

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 11, 2018

Chairperson Harlan Hebbe, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Laura McGucken, Tom Steele and Jay Wittman. Ryan Burnett 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 Jim Hampton to approve the minutes of the March 14, 2018 Plan Commission meeting, as presented. Motion carried 5-0.**

PUBLIC HEARINGS:

- a. Cory Holzauer, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in gross floor area at the property addressed 6950 Bluebell Road. Parcel #34.222807.009.019.00.00. Docket #2018-12.*

Community Development Director, Steve Kunst, noted the applicant is seeking approval to construct a 30 ft. x 50 ft. detached garage with sidewalls in excess of 12 feet. At the time the report was generated, the final height had yet to be determined. Kunst also indicated the proposal calls for the exterior building finish materials to match the residence, the addition of a second driveway access to the cul-de-sac and a full bathroom. Kunst stated Streets and Parks Superintendent, Scott Turner, is ok with the second driveway, but recommended either the two driveways come together at the right-of-way or be separated by the maximum extent practicable for snow plowing purposes.

Laura McGucken questioned whether the Town's code allows for plumbing within accessory buildings. Kunst noted it does not prohibit plumbing in those building types; however, it is noted as part of the permit it cannot be used for dwelling purposes. Jim Hampton asked for clarification on the applicant's current septic system and whether it is sized appropriately for an additional bathroom. The applicant noted they have a mound system adequately sized for the occupant load of the home and the addition of a bathroom does not change the sizing requirements.

Commissioners briefly discussed the maximum height of the building and the applicability of the conditional use for this measurement. Kunst noted the code specifies anything in excess of the prescribed size limitations are treated as a conditional use and are open for discussion with the applicant. Commissioners referenced a previous accessory building examples.

Cory Holzauer, applicant, noted his intent is to create a storage space and work area and is looking at 16-18 foot sidewalls to create an additional storage mezzanine or loft along with a 12 foot tall overhead door for trailer storage.

Jay Wittman asked the applicant about his intent for having a kitchen space, whether the building would be heated, and his reason for requesting a second driveway. Holzhauer noted the kitchen space is for entertaining/man cave purposes, he does intend to heat the building, and the second driveway was to make it easier to back a large trailer in from the cul-de-sac. He also defined the current snowplowing pattern on the cul-de-sac and indicated the addition of a second driveway would not adversely impact where the snow can be stored.

Additional discussion about the driveway placement showed the need for access of a 30 foot enclosed trailer and a concession by the applicant to narrow the driveway width to help alleviate some of the Commissioners concerns.

Wittman asked the applicant if he has discussed or received feedback from neighbors about the proposed project. Holzhauer indicated he has spoken with his neighbors and they are ok with the construction of the building. He noted he is in the process of purchasing a portion of his neighbor's additional lot in order to have the space for the building. Holzhauer indicated the driveway and building placement are also situated to maintain a large buffer with the neighbors and to preserve as much of the natural wooded areas as possible.

Commissioners agreed the biggest concerns were the proposed full bathroom, sidewall and overall building height, and the additional drive access point. They generally agreed they would be ok with a second driveway if it were a maximum of 16 feet in width and it was located according to Scott Turner's recommendations. Commissioners felt the full bath would definitively need to be a half bath to remain consistent with previous approvals and to minimize the potential for future multifamily use.

Commissioners and the applicant discussed the overall height of the building with comparisons made to the current residence and similar height structures like the latest Service Master addition. It was noted the proposed building would be approximately 24 ½ feet in height to its peak if constructed with 18 foot sidewalls. This created some concern amongst the Commission, as the building would be taller than the applicant's residence. They also discussed the need for a 12 foot overhead door and the sidewall requirements and building proportions that it would create.

Prior to the opening of the public hearing, Commissioners asked the applicant about the method of heating the building, whether it would be used for business purposes, and about the type of exterior materials used. Holzhauer noted he intends to use in-floor heat throughout the building and the exterior will match the house. He also stated he does have a real estate side business, but that is not the intended use of the building.

Commissioners discussed the overall impact of the building on the neighborhood, noting its placement on the lot, the acquisition of additional land, the location on the end of a cul-de-sac and storage of equipment within a building as all positive items reducing the potential negative impacts of a large building in a residential neighborhood.

Chairman Hebbe opened the hearing for public comment at 7:08pm

Paul Hackel, 6880 Mountainberry Ct, suggested the use of a shorter sidewall and vaulting the interior of the roof trusses to gain the additional height the applicant is seeking.

Public comment was closed at 7:09pm

**Motion by Jay Wittman, second by Tom Steele to recommend approval of the conditional use request for a private garage in excess of 1,000 square feet with the following conditions:**

- **Not to exceed 1,500 square feet in area**
- **Maximum width of the additional driveway at any point not to exceed 16 feet**
- **One half bathroom maximum**
- **Not to exceed 22 feet in overall height**
- **Sidewall heights not to exceed 16 feet**

**Motion Carried 5-0**

- b. Paul Hackel, applicant, requests amendments to the Town of Rib Mountain Future Land Use Map from Cropland and Forestland to Residential and Zoning Map from Rural Residential to Estate Residential-1 for the property addressed 6200 South Mountain Rd, Parcel #34.182807.016.002.00.00 and the property legally described as the NE ¼ of the SE ¼, Section 18, Township 28 Range 7 East, Parcel #34.182807.013.000.00.00. Docket #2018-13*

Kunst introduced the item by noting the parcel is one the Plan Commission has discussed as pre-application items at previous meetings related to a minor subdivision. He also noted the applicant seeks an amendment the Town of Rib Mountain's Comprehensive Plan Future Land Use Map from 'Cropland and Forest Land' to 'Residential' and the Town Zoning Map from 'Rural Residential' to 'Estate Residential -1 (ER-1)' for approximately 70 acres of land on the north side of South Mountain Road.

Commissioners asked Kunst to review the additional information provided as it relates to rezoning. Kunst indicated that proposed zoning amendment is consistent with the general landscape of the Town as well as the goals, objectives, and policies of the Town's Comprehensive Plan and the amendment also helps address the need for additional single family lots caused by the changes in growth patterns and continues to enhance the primarily single-family community west of I-39/US 51.

Hebbe opened the hearing for public comment at 7:21pm

Paul Hackel of 6880 Mountainberry Ct, applicant, provided the Commission with his professional background as a commercial, industrial and residential electrical contractor with ties to other areas of construction and that he sees the need for additional residential lots in Rib Mountain and is willing to take on the role of a developer.

Keith Krejci, 5804 South Mountain Rd, asked if the applicant knew how many lots they planned to create and if it would affect his ability to hunt on the adjacent property. Kunst noted the creation of a subdivision does not automatically result in a modification of the firearms discharge map, but the

applicable Wisconsin DNR rules would still apply. Kunst also noted the application is for a rezoning of the property and any recommendation of approval does not also approve the platting of a subdivision.

Commissioners briefly reviewed the items discussed at previous meetings noting the development of the rear 40 acre parcel would require an additional road connection, likely to Thornapple Rd.

McGucken asked the applicant and his representative what the minimum lot sizes would be on the front 20 acres. Nathan Wincentzen, applicant representative, and Hackel indicated because of the wetlands and topography on the property, as well as the road location as specified by Marathon County lot sizes would likely be 2 acres or more. McGucken also questioned whether the applicant would be the sole builder or contractor for the single family lots, to which he indicated its dependent upon the infrastructure costs incurred, but he is open to selling a number of lots for other builders.

Public comment period was closed at 7:33pm

Plan Commissioners discussed the potential of only rezoning the front 30 acres because of the long term uncertainty of the rear 40 acres being developed or a road connection every being made. The applicant noted as part of the land sale, the current owner would like to retain approximately 10 acres of the rear parcel, which would require a rezoning to maintain conforming lots.

Plan Commissioners were generally accepting of the Estate Residential-1 zoning on the rear parcel, noting the risk is low for an increased density due to the topography of the area.

**Motion by Laura McGucken, second by Tom Steele to recommend approval of the requested amendments to the Town of Rib Mountain Future Land Use Map from Cropland and Forestland to Residential and Zoning Map from Rural Residential to Estate Residential-1 for the above noted parcels. Motion carried 5-0.**

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

*Town Board Update* – Kunst noted the Town Board did approve the previous meetings recommendation for the requested keeping of bees and chickens.

*Election Day Responses* – Kunst noted \ Building and Zoning staff had a booth set up at the last Election Day looking for feedback on housing styles residents would like to see in Rib Mountain. He indicated that single-family homes were the more requested, but townhouses/condos had very high interest. Kufahl added 40 to 50 people specifically identified senior housing as a priority.

*Future Development Considerations* – Plan Commissioners discussed the need for residential housing options and ongoing development of the Hall Farm property.

*Countywide Addressing* – Kunst stated there is no additional information available at this time.

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 7:58 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator