

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 22, 2017

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

MINUTES:

Motion by Jim Hampton, second by Ann Lucas to approve the minutes of the February 22, 2017 Joint Town Board and Plan Commission meeting. Motion carried 5-0.

OLD BUSINESS:

a. Town of Rib Mountain, applicant, pre-application discussion regarding a potential dog park at the property addressed 2201 Oriole Lane. Parcel #34.102807.006.006.00.00 and #34.102807.008.013.000.00. Docket #2016-30

Community Development Director, Steve Kunst and Town Board Supervisor, Gerry Klein opened the discussion by establishing the proposed location, identifying the conditions of the land purchase from Marathon County, recapping the feedback received from a neighborhood meeting held in November 2016, and presenting some rendered images of the proposed dog park.

Plan Commission members had the following questions and comments related to the proposed dog park.

- Who currently owns the trees along the western edge of the proposed dog park abutting the residential properties, and who owns the property to the south of the proposed dog park?
- Has a purchase agreement already been drafted?
- Who will maintain the parking lot and will it be asphalt?
- How tall is the proposed privacy fence?
- May want to consider a different fencing material along Oriole and Hummingbird, chain link may not be aesthetically pleasing.
- Will the dog park be this parcels permanent use?
- Are there any concerns with excrement or other related diseases?
- Does the dog park change the Town's risk or insurability?
- How will it be funded?
- Consider limiting seating or other areas for people to congregate to curb inappropriate use of the park and disperse traffic.
- Explain what is included in Phase 1 & 2.
- Why do we want to fence in the stormwater management area?

- Consider making the parking lot larger, because neighbors have expressed concern about people parking on Oriole and we anticipate high usage of the park and the County Road R trail.
- What are the anticipated hours and seasons of operation?
- What is the next step in the process?

Supervisor Klein and staff responded to the questions and comments as follows.

- A survey of the parcel will determine who owns the trees along the west property line. The parcel to the south is believed to be owned by the same family with the home for sale nearby on Hummingbird Rd.
- The Town is waiting for the creation of a Stormwater Access and Right-of-Way Usage Agreement, as well as, a Liability Clause related to the parking lot which would be in County right-of-way. The Town would then be given one of the parcels for \$1 and the other parcel would need to be purchased at approximately \$5,800.
- The Town will maintain the asphalt parking lot as they do with all other Town parks.
- Neighboring residents asked for an 8' tall sound deadening/privacy fence, which would require conditional use approval. Additionally discussed at this point was the potential for a UDD rezone because of the recreational land use intensity.
- Different types of fencing materials are still an option, with chain link being the most common for dog parks.
- The parcels are not well suited for any other development because of the stormwater management area. Therefore, the park will be its permanent use.
- Dog owners should be picking up after their dogs to limit the amount of excrement in the park and as for other diseases like blastomycosis, the health department noted blasto spores become airborne and can spread to up $\frac{3}{4}$ of a mile from its original location. This information would indicate that any location along the County Road R trail from Home Depot to Doepke Park would be of similar risk because of the wetlands adjacent to the trail.
- The new park land would need to be added to the Town's insurance portfolio; however, municipalities are offered recreational immunity for this type of public facility.
- Park funding will be done through a fundraising campaign and private donations.
- Park design could the use of scattered benches instead of picnic tables to limit areas of congregation and promote movement.
- The phases were established as options for planning purposes, but the preferred method would be to raise enough money to fund the entire project in one phase.
- The initial intent to fence the stormwater area was to minimize the dog's exposure to the potentially wet areas and impact to the wetland vegetation. But, not enclosing the area is definitely an option and would benefit Marathon County for maintenance of the stormwater facility.
- It was noted that CoVantage is ok with overflow parking in their lot during non-business hours; however, additional parking at the dog park may help address some of the neighbor's concerns.
- The park would be open during daylight hours only, with an option for winter use depending on the amount of maintenance required.

- The next steps will be to move forward with the land transfer and start thinking about fundraising.

NEW BUSINESS:

- a. *John P. Remington, owner, pre-application conference regarding electronic message signs for the property addressed 4601 Rib Mountain Drive. Per RMMC Section 17.214(3) – Electronic Message Sign Requirements. Parcel #34.142807.006.018.00.00. Docket #2017-07*

Community Development Director Kunst informed Plan Commission members the applicant is looking to update a legal nonconforming pylon sign with electronically changeable gas prices and a rebranding of the current Phillips signage. He noted the Town’s nonconforming sign regulations indicate changes to materials, support structures, or height would require the sign to be brought into conformance with the current code. Staff is looking for Plan Commission feedback because they felt this instance is unique in that the message display is only for gas prices which currently exist on the sign and can only be changed once daily and the proposal is an improvement to the existing signage.

Plan Commission members discussed other fuel station sign heights and reviewed the nonconforming sign code, and while they agreed it was an improvement, the majority agreed no flexibility existed within the code to allow the alteration without bring the sign height into conformance.

- b. *Discussion and recommendation regarding waiver request to RMMC Section 17.059(1)(g) – Minimum Garage Area, for Habitat for Humanity houses at the properties addressed 1502 Daffodil Lane and 4700 Hummingbird Lane. Docket #2017-08*

Kunst noted staff felt it appropriate to get Plan Commission input before having the applicant apply for the conditional use required to waive the minimum garage size requirement. Building Inspector Kufahl noted Habitat for Humanity has fairly rigid guidelines related to the design of these houses to receive federal funding.

Plan Commissioners discussed the intent of a minimum garage size standard and the impact it may have on Habitat financially. Some members noted they were concerned about the potential for outdoor storage of recreational equipment or the need for additional utility sheds because of the smaller garage size and at what point do we make the distinction of a “good cause” to waiver the requirements. The majority of Commission members stated the 400-square foot minimum garage size is a community standard and they will hold firm on that size.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kunst noted there will be an after-the-fact conditional use Request for an electronic message sign for Kings Camper at the next Plan Commission meeting.

PUBLIC COMMENT: None

ADJOURN:

Motion by Ann Lucas, second by Laura McGucken to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:52 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator