

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 26, 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, Tonia Speener, Ryan Burnett and Tom Steele. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Community Development Director, Steve Kunst. Jay Wittman and Steve Plunkett were excused.

MINUTES:

Motion by Tom Steele, second by Tonia Speener to approve the minutes of the May 22, 2019 Plan Commission meeting, as presented. Motion carried 4-0 with Ryan Burnett abstaining.

PUBLIC HEARINGS:

- a. *Sherry Tanck, applicant, requests a Zoning Map Amendment from Outdoor Recreation to Suburban Residential-2 for the property addressed 5705 North Mountain Road. Parcel #34.052807.011.010.00.00. Docket #2019-16.*

Community Development Director, Steve Kunst, indicated the applicant seeks to rezone 7.34 acres of land adjacent to State Park Speedway from Outdoor Recreation to Suburban Residential-2. He noted the subject property is legally nonconforming to the Outdoor Recreation district minimum lot size of 35 acres; therefore, the proposal to rezone to Suburban Residential-2 brings the property into zoning compliance and is consistent with the Rib Mountain Comprehensive Plan Future Land Use Map and surrounding neighborhoods.

Dick Holtz, adjacent property owner, noted he believed the original change to Outdoor Recreation Zoning was done in conjunction with the race track construction and rezoning.

Ryan Burnett asked if the zoning change would create any conflicts between the commercial use of the race track and the residential use of the subject property. Kunst indicated no conflicts would be created as the uses will remain the same and be consistent with the Future Land Use Map. Tom Steele verified the subject parcel contains a single-family residence along North Mountain Road and no additional improvements on the southern portion of the property. Property owners indicated this was correct and noted the southern portion of the property is essentially land locked because of the pond which separates the two portions of the property.

Chairman Hebbe opened the Public Hearing at 6:05pm, received no comment and subsequently closed the Hearing.

Motion by Tom Steele, second by Ryan Burnett to recommend approval of the Zoning Map amendment from Outdoor Recreation to Suburban Residential-2 for the property addressed 5705 North Mountain Rd, as presented. Motion carried 4-0 with Jim Hampton abstaining.

NEW BUSINESS:

- a. *Tim Vreeland, agent, requests Final Plat approval for Oriole Heights subdivision at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2019-17.*

Kunst indicated the applicant requests Final Plat approval for Oriole Heights subdivision, which is located west of the Barnes and Noble development along Oriole Lane. He noted the Plan Commission recommended approval of the Preliminary Plat on March 27, 2019 followed by Town Board, Marathon County and Wisconsin Department of Administration approvals. Kunst stated the Final Plat creates seven (7) new single-family residential lots ranging from 20,910 square feet (0.48 acres) up to 30,500 square feet (0.70 acres) and is generally consistent with the Preliminary Plat. He noted the key change was removal of the stormwater Outlot which subsequently increased the size of Lot 7 and added two drainage easements for the stormwater facilities. Kunst noted that Streets and Parks Superintendent Scott Turner has reviewed and approved the stormwater management plan.

Kunst stated the applicant was not present at the meeting and noted the Plan Commission could either postpone the discussion until a future meeting or proceed without the applicant if they felt comfortable with the changes as presented. Commissioners noted they felt comfortable discussing and making a recommendation without an applicant in attendance.

Jim Hampton noted the placement and future grading around the new homes will change the flow of water on the site and asked if the drainage easement area and stormwater facilities took this into consideration. Building Inspector, Paul Kufahl, stated soil borings onsite estimated a foundation depth, and based on the style of homes and anticipated placement by the builder, the future graded area was determined and incorporated into the stormwater management plan.

Ryan Burnett noted that while the lot widths may be narrower than the typical single-family lot, they are consistent with the neighborhood.

Motion by Tonia Speener, second by Tom Steele to recommend approval of the Final Plat for Oriole Heights, subject to the following conditions;

- **Final approval of stormwater management plan by the Streets and Park Superintendent**
- **Final approval of any stormwater management maintenance agreement by the Streets and Park Superintendent**
- **Submittal of any restrictive covenants and primary contact**
- **Final approval of the required drainage easement language**

Motion carried 5-0

- b. *Jim Vandergeest, owner, requests a Pre-Application Conference for a potential Zoning Map Amendment. Docket #2019-18.*

The applicant was unable to attend the meeting so this item was tabled to a future meeting.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Pre-application Conference – Commissioner Speener asked for clarification about the intent of a pre-application conference. Kunst noted it is an informal discussion between the applicant and the Plan Commission which provides the applicant with some general feedback about a project prior to investing significant time and money into development of a formal plan.

Public Information Meeting – Kunst noted the Town held a public information meeting with residents to review the implementation of the new addresses and receive feedback on proposed road names prior to the July 3rd deadline, as defined by Marathon County.

Traffic Impact Analysis – Kunst indicated the Public Works Committee, affected land owners and developers met to hear a presentation and discuss the impacts of a Traffic Impact Analysis conducted by MSA for the Lilac Ave area and surrounding intersections. He noted there are some considerable right of way needs for future infrastructure which the Town will need to address as those parcels begin their redevelopment.

TDS MetroCom – Kufahl indicated the TDS MetroCom hut was approved by Town Board as recommended by the Plan Commission, and the Town and TDS have recently signed the necessary easement agreements to proceed with the project.

Glass Nickel Pizza – Burnett asked if Glass Nickel had backed out of the Town Property project. Kunst indicated they had, but they are still interested in being in the market.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 6:44 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator