

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 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, Jay Wittman, Tom Steele, and Ryan Burnett. 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 February 27, 2019 Plan Commission meeting. Motion carried 5-0.

NEW BUSINESS:

- a. *Tim Vreeland, applicant, requests Preliminary Plat approval for a seven-lot subdivision at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2019-06.*

Applicant was not present. The Plan Commission decided to postpone the discussion and potential action to a future meeting.

- b. *Joe Schira, owner, requests a Pre-Application Conference for a potential conditional use application. Docket #2019-07.*

Community Development Director, Steve Kunst, stated the applicant is seeking Plan Commission feedback related to the potential keeping of animals, mainly horses and cows, on his property located near the end of Red Bud Rd.

Joe Schira, applicant, indicated his family had previously farmed the property and would like to get back into raising animals. He indicated it would not be a large operation and would be accepting of the low-density husbandry standards. Commissioners asked the applicant how many acres he currently owns, where he plans to contain the animals, what the current vegetative cover consists of, if he plans to board other animals, and what potential structures would be involved.

Schira noted there are 93 acres in common ownership and he would like to utilize his entire property if possible. He then gave a brief history of the property, noting it has been used for agriculture, ginseng, cultivation and timber harvests, and emphasized his property resembles a park with a mix of tree types, ponds and tillable field areas. He also noted he would consider building a horse barn type structure in the vicinity of his house to utilize existing water and electrical services, but has no intention of boarding other animals. Schira also indicated he is aware that husbandry or farming operations can create a negative

impact on neighbors, however, he felt there would be minimal, if any impacts, from his proposal, given the intentional secluded nature of his home and property location.

Commissioners indicated they were generally accepting of the use and would prefer to see the request as a conditional use versus a rezoning of the property. They then directed the applicant to work with staff to define a plan finalizing the quantity of animals, building needs, containment areas, and waste disposal. Some Commissioners noted they would be accepting of this use in other similar areas of Town and asked staff to consider establishing an animal density parameter for future requests.

OLD BUSINESS:

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

Kunst noted Chapter 8 of the Comprehensive Plan focuses on Intergovernmental Cooperation. He indicated the addition of shared services with South Area Fire and Emergency Response and the interaction with a number of other municipalities. Kunst also highlighted the addition of partnerships with the Central Wisconsin Visitors Bureau, the Marathon County Economic Development Corporation, the Central Wisconsin Economic Development Fund, and the Marathon County Solid Waste Department to the chapter's cooperative practices section.

Jay Wittman asked if there has been any additional Intergovernmental Cooperation at the Town Board level. Kunst indicated The Town previously had interactions with the Village of Rothschild to potentially develop a park at the Domtar land on Sunrise Dr, as well as, continued interaction with the Marathon County Sheriff's Department to provide additional law enforcement coverage as part of a formal contract agreement. Kunst also noted the Public Works Department has agreements with other municipalities to share equipment.

Ryan Burnett asked if there is any additional cooperation with Marathon County related to the floodplain concerns of residents on North Lakeshore Dr. Kunst stated the Town continues to work with Marathon County to ensure emergency response coverage for those residents and they have considered options to create dry land access by raising the road elevation.

Kunst then indicated Chapter 9 addresses Implementation of the Plan and addresses the procedures required for application and plan amendments.

Jim Hampton noted he was concerned about the application and enforcement of restrictive covenants in some neighborhoods and asked if there was a mechanism by which the Town could aid that enforcement. He inquired about the potential for a separate commission or council that would hear individual cases and make rulings based on the established covenants.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Future Meetings – Kunst noted the Plan Commission would be seeing a development proposal and Certified Survey Map for the Town owned "Tanglewood" property and a pre-application conference with TDS MetroCom at the next meeting.

Countywide Addressing – Kunst indicated the Town has not received any news from the Court regarding the addressing project.

Road Budget – Commissioners asked about the status of the Town’s Road Budget given the numerous snow falls and current flooding issues. Kunst indicated overtime was obviously high, but salt reserves have been adequate.

Municipal Center Garage – Kunst indicated the Town is working in cooperation with the Rib Mountain Lion’s Club to plan for a 1,500 square foot shared garage and neighborhood park at the Town Municipal Center.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:00 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator