

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 13, 2018

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

MINUTES:

Motion by Jim Hampton, second by Ryan Burnett to approve the minutes of the May 23, 2018 Plan Commission meeting, as presented.

Motion carried 5-0

PUBLIC HEARINGS:

- a. *Daniel and Patricia Abt, owners, request conditional use approval for a six-foot-tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane. Parcel #34.705.001.001.00.00. Docket #2018-22.*

Community Development Director, Steve Kunst indicated the location of the subject parcel and noted the request is similar to the Arrowwood Lane conditional use application from last year for a fence in excess of the street yard height requirements. Kunst stated that the fencing standards permit a four (4) foot tall fence in the required street yards and if a request is made to exceed that it must not create a vision obstruction for intersecting streets, driveways or sidewalks, be screened with adequate plants on the exterior side in an attractive manner if parallel to the right of way and shall be setback from the right of way to maintain the previously noted vegetation.

Kunst noted that the request is perpendicular to the right of way and is in a street yard that is not served by any driveways or sidewalks and is not near an intersection which would impede traffic vision.

Jay Wittman asked the applicant what type of fence and materials would be used, and Dan Abt, applicant, indicated the fence would be a six foot tall, tan, solid panel, vinyl privacy fence of a solid consistent pattern.

Ryan Burnett questioned the distance between the current chain link fence on the adjacent property and the proposed privacy fence. The adjacent property owner was in attendance and noted that they would remove their chain link fence so that the applicant could install the proposed fence up to the property line to allow for easier maintenance.

Chairman Hebbe opened the meeting for Public Comment at 6:37pm.

Laura McGucken asked the neighboring property owner for his address and confirmation that the chain link fence would be removed. He indicated he lived at 6201 Lakeshore Drive and would be removing his chain link fence.

Public Comment was closed at 6:38pm

Burnett asked if the Plan Commission needed to review the fence type and materials being used. Kunst noted that what they are proposing is an acceptable fence material as defined by our fencing standards.

McGucken confirmed that approval of the proposal is relative to the 35 foot required setback from the right of way. Kunst indicated that was correct and that outside of the required street yard setbacks, what the applicant is proposing is a permitted fence installation.

Motion by Jay Wittman second by Jim Hampton to recommend approval of the conditional use request for a six-foot-tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane.

Motion carried 5-0.

CERTIFIED SURVEY MAPS:

- a. Habitat for Humanity, applicant, requests certified survey map approval for a land division at the property addressed 1501 Daffodil Lane. Parcel #34.152807.002.034.00.00. Docket #2018-24.*

Kunst stated the request is to split an existing lot into two lots for the future construction of two Habitat for Humanity Homes. He indicated both lots are conforming to the lot size and dimensional requirements for the single family zoning which is currently applicable and the lot with access from Daffodil Lane, which has some wetlands adjacent to the road right of way has been granted a Permit by the Wisconsin DNR for construction of a future driveway. Kunst also noted that future access to the lots would be off of Tulip Lane and Daffodil Lane with no access from Hummingbird Rd.

Burnett confirmed with Kunst that the lots meet all applicable zoning code requirements, to which Kunst indicated they did.

Motion by Laura McGucken second by Jim Hampton to recommend approval of the certified survey map for a land division at the property addressed 1501 Daffodil Lane.

Motion carried 5-0.

NEW BUSINESS:

- a. *SC Swiderski, applicant, requests a pre- application discussion for potential Unified Development District project.*

Kunst opened discussion by reminding the Commissioners they directed the applicant to come back with a new plan that took the neighborhoods feedback into consideration and decreased the overall density of the proposal.

Jacqui Miller, SC Swiderski representative, presented a powerpoint presentation indicating a new site layout which decreased the number of units from 24 to 20, eliminated individual unit access from Oriole Lane, added 20 stalls of guest parking, created a one way private road to access all units, relocated the garbage collection area, added a tall vegetative buffer to properties to the west, increased the greenspace buffer for residents across Oriole Lane, increased setbacks to buildings, reconfigured patio and balcony areas so they are not directed towards adjacent residential properties and noted that they anticipate rental rates around \$1400 per month.

Commissioners offered a variety of comments which included satisfaction of the new site layout to concern over the density of development due to the minimized developable area created by the adjacent creek. Members also discussed the transitional area fit between commercial and existing neighborhoods and compared the density to allowable single family or duplex development on the same lot. Commissioners indicated they would like to see pictures of some older developments to better understand long term maintenance of their properties and they would want the applicant to seek additional feedback from the neighborhood prior to another public hearing.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Electronic Message Center – Kunst asked for clarification on the intent of the 100 foot Residential Property setback for Electronic Message Centers located within residential zoning districts i.e.; churches and schools. The Plan Commission indicated the 100 foot setback was even more important in these areas.

Countywide Addressing – Kunst informed the Commission the Town had won its appeal related to Countywide Readdressing and that the decision now lies with the County, whether or not they wish to appeal to the supreme court, define rural as it relates to Rib Mountain, or allow the Town to not take part.

Town Board – Kunst indicated that the Town Board approved the previous meetings recommendations as presented.

Upcoming Meeting – Kunst noted the next Plan Commission Meeting will include a pre-application conference and discussion about proposed amendments to the Extraction Use and Accessory Building ordinances.

PUBLIC COMMENT:

Rick Schoeneck and Craig Schafer of Mountain of the Lord Church identified they wish to have an electronic message sign on their property on Bittersweet Rd. There was a brief discussion about the location of the sign and the applicability of the related ordinance.

ADJOURN:

Motion by Laura McGucken, second by Jim Hampton to adjourn the Plan Commission Meeting.

Motion carried 5-0. Meeting adjourned at 7:54 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator