

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
February 8, 2017

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

MINUTES:

**Motion by Tom Steele, second by Ann Lucas to approve the minutes of the January 25, 2017 Plan Commission meeting. Motion carried 6-0.**

CERTIFIED SURVEY MAP (CSM) REVIEW:

- a. Riverside Land Surveying, agent, requests Certified Survey Map approval to combine and subdivide a portion of the properties addressed 1506 Robin Lane and 1501 Bluebird Lane. Parcels #34.412.003.001.00.00 and #34.032807.016.003.00.00. Docket #2017-02*

Community Development Director Kunst noted the presented CSM would combine two lots currently zoned Suburban Commercial with the intent to subdivide and rezone them at a later date for duplex development, and create an outlot to be combined with the current Lift Athletics facility to create a more conforming lot as discussed during the gym's approval process.

Commissioner Hampton questioned whether the CSM would fix a decreased right-of-way issue along Robin, to which Kunst noted at this time there is no specific right of way concerns, but we would recommend dedication of additional right of way with any subsequent subdivision.

A brief discussion of the utility outlot along Robin identified current and future ownership of all parcels, any potential setback requirements to the utility structures, as well as the general benefit of cleaning up conformance issues with existing lots.

**Motion by Tom Steele, second by Jim Hampton to approve the Certified Survey Map, as presented. Motion carried 6-0.**

NEW BUSINESS:

- a. Royalty Homes, agent, requests Final Plat review for Royal Ridge Estates at the property legally described as the SW ¼ of the NE ¼, Section 16. Parcel #34.162807.003.000.00.00. Docket #2017-03*

Kunst introduced the final plat discussion by indicating the lot quantity and sizes meet the Estate Residential-1 zoning requirements as discussed previously and the changes to the stormwater outlot sizes and easement were not significant enough to revisit this item as a preliminary plat.

Ryan Burnett questioned the intent of the 20' wide stormwater easement between proposed Lots 7 & 8. Tom Radenz, applicant representative from REI, presented an overview of the stormwater management plan noting locations, topography and natural drainage, ditching, dry pond, berm and swale locations, discharge locations and additional feedback received from the neighborhood.

Tom Steele and Jim Hampton questioned the location of the 2 – 30" culverts discharging from the ponds and the effect the concentrated flow may have on adjacent properties. Radenz noted they are working on an easement agreement with the Hall Family to allow for a swale that would help direct the stormwater discharge to the wetland complex located to the west of the school. He also noted the natural topography directs the water to a stream location that would collect the runoff and prevent it from impact the school property.

Hampton asked if the stormwater outlots would be the responsibility of the Town after they are constructed. Kunst noted that is the preferred method of the Streets and Parks Superintendent, given his experience with other facilities and the difficulty of maintaining a well-functioning homeowner's association. Hampton then asked about the necessity of a swale and pond along the south border of the property instead allowing natural flow in this situation. Radenz noted because of the volume of offsite water, additional obstructions and impervious surface created by building the houses, the swale and pond was the best way to manage the water.

Additional discussion was had regarding soil type modelling, rainfall events, absorption rates, and the stormwater approval process. Kunst noted the Town's consultant and REI are discussing their differing interpretations of the stormwater code to reach a mutual outcome.

Hampton and Lucas asked questions regarding individual lot water control related to the wetland complex and the order of home construction. Radenz and Bill Shnowske noted the lot sizes are large enough that individual lot grading plans will be created to direct the water as intended.

Commissioners asked what conditions would be typical for a formal recommendation, to which Kunst noted the items listed in the packet. Kunst noted the homeowner at the corner of Bittersweet and Bellflower Roads, the school and church are all generally in favor of the addition of the multi-use path and the Town is working with all parties to create a safer pedestrian/bicycle environment. Shnowske and Commissioners briefly discussed the creation of restrictive covenants, their succession plan and enforceability.

**Motion by Laura McGucken, second by Tom Steele to approve the Final Plat for Royal Ridge Estates, conditioned upon a finalized stormwater management plan approved by Town Engineer, a signed developer's agreement covering all public improvements (streets, utilities, and financial sureties), finalized street plans approved by Town Engineer, and up to date subdivision covenants containing the primary contact for any homeowner's association. Motion carried 6-0.**

*b. Royalty Homes, agent, requests Final Plat review for Royal View Estates, at the property addressed 2804 South Mountain Road. Parcel #34.162807.016.000.00.00. Docket #2017-04.*

Kunst opened the discussion by identifying the modifications made from the preliminary plat and noted the stormwater and street plans were received and under review. Hampton asked for verification that the stormwater ponds were intended to be dry ponds and where the stormwater pond on outlot 2 would drain. Radenz noted they are proposed to be dry ponds and the water from outlot 2 will drain through an existing culvert to a swale behind the homes on Iris and eventually to a stream and wetland complex by Doepke Park.

McGucken asked Kunst for verification of the future South Mountain Road connection as seen in previous presentations. Kunst noted the applicant's representative presented the road connection to Marathon County's Infrastructure Committee and the Committee passed a motion in support of the planned location. Kunst also noted a temporary road connection on the western boundary of the development; on lots 20 & 21, alleviates the need for cul-de-sacs and will help with snow plowing and emergency service operations. Lucas asked how we ensure someone doesn't build on lots 20 & 21, to which Kunst noted a building permit would not be issued for those lots until an extension of the roads is completed.

Burnett questioned the use of the 30' easement outside of the projects western boundary. Radenz noted the easement is necessary for grading and construction of the stormwater facilities along the temporary road. Shnowske pointed out the additional right-of-way width along Iris, which will include a paved multiuse trail which will have the ability to connect with future development to the west, as well as, the church and school facilities.

Chairman Hebbe, questioned the difference in lot width of lots 1-9 and the remaining lots. Shnowske noted Lots 1-9 are considered premium lots, lending themselves to larger nicer homes, while the other lots would be a standard lot considering the typical 75 foot wide homes they currently build.

Commissioners asked Shnowske whether either subdivision would have restrictive covenants. Shnowske indicated there will be covenants based on best practices from a number of other subdivisions. He plans to do some additional landscaping along the frontages to help beautify the neighborhood. He noted they will have a strict policy regarding outbuildings and they will likely not allow vinyl siding. Fences would need to be powder coated or vinyl coated, and he would not rule out the use of generators or solar panels, but likely no geothermal systems.

**Motion by Tom Steele, second by Ann Lucas to approve the Final Plat for Royal View Estates, conditioned upon a finalized stormwater management plan approved by Town Engineer, a signed developer's agreement covering all public improvements (streets, utilities, and financial sureties), finalized street plans approved by Town Engineer, and up to date subdivision covenants containing the primary contact for any homeowner's association. Motion carried 6-0.**

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. Joint Comprehensive Plan Meeting on February 22<sup>nd</sup> with Town Board and Regional Planning Commission to create a unified direction for the plan and its update process.

PUBLIC COMMENT: None

**ADJOURN: Motion by Tom Steele, second by Ann Lucas to Adjourn. Motion carried 6-0. Meeting adjourned at 7:34 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator