

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
May 24, 2017

Acting Chairperson Laura McGucken, 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, Tom Steele, and Jay Wittman. Harlan Hebbe 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 April 26, 2017 Plan Commission meeting as presented. Motion carried 6-0.**

PUBLIC HEARING:

- a. *Tod Kittel, owner, requests conditional use approval for a privacy fence six (6) feet in height within the required street yard setback at the property addressed 2907 Windflower Lane, Parcel #34.332807.016.004.00.00; per Rib Mountain Municipal Code (RMMC) Section 17.190 – Fencing Standards. Docket #2017-11.*

Community Development Director, Steve Kunst noted the applicant is looking to replace a nonconforming fence within the street yard setback on a double frontage lot. Kunst stated the proposed fence would be six (6) feet in height and located approximately 15' from the property line. Kunst indicated the primary rationale for limiting fence height within the front/street yards is public safety and traffic visibility and staff believes the taller height in this area would not create any visual obstructions because all driveways accessing Arrowood Lane from that side are secondary access points. Kunst also noted additional landscape plantings on the road side of the fence can be required at the Plan Commissions discretion.

Plan Commissioners asked for clarification of driveway access locations that may be affected by the taller fence, to which Kunst noted the driveway directly to the west of the subject property would be most affected, but the driveway is for a detached garage and the primary access point for all houses on the north side of Arrowood Lane are actually on Windflower Lane.

Tod Kittel, applicant, noted any landscaping requirements would difficult to maintain because the fence is located within an ATC utility corridor and it is sprayed regularly to reduce vegetation. He gave a brief history of structures on the property, ATC requirements, and why they chose the proposed setback.

Commissioners questioned the location of the new fence panels, difference between street yard and front yard fencing requirements, how the original fence was permitted, and why the applicant needs a fence. Kittel noted the fence would cross the southern width of the property and about 4 panels up the east and west sides. Kunst indicated street yards and front yards have the same requirements and the original fence was not originally permitted, which is why it is being correctly permitted this time around.

The applicant noted a combination of privacy, dog containment, and aesthetics within the utility corridor are the reasons why they want a fence.

The Public Comment period was opened and closed with no comments provided.

**Motion by Ann Lucas, seconded by Tom Steele to recommend approval of the conditional use request for a privacy fence six (6) feet in height within the required street yard setback for the property addressed 2907 Windflower Lane with no landscape requirements and conditioned upon approval from ATC, if necessary. Motion carried 6-0.**

Old Business:

- a. *Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.*

Discussion began with a recap of the previous kickoff meeting and noting each new meeting will feature a couple chapters of the Comprehensive Plan to review and add additional input on issues, goals and objectives which will be relevant to the direction of the Town for the next 20 years. This meeting included review and comments on the Natural Resources, Housing, and Utilities and Community Facilities chapters.

Natural Resources related comments included: Adding more information related to watersheds and statement related to watershed issues potentially created by the pumping of water for snow making at the ski hill. Add a map of all active and inactive non-metallic, open pit mines. Try to gather information from the Marathon County Historical Society to establish a more recent history of the Town. Add a statement to help direct decision making on future ski hill development and potentially address the scope of influence the Town has on State owned property. Add some geological history information to the chapter.

Comments on the Housing chapter included: Creating a general statement as to the Town's direction on multifamily housing to help frame where such developments could occur. Add pictures of different multifamily development types to help clarify the style and design of multifamily housing the Town may like to see. Have a table showing Town growth based on assessed value and not specifically housing unit numbers. Discuss generational differences in home ownership and the effect of employment and economic opportunities with housing types and attractiveness. Identify how the Town would like to address aging housing stock in specific neighborhoods (encourage redevelopment, reinvestment, neighborhood loans). Recognize the need for senior housing or aging in place facilities. Use the Town's tagline "Where Nature, Family and Sport Come Together" to help frame balance in future development.

Utilities and Community Facilities comments included: Plan Commission questioned zoning potential of waterways and the effect of Lake Association vs Lake District. Create a statement related to the need for increased broadband access. Create a statement related to the potential expansion of high voltage powerlines. Address a direction related to pipeline developments. Highlight water access and emphasize recreational lake opportunities. Potential Townwide WIFI infrastructure and additional telecommunication opportunities. Highlight pike and pedestrian plans. Limit industrial land uses.

It was noted the next working meeting will likely discuss, economic development, transportation and intergovernmental cooperation chapters.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

*Countywide Addressing* – Kunst indicated the Town will be filing a brief and the County then has 30 days to respond, followed by a 15-day response time for the Town.

*Future Meetings* –Kunst noted future agenda items will include a pre-application meeting for a redevelopment project east of Kwik Trip, a pre-application discussion for a potential car wash, and a site plan review for People’s State Bank.

*Royal Ridge/View Subdivisions* – Staff noted progress was underway for the subdivision development and that stormwater management ponds were increased in size to handle additional offsite water not considered in the initial design. The Town is still waiting for a letter of credit for Royal View Estates.

*Dog Park* – It was noted the proposed Dog Park was placed on the agenda for the County Board to review the land transfer.

*Ghidorzi/Tesla Charging Station* – Staff noted they had yet to receive answers to all of the questions asked at the last Planning Commission Meeting.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Ann Lucas to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned 8:25 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator