easements are 30 feet wide and that all existing equipment and upgrades would remain in those easements. Hampton asked if all utilities are confined within the easement, including required electrical services. He also asked for clarification of the burial depths of both the pipe and the electrical conductors.

Ellenbecker confirmed all utilities related to the pumping operations are confined to the 30-foot utility easement and the pipe depth ranges from eight (8) feet to 10 feet in depth, while the electrical conductors are typically two (2) to three (3) feet in burial depth. He also noted there are some wetland areas that confine the easement width. Steele questioned whether the 30-foot easement was enough width for installation and operation, and who coordinates the crossing of County Highway NN. The applicants

confirmed that the easement width was adequate and they have been working with the County Highway Department to coordinate the right-of-way excavation to minimize traffic impacts.

Motion by Jim Hampton, second by Tom Steele to approve the Site Plan Modification to Docket #2000-22 for pumphouse and piping upgrades for the above described parcels, as presented. Motion Carried 4-0.

OLD BUSINESS:

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

Kunst indicated the presented chapters focus on Transportation and Economic Development, and as with previous meetings, it is the intent of staff to receive final comments on these chapters in an effort to finalize the Comprehensive Plan by early summer.

Hebbe requested the addition of Faith in Action as a transit option for elderly and disabled residents as noted on page 6a-10. This led to a broader discussion of services offered to residents, which led to Commissioners and staff agreeing to review the referenced service providers and including other useful links to provider contacts which offers a more regional collection of resources.

Kunst noted the addition of references to developer partnerships for trail facilities, indicating that Rib Mountain plays a key role connecting adjacent communities.

Hebbe then identified a spelling error on 6a-13 and questioned what drives the discussion on creating an additional river crossing at Military Rd in Rothschild to Foxglove Rd in Rib Mountain. Kunst indicated it is likely Rothschild and public safety officials driving the discussion.

Burnett requested that a statement related to the procedure for special assessment of road improvements be incorporated into the Comprehensive Plan to indicate that residents are not solely responsible for the road improvements in areas which service a high traffic counts for the commercial uses.

Kunst noted he plans to update the images in the Economic Development chapter so they are more representative of the Town's commercial development and Chapters 3 and 4 will be presented to the Town Board at the next meeting.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board Update – Kunst noted all recommended items from the previous meeting were approved by the Town Board

Countywide Addressing – Kunst stated the State Supreme Court heard the oral arguments in the Town's lawsuit against Marathon County and they anticipate a ruling in six (6) to nine (9) weeks.

Lilac Traffic Impact Analysis – Kunst indicated discussions have begun related to future infrastructure improvements on Lilac Ave due to the impact of development of numerous parcels including the current Olson Carpet, TRS Development, the parcel formerly referenced as the Koletsky Property, and other neighboring parcels.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:11 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator